

**CITY COUNCIL MINUTES
SPECIAL MEETING
OCTOBER 30, 2017**

The Meriden City Council's regular meeting of October 30, 2017 was convened at 6:35 p.m. by Mayor Kevin M. Scarpati. Michael Cardona led the Council in the salute to the flag and Walter Shamock offered the invocation. The Clerk called the roll. Present: Catherine Battista, Daniel Brunet, Michael Cardona, Miguel Castro, Brian P. Daniels, Larue Graham, Sonya Jelks, David D. Lowell, Lenny Rich, Walter Shamock and Bob Williams, Jr.

EXCUSED: Joseph Carabetta, III.

OTHERS IN ATTENDANCE: City Manager Guy Scaife; Corporation Counsel Michael D. Quinn.

PUBLIC COMMENT: The citizens that spoke during the Public Comment period were Steve Cardillo; David James; Diane Szymaszek; Art Petrucelli; Rev. Ernestine Holloway; Jen Siskind; Dan Zaborowski; Andrew Piatek; Jim Moran; Josh Broekstra.

CITY MANAGER'S REPORT: Scaife reported the following:

VOIP Phones – Last week we successfully cut over the new voice over ip phone system and it went well. It will be about two billing cycles before we have a good tally on the number of lines we are able to remove and the ultimate cost savings of that activity.

Transfer Station-Will be having extended hours the month of November. Please go to the website that will tell you the days. This is primarily to handle leave and brush pick-up. We also have curbside pick-up starting on Monday, November 14th through Thursday, November 21st.

Public Works/Parks & Recs-Our Public Works and Parks & Rec employees were out early this morning picking up debris from the storm. We fared better than many and most communities around us. Certainly, we did have a fair amount of trees down and were able to pick those up quickly, other than areas we were restricted because of power lines down. We obviously have to wait from a safety standpoint.

CHANGES TO THE CONSENT CALENDAR: Brian Daniels stated that Items #10 and #15 would come off the Consent Calendar for discussion. Brian Daniels, made a motion, seconded by Dan Brunet, **to invoke Rule 20 to bring forth an amended Consent Calendar and to adopt the Consent Calendar as amended. Motion carried unanimously.**

A motion was made by David Lowell, seconded by Dan Brunet, **to adopt the minutes of October 17, 2017 and motion carried.** Brian Daniels abstained as he had been excused from that meeting.

CONSENT CALENDAR

Item 11. Presented by Catherine R. Battista, by request.

WHEREAS, the Parks & Recreation Department has the responsibility to maintain the grounds at City Hall, the Augusta Curtis Cultural Center, Kennedy triangle, Broad Street

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monuments, the general downtown area along West Main, Hanover, South Grove, Church, & Colony streets, and numerous vacant lots in the core inner district; and

WHEREAS, the department assumed the maintenance responsibilities of the 14-acre Meriden Green in September 2016 without any increase in staffing levels; and

WHEREAS, the department assumed a larger role in the maintenance of the entrance and exits highway ramps to the City in early 2017; and

WHEREAS, the department has increased its efforts in trash and bulky waste pickup in the city in 2017; and

WHEREAS, the current staffing model is inadequate to meet the workload and the past dependency on part time labor has not provided the consistency and skill level required; and

WHEREAS, the FY18 Parks & Recreation Budget has sufficient funding remaining to fund a full time “Laborer’s Helper” position for the remainder of FY 18 without the need for additional appropriations; and

WHEREAS, the addition of a full time “Laborer’s Helper” will result in the reduction of part time labor; now, therefore,

BE IT RESOLVED THAT: The department add the position of “Laborer’s Helper” to its workforce to specifically focus on the maintenance & cleanliness of the above-listed areas. The position is to be funded from the existing Parks & Recreation FY 18 Budget. For future years, the position is to be included in the AFSCME Local 740 labor line item in the Parks budget as is justified each year.

Referred to Finance.

Item 12. Presented by David Lowell, by request.

WHEREAS, The City owns property at 20 Elliott Street; and

WHEREAS, Timothy Johnston, owner of adjacent property at 24 Elliott Street, and Roberto Salas, owner of adjacent property at 16 Elliot Street, have offered to acquire 20 Elliott Street from the City and split the property between each adjacent property owner; and

WHEREAS, the Economic Development Task Force has reviewed his request and recommends the City sell 20 Elliott Street to the adjoining property owners of 24 Elliott Street and 16 Elliot Street for \$4,100; and

WHEREAS, the property may not be used to increase density; and

WHEREAS, the purchasers agree to work the City Planning office on a site plan and boundary survey,

WHEREAS, the purchasers agree to close within 180 days.

NOW, THEREFORE, BE IT RESOLVED that 20 Elliott Street be transferred on the terms and conditions described above.

Referred to Economic Development, Housing & Zoning; Planning Commission.

Item 13. Presented by David Lowell, by request.

WHEREAS, The City owns property at 189 Lewis Avenue and 197 Lewis Avenue; and

WHEREAS, Habitat for Humanity has made an offer to purchase 189 Lewis Avenue and 197 Lewis Avenue for the construction of at two family house to relocate residents from 260 Cook Avenue; and

WHEREAS, the Economic Development Task Force has reviewed this request and recommends the City sell 189-197 Lewis Avenue to Habitat for Humanity for a price not to exceed \$15,000; and

WHEREAS, the purchaser agrees to combine the properties and built a two family house; and

WHEREAS, the purchaser agrees to work the City Planning office on a site plan and boundary survey; now, therefore,

BE IT RESOLVED, that 189-197 Lewis Avenue be transferred on the terms and conditions described above.

Referred to Economic Development, Housing & Zoning; Planning Commission.

Item 14. Presented by Lenny Rich, by request.

Whereas, The American Legion Post 45 Team coach, leader and caretaker Mark Kszywanos has started on a major renovation project at the Legion Field on Hanover Street; and

Whereas, All the funds collected this year for the showcasing of players (approximately \$1100) by Ed DiPersio has been donated back by for tree pruning; and

Whereas, Major renovation work that still needs to be completed is the purchase of turf (estimated to cost \$1,000) to reline the baselines and infield areas and all labor (mostly by Mark and with his equipment) is volunteer work; and

Whereas, More than 100 Meriden teenagers are involved each year participating on 4 Post 45 Teams and the Platt High School baseball JV and Varsity teams also benefit by using the field; now, therefore,

Be It Resolved, that \$1000 be appropriated from the City to help with this renovation with source of funding to be determined by the Finance Committee.

Referred to Finance.

Item 16. Letter to City Council from Planning Commission re: Resolution to adopt a City ordinance prohibiting the storage, disposal or use of oil & gas drilling & extraction waste and their vote of 3:2 to recommend that the Council approve the resolution. Positive recommendations include compliance with the POCD and provides further safeguards for the aquifer, reservoirs, lakes and streams throughout the City. **Filed.**

END OF CONSENT CALENDAR

Item 9.

**City of Meriden, Connecticut
Office of the Mayor and City Council**

Citation

Be it hereby known to all that:

Mayor Kevin M. Scarpati and the City Council of Meriden does hereby offer
Its most sincere congratulations to:

Tina Rodriguez

In recognition of

Your receiving the 2017 Shining Star Award from HOLA. Tina's volunteerism began back in 1997 when she was a candy striper at the hospital and she hasn't slowed down since. She's an active member of her church, New Gethsemane. She has volunteered for years on the Platt High School boosters and in different capacities with the Meriden-Wallingford Branch of the NAACP. She has also participated on the Meriden Neighborhood Association; "National Night Out" Committee; Substance Abuse Council; Soy Unica, Soy Latina Committee. The American Cancer Society recently recognized Tina with the Sandra C. Labaree Volunteer Values Award, New England Division, for her involvement with her organization and Relay for Life since 2011. Tina has been on the Relay Planning Committee, Event Leadership Team Member and if that's not enough, Team Captain for her PERSONAL TEAM AND WORK TEAM at Midstate Medical Center.

Given this 30th day of October, 2017 in Meriden, Connecticut.

**City of Meriden, Connecticut
Office of the Mayor and City Council**

Citation

Be it hereby known to all that:
Mayor Kevin M. Scarpati and the City Council of Meriden does hereby offer
Its most sincere congratulations to:

Ilsa Nieves

In recognition of
Your receiving the 2017 Shining Star Award from HOLA. Ilsa is a Resource Specialist at the American Job Center for the past 14 years and has been a “regular” volunteer at countless HOLA events and community programs including: Daffodil Festival at the Chamber booth; selling raffle and 50/50 tickets at HOLA and Chamber events; community events including National Night Out and Back to School Book Bag Giveaway and volunteering for Nites in the City Wine Tasting and the Brewfest.

Given this 30th day of October, 2017 in Meriden, Connecticut

**City of Meriden, Connecticut
Office of the Mayor and City Council**

Citation

Be it hereby known to all that:
Mayor Kevin M. Scarpati and the City Council of Meriden does hereby offer
Its most sincere congratulations to:

Rosa Carrero

In recognition of
Your receiving the 2017 Shining Star Award from HOLA. Rosa is the Community Outreach Officer at Liberty Bank and has worked there for seventeen years. Rosa also runs a non-profit that provides basic need items for homeless women and women in domestic violence shelters. Rosa is a trustee for the Napier Foundation and Chairs the Safety Net Program as well as the Prevention Fund for the Connecticut Coalition on Housing and Homelessness.

Given this 30th day of October, 2017 in Meriden, Connecticut

Mayor Scarpati invited Deputy Mayor Michael Cardona, Councilor Miguel Castro, Roseann Paluszewski of the Midstate Chamber of Commerce; 2017 Shining Star Award Winners Tina Rodriguez, Ilsa Nieves, and Rosa Carrero to join him in the ellipse where all were given framed copies of their citations and a standing ovation.

Item 10. Presented by David Lowell, by request.

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WHEREAS, the City is the owner of real property which is located at 11 Crown Street, Meriden, Connecticut ("Property"); and

WHEREAS, pursuant to a Master Development Agreement, the City has approved the long term lease of the Property to The Michaels Development Company, Inc. ("Company") in order for the Company to construct an eighty-one (81) unit mixed income residential development ("Project"); and

WHEREAS, the City's Transit Oriented Development (TOD) zoning regulation requires the Project to include a minimum number of parking spaces, which can be met off site provided that a signed agreement is presented with the site plan application to the Director of Development and Enforcement; and

WHEREAS, the Company has requested an option to lease from the City up to 20 parking spaces at the City-owned parking lot located at 85 East Main Street to meet the TOD zoning requirements, if required by the Director of Development and Enforcement; and

WHEREAS, the city-owned parking lot located at 85 East Main Street has approximately 50 spaces available; and

WHEREAS, on November 7, 2016, the City authorized the City Manager or his designee to negotiate an option to lease up to twenty (20) parking spaces at 85 East Main Street to the Company, the terms of which shall be presented to Council for approval at a later date; now, therefore,

Be It Resolved, that the City Manager is authorized to enter into a lease agreement, attached, with the Company for the use of 20 parking spaces located in the 85 East Main Street parking lot for the purposes of providing parking of registered, insured and operable motor vehicles owned and operated by the tenants of the Lessee who reside at the Property.

**PARKING LEASE
85 East Main Street Parking Lot
20 Spaces**

By this Agreement made and entered into on the ____ day of _____,
between

The CITY OF MERIDEN, herein referred to as Lessor, and **The Michaels Development Company, Inc.**, herein referred to collectively as Lessee.

Lessor hereby agrees to lease to Lessee twenty (20) parking spaces ("the Spaces") located in the 85 East Main Street Parking Lot in the City of Meriden, Connecticut. The term of the lease shall commence upon completion of the Michaels Development Company, Inc. development project located at 11 Crown Street,

also known as 2 South Colony Street (“the Development”) and continuing month to month subject to the terms of Section 15 herein.

**SECTION ONE
BASE RENT**

Rent shall be as follows for the term of the Lease:

<u>Lease Term</u>	<u>Monthly</u>	<u>Monthly Total</u>
Month to Month	\$30.00 per space	\$600.00 for 20 Spaces

Lessee agrees to pay, without demand, to Lessor as base rent for the Spaces the sum of Six Hundred Dollars (\$600) per month, in advance on the First day of each month, beginning at the Meriden Parking Commission, 18 Barrister’s Court, Meriden, CT 06451, or at any such other place as the Lessor may designate.

**SECTION TWO
RENT REVIEW**

This is a month to month Lease. The Lessor may review the base rent each month in order to determine whether or not to increase the base rent, upon written notice to the Lessee.

**SECTION THREE
USE OF PREMISES**

The Parking Spaces shall be used and occupied by Lessee exclusively for the parking of registered, insured and operable motor vehicles owned and operated by the tenants of Lessee who reside at the Development.

Lessee shall comply with all sanitary laws, ordinances, rules and orders of the appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the Spaces during the term of this Lease. The Lessor specifically reserves the right to tow any non-registered and/or inoperable vehicles, or vehicles owned by parties other than the tenants of the Lessee at the Development that are occupying said Spaces, the cost to be charged to Lessee and/or the owner of the vehicle(s).

**SECTION FOUR
LANDSCAPING**

As additional consideration for this Lease, Lessee agrees to grade, plant and maintain such landscaping as is generally set forth on the drawing attached as Schedule B, at their sole cost and expense, to the extent that such landscaping has not already been done.

**SECTION FIVE
CONDITION OF PREMISES**

Lessee stipulates that they have examined the Spaces, and that they are, at the time of this Lease, in good order, repair and in a safe, clean condition.

**SECTION SIX
ASSIGNMENT & SUBLETTING**

Lessee shall not assign this Lease, or sublet or grant any concession or license to use the parking Spaces or any portion thereof. Consent by the Lessor of one assignment, sublease, concession or license shall not be deemed to be a consent to any subsequent assignment, sublease, concession or license without the prior written consent of Lessor, or an assignment or sublease by operation of law, shall be void and shall, at the Lessor's option, terminate this Lease.

**SECTION SEVEN
MAINTENANCE & REPAIR**

Lessor will, at its sole expense, keep and maintain the Spaces in good condition and will repair during the term of this Lease and any renewal thereof.

Lessee agrees that no signs shall be placed, or painting done, on or about the parking Spaces by Lessee or at their direction without the prior written consent of the Lessor.

**SECTION EIGHT
INDEMNIFICATION**

Lessee agrees to indemnify, defend and hold harmless the Lessor from and against any and all losses, claims, liabilities and expenses, including reasonable attorneys fees, if any, which Lessor may suffer or incur in connection with Lessee's use or misuse of the parking Spaces.

**SECTION NINE
SUBORDINATION OF LEASE**

This Lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate and inferior to any liens or encumbrances now or hereafter placed on the parking Spaces and larger demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

**SECTION TEN
HOLDOVER BY LESSEE**

Should Lessee remain in possession of the parking Spaces with the consent of the Lessor after the expiration of this Lease, a new month to month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof, but shall be terminable as provided by Law.

**SECTION ELEVEN
DEFAULT**

If there is a default in the performance of or compliance with any term or condition of this Lease, for a period of thirty (30) days after written notice is provided to the Lessee, the Lease, at Lessor's option, shall terminate and be forfeited, and Lessor may re-enter the Spaces and remove all persons, property and vehicles therefrom, the cost to be imposed on Lessee and/or the owners of said property and/or vehicles.

In addition to late charges imposed if the rent is not received the 10th day after the date the rent is due as set forth in Section 12, it will be considered a default under the terms of this Lease. Written notice shall be provided to the Lessee and the Lessor is entitled to take all appropriate steps to terminate the Lease and remove the Lessor, and all persons, property and vehicles from the Parking Spaces in accordance with applicable law.

**SECTION TWELVE
LATE CHARGE**

Lessee shall pay a late charge of 5% for any rental amount not received by the Lessor by 5:00pm on the 10th day after the date the rent is due. Since the rent is due on the first of the month, a late fee will be assessed if the rent is not received by 5pm on the 10th day of the month. Rental Payments shall be remitted to:

Meriden Parking Commission
18 Barristers Court
Meriden, CT 06451

**SECTION THIRTEEN
NOTICES**

Written notice to the Lessor will go to:

City Manager
City Hall
142 East Main Street
Meriden, CT 06450

With a copy to:

Deborah L. Moore, Esq.
City Attorney
City Hall, Department of Law
142 East Main Street
Meriden, CT 06450

With a copy to:
Meriden Parking Commission
18 Barristers Court
Meriden, CT 06451

Written notice to the Lessee will go to:
The Michaels Development Company, Inc., Three East Stow Road, Suite 100, Marlton, New Jersey,
08053.

**SECTION FOURTEEN
BINDING EFFECT**

The covenants and conditions contained herein shall apply to and bind the heirs, legal representatives and assigns of the parties hereto, and all covenants are to be construed as conditions of this Lease.

**SECTION FIFTEEN
TERMINATION BY LESSOR**

Lessor may terminate this Lease at any time as it determines, in its sole discretion, that the public necessity and convenience may require, upon written notice to the Lessee.

IN WITNESS WHEREOF, the parties hereto have each caused this instrument to be executed and delivered to the other by its duly authorized officer or representative, the date and year first above written.

WITNESS:

CITY OF MERIDEN
LESSOR

Name:

By _____

City Manager, Duly Authorized

Name:

A motion was made by Brian Daniels, seconded by David Lowell, **to waive the reading. Motion carried unanimously.**

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A motion was made by David Lowell, seconded by Dan Brunet, **to adopt**. Lowell explained back about a year ago, November 7th, 2016 to be exact this body did approve leasing of 20 parking spaces at the discretion of the City Council at a later date. Tonight is that later date. The rate that was included in this lease is an amount approved by the Parking Commission at \$30 per space. It is a month to month term for the Michaels Organization for a quantity of 20 spaces. It has come to his attention that the Parking Commission within this past year has not looked at this issue directly and has requested to look at this issue directly.

Brunet stated after the agenda came out, Chairman Broekstra of the Parking Commission stated he had actually not seen the lease and had a couple of concerns about the exact location that the spaces were in. There is no disagreement about the actual leasing. He also showed Brunet a portion of the City Charter a section that showed the authority that the Parking Commission has and it specifically states they have the purview to actually set the rates accordingly as they see fit. Brunet would like to have this sent to the Parking Commission for their review.

Daniels stated he thought this was a requirement for Michaels for their site plan application and wants to know what the time sensitivity is on it because one way to do it is the City Council can approve it subject to approval by the Parking Commission and therefore it doesn't have to come back here. Our next meeting isn't for another three weeks or so.

Scarpati asked the City Manager if there was any sort of issue from a time frame standpoint on a potential delay if this was to be sent to the Parking Commission. Scaife stated the Economic Development Director is in the audience and would have the detail and asked that she be allowed to update us.

With no objection, Mayor Scarpati asked Juliet Burdelski, Economic Development Director to give us that information.

Burdelski stated the signed agreement for those 20 spaces at 85 East Main Street is a requirement for the developer for the closing and wanted to get that settled. They do not have a closing date but do expect it will be sometime before the end of December. That being said this Council has already approved the issuance of a lease. This resolution before you is to just set the rate and she doesn't see any provision in the City Code that requires the Parking Commission to also sign off on the lease agreement. That would be the purview of the City Council as far as she understands. That is why the lease has been presented just to the Council, not back to the Parking Commission. We are recommending a rate and the developer has accepted the standard rate which is \$30 per space per month and that is what is in the lease. If the Council feels that is it is appropriate to go back to the Parking Commission we can do that within the next 30 days, she doesn't feel that will be a problem. She is not sure when the Parking Commission is planning to meet. In her experience the Parking Commission has met fairly sporadically and that would be her concern.

Daniels stated the next City Council meeting is going to be November 20th and asked Mr. Broekstra who was in the audience is we can get assurances that we'll have a Parking Commission meeting prior to

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November 20th and he stated yes. Daniels stated if it gets through the Parking Commission and back up to the Council for approval on the 20th, would that work. Burdelski stated that would work.

Quinn stated he would agree with that methodology on this, to refer it to the Parking Commission with the understanding that they're going to have it back to you by November 20th.

Rich stated there is nothing that he is not in favor of what Burdelski accomplished or what this Council passed in November of last year or what they are trying to do here. We need to get this settled but procedure is important here. We have citizens of Meriden who donate their time to a committee and that committee according to the Charter has the authority to set rates. It is nice to be able to control everything by certain aspects of Economic Development. He doesn't disagree with what Burdelski is trying to do but the fact of the matter is we have a Parking Commission that should not be slighted in any manner. We won't be able to fill these commissions up here. It is not a paying job. They donate their time, they meet once a month as far as he knows and can handle this. That's the only thing that we're going back to them to recognize their work and they are working for us to make sure that when something comes to the Council or something comes before the Economic Development Director that it is being done properly. That is all we're doing here.

A motion was made by Dan Brunet, seconded by Bob Williams, Jr., **to refer to the Parking Commission to be returned to the Council by the November 20th City Council meeting. Motion carried unanimously.**

Item 15. Presented by Kevin M. Scapati, Mayor, Brian P. Daniels, Majority Leader and Daniel R. Brunet, Minority Leader.

Whereas, the City Council completed its Annual Review of the City Manager on October 16, 2017; and

Whereas, the City Council believes that a salary increase is appropriate for the City Manager based upon said review; now, therefore,

Be It Resolved, that the City Manager's base salary of \$165,000.00 be increased by 2% for fiscal year 2017/2018 to \$168,300.00 and that said increase be retroactive to July 1, 2017.

A motion was made by Brian Daniels, seconded by Dan Brunet, **to adopt.** Daniels stated this is a procedural matter. We're doing this kind of late in the year and that was largely because we had the state budget that had to be finalized. Usually we do both department head reviews and City Manager reviews in May or June at the latest so that it comes to place with the new budget. Daniels thinks that the City Manager has done a good job in his first year. A lot of things he has done, keep in mind, he was doing it while he was learning the ropes of a new City.

The Finance Committee gave the City Manager directions on what they wanted to see for a mill rate and he accomplished those goals. Obviously, the budget is the most important thing that we can do up here.

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He got into a very messy situation in respect to the Humane Society which was pre-existing his appointment. He did a very good job getting the Meriden Humane Society on track and Daniels thinks that is going to be a very successful relationship of going forward. He stayed on top of the Meriden Housing Authority where they were working through the process of relocating the tenants of the Mills so that we can move forward and get the environmental done and have the Mills Apartments demolished early next year. He closed out a lot of old CIP projects and was able to repurpose that money for things that have a very good return on investment in the City. He brought our phone system for example up into the 21st century. We have someone who now coordinates and oversees all of our facilities so not only sees the small picture, but the big picture. He did some bids for insurance that hadn't been bid out in a while as well as, Daniels believes, the OPEB consultant. The numbers he ended up saving is something north of a million dollars per year, having done those rebids. He has gotten the Fire Department to cut back on their responses, which are really purely medical responses. It saves on the safety of our employees, it also reduces the wear and tear on the vehicles and that is something we have been looking at for a number of years. Giving all of that, the number we're looking at, Daniels thinks the average bargaining unit increase was 2.1%, this is effective July 1 and Daniels was in favor of doing a little bit less of 2.1% to account for the fact that it was a little bit short of a full year and therefore supports this resolution.

Jelks stated her question is this is retroactive to July but wasn't September his starting date.

Scarpati stated it was the Council's purview to go to July 1 and the Majority Leader just explained that it wasn't on the average of 2.1 or greater was the fact that it was less than a year.

Jelks stated she is going to be very clear in that she is not for a salary increase. She thinks the current salary that he was brought in with is sufficient. She thinks it is sufficient for the role and qualifications for his first year being here. She is in agreement that there has been some improvement in some things that are definitely going to be beneficial to us but she thinks that the majority of the savings and benefit are still to be proven. She would like to see the budget and other specific goals and things proven before he receives an increases. Jelks thinks the salary increase is significantly higher than our previous City Manager who had a more municipal experience in his background. The budget is always an ongoing concern. He eliminated some job roles and that is concerning to her. Jelks hasn't seen any savings yet and that will be a continuing concern for her. She also has not seen any City Manager's receive raises during her tenure so she wasn't sure this was appropriate during the critical time the City has financially. Jelks thinks honestly speaking the City Manager's performance has been a mixed bag for her. There are still some ongoing concerns reviews of his management style and some of the behaviors he has put forth. Frankly, lastly she believes increases need to be tied to performance, goals and objectives and unfortunately, we did not put that forth before and that is bad on our side. Hopefully, before the next year is out we will rectify that and ensure there are tangible results that will be markers for any increases that go beyond.

Castro stated we all know that the budget process was a challenging process although he voted for the budget. It doesn't cancel the areas of concerns in the budget. Castro wasn't about to hold hostage a

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number of areas that were still concerning that were also critical to the function of the City. Castro has expressed those concerns and still stands by those. We had a budget increase that was significant, a little over \$2.5 million from \$191 to \$193.5 and there are still a couple of unknowns on the state budget that were still being discussed. We received a chart from CCM that was forwarded to every Councilor's attention that highlights a number of areas and although some of the areas are hold harmless as far as the City's concerned, there is one area which is the local Capital Improvement Plan that underlines \$964,000 and furthermore our motor vehicle tax is going from 37 to 39 which translates to a couple of hundred thousand dollars more. The implementation language at the budget level hasn't been defined yet to determine whether those numbers \$964,000 are going to into our Capital Improvement or General Fund. There are a number of constraints enacted at the State level and these have been part of the budget discussion. Castro thinks we should practice the same as we have all expressed during the budget process and he is not in favor of a raise or increase in our Chief Executive Officer's salary as it stands.

Battista stated referring back to Jelks statement she does agree with her with regards to us setting goals and expectations for the City Manager. She was hesitating on this issue, not for any reason but the money reason. However, right now for her to put this huge burden of the state's finances and everything else on one person, she can't do that. On the other hand she does want to emphasize again and agree with the fact there may be some things as a new City Manager that came up and she has full confidence in the City Manager that he is going to address those things including the recommendations that were made during our Executive Session and she has confidence in that but she also wants to make a public statement that she is also strongly supportive of our staff and our staff's concerns. City staff has gone through a big change in the past year and it has been difficult for some and everyone has their opinions and thoughts like that. This is not the place for any conversation and it has been a difficult time for everyone but she is favor of this because she can specifically point to things that the City Manager has done, that she has seen, that she has worked with him on and she appreciates that.

Scarpati stated with regard to putting the State budget on one man's shoulders, he guesses you could say right now it is on the shoulders of the governor but certainly not the City Manager.

Rich stated this is supposedly the conservative side of this Council along with my comrades but this is a no brainer. Here we have a City Manager who came in brand new and we were in deep trouble, this city. We were in deep trouble with this budget we just passed and he saved us in quite a few ways. First of all he replaced his salary for the first three years in the insurance deal alone. There was no change in the insurance, it wasn't being looked at, it wasn't being taken care of. Like they tell everyone you should farm out your automobile or your homeowners each year. Nobody did that with the City policy. It was costing us tons of money. He did.

Rich stated he picked up the Humane Society as Daniels stated. It was a mess, nobody wanted to handle it back down the road. He did it straight it on for us. We have an operating Humane Society now that is beneficial to the City and the animals. He changed the lighting. He proved that it would save us money even though we're paying for it, we're saving more than we're paying down the road. He changed the system of phones and computers and the lackadaisical methods that we were using different printers

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here, different computers there and least of all we were open security wise. We all know that. We could have been having a lot of trouble with private information and he brought that out in the open and changed it. Yes, he implemented procedures. Procedures weren't in place, accountability wasn't in place. Do I agree with everything he did? I'm not going to go over and kiss him, no. But I agree with most of what he did and that is why I approved this raise.

Brunet stated he really likes people that give much effort to whatever they do, no matter what they do in life. The City Manager has put a great effort into anything and everything he has done. You listen to what Councilors Rich and Daniels has said earlier about all the different things he did, not just procedurally saving the Humane Society but the monetary value. This is equal to \$3000. This City Manager in return returns \$100,000-\$200,000 and we're paying \$3000 and getting \$200,000 in return. Anybody that is against that right now is grandstanding on \$3000 and it makes zero sense that you would be in disagreement.

Williams stated he thinks Daniels stated it perfectly. Anytime you have a new CEO there is going to be a change, there are going to be people that are happy and people that are disgruntled over issues. He thinks no different than in private business we have a new CEO, he has made some changes. We don't agree 100% of what he has done, but overall he has done a very acceptable job. The word was thrown around by two Councilors here, goals. He thinks Councilor Daniels and Rich identified multiple goals that he has achieved and attained. Williams thinks he has done a good job and will support this.

Shamock stated he has no problem with this at all. The thing he always thinks about is our City Manager administrates the budget for the whole City. Across the street at the Board of Education our Superintendent of Schools gets \$22,000 more than our City Manager. In that respect Shamock thinks this is well deserved and is in favor of it 100%.

Scarpati stated he wanted to extend a hearty thank you to the work that the City Manager has done over the course of the last 13 months since he has come in. It has been stated that certainly he had to learn a lot, he has changed a lot. Was everything 100% perfect, no. Was everything 100% perfect under the former City Manager, no. However, none the less, we have to recognize the work ethic that was put in, the late nights in the office, the contributions given back, the phone calls and meetings he has had with the public as well as with all of us. Thank you and Scarpati knows it has been a long time with this starting back in June or July. Thank you very much.

Vote taken **to adopt carried 9:2**. Councilors Castro and Jelks voted Nay.

Item 17. Your Finance Committee, to whom was referred a resolution on 10/16/17 concerning purchase of welding generator; skid steer and one-ton dump, sander and plow, report that they have attended to the matter and recommend **adoption**.

Committee: Miguel Castro, Chairperson; Walter A. Shamock, Vice-Chairperson; Catherine R. Battista; Michael P. Cardona; Lenny Rich.

A motion was made by Miguel Castro, seconded by Walter Shamock, **to adopt**. Castro explained there are three items tied to this resolution - a skid steer, a welding generator and a one-ton dump sander and plow. The Department of Public Works had requested \$150,000 from FY 16/17 to purchase a new welding truck for the vehicle maintenance garage. This purchase will replace a recycled fire department vehicle that was in excess of 25 years old. Since the request was made the staff has reevaluated their needs and has determined that the purchase of this equipment would not best serve the overall needs for the Department of Public Works. A welding generator is still required and staff has determined a welding generator can be mounted on an existing service vehicle without impacting the operation. The Department of Public Works also requested and received about \$35,000 from accounts from FY 16/17 to purchase a skid steer and staff has priced this equipment and determined that the amount requested was insufficient and an additional \$32,000 is required to purchase this. Furthermore, during the preparation of the Department of Public Works FY17/18 budget, the purchase of a one-ton dump truck, sander and plow was made and this request did not advance through the FY17/18 budgetary process. During our discussion at the Finance Committee staff was requesting that the remaining funds from a bond account which was identified during our discussion be used to purchase the equipment which equates to be about \$93,000. This was an extremely creative way to find dollars that doesn't impact our budget. In discussions with Public Works, their director and our staff brought some of these details to our discussion during the Finance Committee meeting and it passed unanimously and urges adoption.

Shamock stated the staff and the Finance Director did a very commendable job and were very creative and innovative and there is no impact on the budget which he sincerely appreciates.

Vote carried unanimously to adopt.

Item 18. Your Finance Committee, to whom was referred a resolution on 10/16/17 concerning bond modification for purchase of a welding generator; skid steer and one-ton dump, sander and plow, report that they have attended to the matter and recommend **the following**:

Committee: Miguel Castro, Chairperson; Walter A. Shamock, Vice-Chairperson; Catherine R. Battista; Michael P. Cardona; Lenny Rich.

Be It Ordered, that the following words be added in the last "Whereas" paragraph:
"And the funds appropriated be placed in a new line item 0401-7374-899"; and
Be It Further Ordered, that this resolution be adopted as amended.

A motion was made by Miguel Castro, seconded by Walter Shamock, **to adopt**. Castro stated this is the second part of the first resolution that has already been discussed. It was approved unanimously in Finance and he urges adoption. **Motion carried unanimously.**

Item 19. Your Economic Development, Housing & Zoning Committee, to whom was referred a resolution on 8/7/17 concerning addition of Chapter 120 entitled "Hazardous Waste" to the City Code report they have attended to the matter and recommend **adoption**.

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Committee: David Lowell, Chairperson; Dan Brunet, Vice-Chairperson; Brian P. Daniels; Sonya Jelks; Lenny Rich.

A motion was made by David Lowell, seconded by Dan Brunet, **to adopt**. Lowell stated the joint meeting held the other night with the Public Works and Parks & Recreation Committee was very informative and thanked all those present who educated members of the Council. This is an important resolution because this is hazardous waste we do not generate. We've just been through part of our initial redevelopment of this City where we have had to spend millions of dollars in grant monies in order to clean up hazardous waste that we once generated here in the city. It would mystify him as to why we would want to truck in hazardous waste from another community and store it here with the potential hazard to human beings, animals and potential future development. The text was put together to modify our City Code to make this a prohibitive act to store it here, have it here. While we can't regulate the interstate commerce of trucking, the State deals responsibly with some of those issues. He thinks the Committee and certainly Economic Development by unanimous vote of those present made it responsible for the decision to adopt this resolution and urges adoption.

Lowell stated it was asked at the Committee level as we do have a business here in the City whose business model is to process hazardous waste. This is currently not within their purview to process and therefore we would not be adversely affecting the business in the City. **Motion carried unanimously.**

Rich stated this proves that Councilors can learn from history and we won't repeat ourselves. This state has had many superfunds and we've cleaned up a few and this is just protecting our future and we still have a lot to go but this is definitely going to stop it from coming in.

Item 20. Your Public Works and Parks & Recreation Committee, to whom was referred a resolution concerning addition of Chapter 120 entitled "Hazardous Waste" to the City Code on 8/7/17 report that they have attended to the matter and recommend **adoption**.

Committee: Catherine R. Battista, Chairperson; Brian P. Daniels, Vice-Chairperson; Laure A. Graham; Walter A. Shamock; Dan Brunet.

A motion was made by Catherine Battista, seconded by Brian Daniels, **to adopt**. Battista stated this is an exciting day for many people in the audience and people that are not here. Battista stated we do not have jurisdiction over federal interstate commerce laws so can't effect what comes through our town. Battista recognized Jennifer Siskin that spoke here and gave us a print presentation at all of the meetings. If there is anything else you want to know Battista will refer you to her as she is the expert on it. It is important to note that at this time there will be 31 cities and towns and Wallingford is looking at it. We are setting an example for Wallingford to move forward with it, mainly because the state isn't doing anything and that is pretty much the story. She does ask that everyone, Councilors particularly and the public to continue to follow this on the state level because it is not done with them. We are taking our position right now on this with other communities. Battista stated this has gone through several committees and she is glad it did. It did bring this up for people to understand and learn about. It went to Conservation, Planning & Zoning and Economic Development and it passed. It also passed at

the Public Works meeting. We had a lot of comments as well from people from in and out of town which is very important.

Battista needs to say thank you as it is very important that we recognize individuals that are out for your best interest other than the Council. They are silent and behind the scenes but they know what they're talking about and she mentioned a couple of people; Ms. Santana; Gina Rossi; Jen Siskin who is from the Food and Water Watch organization, totally volunteer and Diane Szymaszek, Meriden resident who brought this to Battista's attention in the first place. Lastly, Battista never thought that being an elected official she would literally be able to affect the future of people. This has been very important to her. She stated she wouldn't be labeled as a tree hugger environmentalist, but she never thought how much this will affect the future. It is not joke and if you find this funny you missed the whole boat. Battista thanked all the committees.

Rich asked if we mentioned Dave from the Quinnipiac Watershed who has done an awful lot and Battista and Rich thanked him also.

Motion carried unanimously to adopt.

Item 21. Your Public Works and Parks & Recreation Committee, to whom was referred various resolutions concerning addition of various streets to be included on the Sidewalk List for review and prioritization on 10/16/17, report that they have attended to the matter and recommend the following:

Committee: Catherine R. Battista, Chairperson; Brian P. Daniels, Vice-Chairperson; Larue A. Graham; Walter A. Shamock; Dan Brunet.

Be It Ordered, that sidewalks on Cherry Street; Collins Avenue; Lambert Avenue and Hillside Avenue be added to the Sidewalk List for review and prioritization.

A motion was made by Catherine Battista, seconded by Brian Daniels, **to adopt**. Battista stated this went through committee and there is no question that we have streets presented to us by Councilors or residents. This isn't a random thing that we just look at streets. As we move along, our City is aging and has aging roads and sidewalks. We do have these streets and it was a unanimous vote.

Motion carried unanimously.

There being nothing further to be brought before the Council, the Mayor entertained a motion, to adjourn.

A motion was made by David Lowell, seconded by Larue Graham, **to adjourn and carried unanimously**. The meeting adjourned at 7:50 p.m.

Lori N. Canney
Clerk of the City Council

