



Stratford, Connecticut

MINUTES OF MEETING

THE STRATFORD TOWN COUNCIL CONDUCTED A REGULARLY SCHEDULED MEETING ON MONDAY, SEPTEMBER 14, 2015 IN COUNCIL CHAMBERS OF TOWN HALL, 2725 MAIN STREET, STRATFORD, CT PURSUANT TO NOTICE DULY POSTED

CALL TO ORDER: 8:00 p.m.

PRESIDING: Council Chairman Joseph Kubic

COUNCIL MEMBERS IN ATTENDANCE: Ms. Stephanie Philips, Mr. Jason Santi, Mr. Brian Dempsey, Mr. Kenneth Poisson, Mr. Gavin Forrester, Mr. James Connor, Mr. Joseph Kubic

COUNCIL MEMBERS ABSENT: Mr. Peter Massey, Mr. Matthew Catalano, Mr. Paul Hoydick

OTHERS IN ATTENDANCE: Mayor John Harkins, Town Attorney Timothy Bishop, Asst. Town Attorney John Florek, Interim CAO Larry Ciccarelli, Chief of Staff Marc Dillon, Finance Director Susan Collier, Constituent Service and Outreach Coordinator Chris Bandecchi, Attorney Bruce Jackson, Director of Public Health Andrea Boissevain

INVOCATION PRESENTED BY: Fourth District Council Member Hon. Jason Santi followed by the Pledge of Allegiance. A moment of silence followed to remember an 8-year EMS volunteer who recently passed away.

1. APPROVAL OF MINUTES — Public forum and regularly scheduled meeting of August 10, 2015.

RESOLVED: That the reading of the foregoing minutes be dispensed with as copies thereof have been previously provided to each Council Member and the same be and are hereby approved.

A MOTION WAS MADE BY MR. DEMPSEY, SECONDED BY MR. SANTI TO APPROVE THE FOREGOING MINUTES. THE MOTION PASSED 7 TO 0.

2. CEREMONIAL PRESENTATIONS AND AWARDS — None

3. COUNCIL MEMBERS RESPONSE TO COMMENTS FROM PUBLIC FORUM

Ms. Philips — Holiday observance of Rosh Hashanah, Beautification Awards ceremony, Grant for Shakespeare Theater

Mr. Santi — blighted properties, WPCA issue

Mr. Poisson — Designs for Stratford High School renovations re: front/historic façade, parking at Paradise Green, tax payments/WPCA Sale

Mr. Forrester — EMS Fly Car

Mr. Kubic — WPCA sale

4. COMMUNICATIONS, BILLS, REMONSTRANCES — None

5. MAYOR'S REPORT, COMMITTEE REPORTS, TOWN ATTORNEY'S REPORTS

5.1 MAYOR'S REPORT — Mayor Harkins reported:

- VFW's 9/11 ceremony
- Opening of Soto School
- Beautification Awards Ceremony – October 1
- Grants received
- Mercer Towers will be razed.
- Auction for Benches – October 7
- ACoE is conducting analysis on SAEP
- Lower Main street will be opened Sept. 25

5.1.1 APPOINTMENTS — None

5.2 COMMITTEE REPORTS

5.2.1 BUILDING NEEDS COMMITTEE — The Building Needs Committee conducted a special meeting on August 24, 2015 and referred the following to Council with favorable recommendation:

Commission Agent for the Stratford High School renovations project — Sustainable Engineering Solutions of Berlin, CT for an amount not to exceed \$145,000. This amount is no extra cost; the funds are included in the budget.

RESOLVED: that the recommendation of the Building Needs Committee is accepted and Sustainable Engineering Solutions of Berlin, CT as the Commission Agent for the Stratford High School renovations project for an amount not to exceed \$145,000 be and is hereby approved.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO APPROVE SUSTAINABLE ENGINEERING SOLUTION FOR THE COMMISSION AGENT FOR THE STRAFORD HIGH SCHOOL RENOVATIONS PROJECT. The chair called Mr. Richard Snedeker of CREC to the podium to further clarify the selection of a Commission Agent. He introduced Mr. Ernie Lawless of Sustainable Engineering Solutions. THE MOTION TO APPROVE CARRIED 7 TO 0.

5.2.2 EMS FUNDING COMMITTEE — During the regularly scheduled meeting of August 18, the committee referred the following to Council with favorable recommendation:

- A. New Ambulance as determined by the new vehicle committee. A new, not refurbished, Mercedes ambulance. The item is a budgeted item.

RESOLVED: that the recommendation of the EMS Funding Committee is accepted and purchase of a new Mercedes ambulance for an amount not to exceed \$107,000.00 be and is hereby approved.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO APPROVE THE AMBULANCE PURCHASE FOR \$107,000.00. Ms. Collier, Director of Finance, was called to the podium to present further information re: CIP and budgeted items. THE MOTION PASSED 7 TO 0.

- B. Fly Car (a.k.a. ~~2016 Ford Police Interceptor Utility~~) — The financed amount of the vehicle is \$33,810.61 for 60 monthly (5 years) payments of \$634.66 out of EMS funds.

RESOLVED: that the recommendation of the EMS Funding Committee is accepted and purchase of a the Fly Car (a.k.a. 2016 Ford Police Interceptor utility) for an amount of \$33,810.61 for 60 monthly (5 years) payments of \$634.66 out of EMS funds be and is hereby approved.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO APPROVE THE FOREGOING PURCHASE. Ms. Collier, Director of Finance, presented further information re: CIP and budgeted items. MESSRS. SANTI AND DEMPSEY WITHDRAW THE MOTION AND SECOND. A MOTION WAS MADE BY MR. FORRESTER, SECONDED BY MR. SANTI TO STRIKE THE FOREGOING ITEM FROM THE AGENDA. THE MOTION PASSED 7 TO 0.

- C. Power-Load Stretcher Maintenance —Purchase of ProCare Service (Stryker) when the one-year warranty expires on the power-load stretchers, a services contract is necessary.

RESOLVED: that the recommendation of the EMS Funding Committee is accepted and purchase of a ProCare Services for one year for an amount not to exceed \$15,000.00 out of EMS Funds be and is hereby approved.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. FORRESTER TO APPROVE THE PURCHASE OF PROCARE SERVICES AS STATED ABOVE. THE MOTION PASSED 7 TO 0.

- D. SEMS Funding Request — The Stratford EMS Awards dinner Committee requests \$9,500.00 in funding from the public donations account. The funds are for a fall awards dinner/banquet, purchase awards for volunteers/staff.

RESOLVED: that the recommendation of the EMS Funding Committee is accepted and the request for an amount of \$9,500.00 out of EMS Public Donation Funds be and is hereby approved.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. FORRESTER TO APPROVE THE FOREGOING REQUEST AS STATED ABOVE. THE MOTION PASSED 7 TO 0.

5.3 TOWN ATTORNEY'S REPORT

5.3.1 CLAIMS REPORT — No report

5.3.2 TOWN OF STRATFORD vs. DALEY DEVELOPMENT, ET. AL. — *Placed on the table during Council meeting of May 11, 2015* — Negotiations and Privileged Communications to settle tax collection and foreclosure action. (Executive Session requested pursuant to CGS 1-200(6)(B) and 1-225(f) to discuss strategy and negotiations with respect to pending claims or pending litigation.) ITEM REMAINED ON THE TABLE.

5.3.3 STRATFORD FESTIVAL THEATER CONTRACT — *Placed on the table during Council meeting of May 11, 2015*— Negotiations and Privileged Communications regarding a proposed contract with Stratford Stage Group to revitalize and operate the former Shakespeare Festival Theatre building and develop a hotel on the property (Executive Session requested pursuant to CGS 1-200(6)(B) and 1-225(f) to discuss the lease, sale or purchase of real estate when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price.) ITEM REMAINED ON THE TABLE.

5.3.4 3704 MAIN STREET — *Placed on the table during Council meeting of August 10, 2015* — Negotiations to purchase property to be used for public improvements/parking. (Executive Session requested pursuant to CGS 1-200(6)(B) and 1-225(f) to discuss the lease, sale or purchase of real estate when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price.)

A MOTION WAS MADE BY MR. FORRESTER, SECONDED BY MR. DEMPSEY TO TAKE THE FOREGOING ITEM OFF THE TABLE. THE MOTION PASSED 7 TO 0.

Mr. Bishop requests taking the foregoing item into executive session for the purpose as stated above. Mr. Bishop would like that motion to include all members of the Town Council, the Mayor, Assistant to Town Attorney Mr. Florek, himself, Interim CAO, Chief of Staff, Finance Director, and Attorney Jackson.

A MOTION WAS MADE BY MR. FORRESTER SECONDED BY MR. DEMPSEY TO ENTER INTO EXECUTIVE SESSION TO DISCUSS THE ABOVE-CITED MATTER FOR THE REASON AS STATED ABOVE WITH EXECUTIVE SESSION TO INCLUDE THE ABOVE MENTIONED INDIVIDUALS. THE MOTION CARRIED 7 TO 0.

Stratford Town Council meeting recessed into executive session at 8:35 p.m.

Executive Session took place in room 213 of Stratford Town Hall, 2725 Main Street, Stratford, CT to discuss 3704 Main Street. The following persons entered into executive Session: Ms. Stephanie Philips, Mr. Jason Santi, Mr. Brian Dempsey, Mr. Kenneth Poisson, Mr. Gavin

Forrester, Mr. James Connor, Mr. Joseph Kubic, Town Attorney Timothy Bishop, Asst. Town Attorney John Florek, Interim CAO Larry Ciccarelli, Chief of Staff Marc Dillon, Finance Director Susan Collier, and Attorney Bruce Jackson. Executive Session ended 8:46 p.m.

Stratford Town Council meeting reconvened: 8:48 p.m.

3704 MAIN STREET (Executive Session Agenda item)

RESOLVED: the Town Attorney be and is hereby authorized to enter into contract for the purchase of 3704 Main Street for the amount not to exceed \$350,000.00.

A MOTION WAS MADE BY MR. FORRESTER, SECONDED BY MS. PHILIPS TO AUTHORIZE THE TOWN ATTORNEY TO ENTER INTO CONTRACT FOR THE ABOVE. MR. FORRESTER AMENDS HIS MOTION TO INCLUDE REFERRING THE ITEM TO THE TRAFFIC AUTHORITY FOR METERED PARKING CONSENT/APPROVAL. MS. PHILIPS ACCEPTS THE AMENDMENT. THE MOTION, AS AMENDED, PASSES 6 TO 1 WITH MR. KUBIC OPPOSED.

5.3.5 179 WEST AVE. — *Placed on the table during meeting of July 13.* — Negotiations regarding purchase of drainage easement. Executive Session requested pursuant to CGS 1-200(6)(B) and 1-225(f) to discuss the lease, sale or purchase of real estate when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price.) ITEM REMAINED ON THE TABLE.

5.3.6 16 GOODWIN PLACE— Proposed Sale to Private party- (Executive Session requested pursuant to CGS 1-200(6)(B) and 1-225(f) to discuss the lease, sale or purchase of real estate when publicity regarding such site, lease, sale, purchase or construction would cause a likelihood of increased price.)

REESOLVED: that the recommendation of the Planning Commission's review of 16 Goodwin Place, in accordance with CT General Statutes §8-24, be and is hereby accepted.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION. THE MOTION PASSED 7 TO 0.

5.3.7 QUESTIONS TO THE TOWN ATTORNEY

Ms. Philips — Should Town Council meeting potentially fall on a holiday, can schedule be amended to change meeting to another non-holiday.

6. QUESTIONS TO MAYOR OR STAFF

Ms. Philips — FOI request: Mr. Harkins deferred to Town Attorney. Request for Outside Counsel to seek to supplement the record.

7. UNFINISHED BUSINESS and/or OLD BUSINESS

7.1 SAEP (continuing item) — No new information.

7.2 TABLED ITEMS — None

7.3 TABLED ORDINANCES AND RESOLUTIONS

7.3.1 AN ORDINANCE AMENDING CHAPTER 172 – Sewers - ARTICLE XI, FATS, OILS AND GREASE PRETREATMENT (#14-26) — (*placed on the table during meeting of Dec. 8, 2014*) — REMAINED ON THE TABLE.

7.3.2 RESOLUTION re: SHAKESBEER EVENT — *Placed on the table during meeting of August 10, 2015*

sponsored by: Hon. Paul Hoydick, Tenth district Council Member

WHEREAS, the *Town of Stratford* has received the sum of \$20,000.00 from the promoters of the 2014 Shakesbeer event; and

WHEREAS, the promoters of the 2014 Shakesbeer event desire that the above sum be utilized to enhance the Arts and to improve the Shakespeare Theater property; *and*

WHEREAS, it is desirable and in the public interest that the *Town of Stratford* utilize such proceeds to enhance the Arts and to improve the Shakespeare Theater property;

NOW THEREFORE, BE IT RESOLVED BY THE Town Council:

1. The Stratford Arts Commission shall be entrusted with the \$20,000.00 donated to the Town by the promoters of the Shakesbeer event to be used to promote the arts and enhance the Shakespeare Theater property as it deems appropriate.

A MOTION WAS MADE BY MR. SANTI SECONDED BY MR. FORRESTER TO TAKE THE FOREGOING ITEM OFF THE TABLE. THE MOTION PASSED 7 TO 0. A MOTION WAS MADE BY MR. SANTI SECONDED BY MR. DEMPSEY TO APPROVE THE FOREGOING RESOLUTION. THE MOTION PASSED 6 TO 1 WITH MR. KUBIC OPPOSED.

7.4 TABLED APPOINTMENTS

7.4.1 STRATFORD HOUSING PARTNERSHIP — (9) Same as last. — REMAINED ON THE TABLE.

7.4.2 BOARD OF ASSESSMENT APPEALS — REMAINED ON THE TABLE.

7.4.3 COMMISSION ON AGING — (9) appointments remaining; — REMAINED ON THE TABLE.

7.4.4 ARTS COMMISSION — 2 Alternate members — Appointed by Town Council, 3-year terms. *Placed on the Table during Council meeting of June 8, 2015.* — REMAINED ON THE TABLE.

7.4.5 SIKORSKY MEMORIAL AIRPORT NOISE ABATEMENT COMMITTEE — § 7-12 of Town Code, one member appointed by Mayor, one member appointed by PYE. *Placed on the Table during Council meeting of March 10, 2014.* — REMAINED ON THE TABLE.

7.4.6 WATERFRONT AND HARBOR MANAGEMENT COMMISSION — REMAINED ON THE TABLE.

7.4.7 BEAUTIFICATION COMMITTEE — term concurrent with Council
A. 1 regular member (term of Jeffrey Thompson)
B. 4 alternate members (new positions) *placed on the table Mar. 9, 2015*

A MOTION WAS MADE BY MS. PHILIPS, SECONDED BY MR. FORRESTER TO TAKE BEAUTIFICATION COMMITTEE, ITEM A, OFF THE TABLE. THE MOTION PASSED 7 TO 0.

RESOLVED: that PATRICIA RICHIE of 81 GREEN VALLEY ROAD be and is hereby appointed a regular member of the Beautification Committee (filling the term of Jeffrey Thompson. Term concurrent with Council Term)

A MOTION WAS MADE BY MS. PHILIPS, SECONDED BY MR. FORRESTER TO APPOINT PATRICIA RICHIE TO THE BEAUTIFICATION COMMITTEE. THE MOTION PASSED 7 TO 0.

7.4.8 PARKS & RECREATION COMMITTEE — Term concurrent with Council term. 1 regular member. Vacancy tabled April 13, 2015. — REMAINED ON THE TABLE.

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO TAKE APPOINTMENTS 7.4.9 AND 7.4.10 OFF THE TABLE. THE MOTION PASSED 7 TO 0.

7.4.9 STRATFORD HOUSING AUTHORITY — 5-year term, appointed by Town Council. – term of Arthur Miller expired July 30, 2015

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO APPOINT JAMES CONNOR TO THE HOUSING AUTHORITY. After recommendation from Attorney Florek, A MOTION WAS MADE BY MR. FORRESTER, SECONDED BY MR. DEMPSEY TO RESCIND THE MOTION AND THE SECOND. THE MOTION TO RESCIND PASSED 6 - 0 WITH MR. CONNOR ABSTAINING. A MOTION WAS MADE BY MR. FORRESTER, SECONDED BY MR. SANTI TO RETURN THE APPOINTMENT TO THE TABLE. THE MOTION TO RETURN PASSED 6 TO 0 WITH MR. CONNOR ABSTAINING.

7.4.10 STRATFORD LIBRARY ASSOCIATION — 3-year term, appointed by Council
A. Term of Norman Aldrich expires December 31, 2015
B. Term of Robert L. Smith expires Dec. 31, 2017.

RESOLVED: that JAMES CONNOR of 71 B RIVER BEND ROAD be and is hereby appointed a member of the Stratford Library Association. (filling the unexpired term of Robert L. Smith)

A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO APPOINT JAMES CONNOR TO THE LIBRARY ASSOCIATION, ITEM B. THE MOTION PASSED 6 TO 0 WITH MR. CONNOR ABSTAINING.

A MOTION WAS MADE BY MR. FORRESTER, SECONDED BY MR. SANTI TO RETURN APPOINTMENT "A" TO THE TABLE. THE MOTION TO RETURN PASSED 6 TO 0 WITH MR. CONNOR ABSTAINING.

8. ORDINANCES AND RESOLUTIONS

8.1 RESOLUTION re: CHRONIC DISEASE PREVENTION

sponsored by: Hon. Joseph Kubic, Ninth District Council Member

WHEREAS, the *Connecticut Department of Public Health*, is authorized and has made funds available in the amount of \$ 39,057.00 to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, funds under this grant will be used to implement a program for *Policy/Environmental Change for Chronic Disease Prevention* in *Stratford*; and,

WHEREAS, it is both desirable and in the towns interest that the *Town of Stratford* execute a grant agreement with *Connecticut Department of Public Health* to accept funding in connection with this project.

NOW THEREFORE, BE IT RESOLVED BY THE Town Council:

1. That it is cognizant of the Town grant application and contract to the Connecticut Department of Public Health for funds in the amount of \$ 39,057.00 to implement the program for *Policy/Environmental Change for Chronic Disease Prevention*.
2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and deliver such application in the name and on behalf of the *Town of Stratford*, any and all applications and/or agreements (including amendments to, or rescission of such agreement), and any and all related documents necessary to apply for and obtain funding from the *Connecticut Department of Public Health through the Preventative Health and Health Services Block Grant*.

The Chairman called Director of Public Health Andrea Boissevain to the podium to further clarify the grant. A MOTION WAS MADE BY MR. DEMPSEY, SECONDED BY MR. FORRESTER TO APPROVE THE FOREGOING RESOLUTION. THE MOTION PASSED 7 TO 0.

8.2 RESOLUTION re: PUBLIC HEALTH EMERGENCY PREPAREDNESS

sponsored by: Hon. Joseph Kubic, Ninth District Council Member

WHEREAS, the *Connecticut Department of Public Health*, is authorized and has made funds available in the amount of \$ 75,796.00 to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, funds under this grant will be used to implement a *Town of Stratford Public Health Emergency Preparedness Plan*, the continuous development of regional emergency preparedness plans, and the continued development of the MRC team for Mass Dispensing Area 12 (Stratford, Trumbull, Monroe)

WHEREAS, it is both desirable and in the public interest that the *Town of Stratford* execute a grant agreement with *Connecticut Department of Public Health* to accept funding in connection with this project.

NOW THEREFORE, BE IT RESOLVED BY THE Town Council:

1. That it is cognizant of the *Town of Stratford* grant application and contract to the *Connecticut Department of Public Health* for funds in the amount of \$75,796.00 to implement a community level *Public Health Emergency Preparedness Plan* and for the continuous development of regional emergency preparedness plans.
2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and deliver such application (including amendments to, or rescission of such agreement), and any and all related documents necessary to apply for and obtain funding from the *Connecticut Department of Public Health* in the name and on behalf of the *Town of Stratford*, for a *Public Health Emergency Preparedness Plan* and the continuous development of regional emergency preparedness plans, and to provide such additional information to execute all other contracts and documents as maybe necessary under this program.

The Chairman called Director of Public Health Andrea Boissevain to the podium to further clarify the grant. A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. FORRESTER TO APPROVE THE FOREGOING RESOLUTION. THE MOTION PASSED 7 TO 0.

8.3 RESOLUTION re: LEAD POISONING PREVENTION AND CONTROL PROGRAM

sponsored by: Hon. Joseph Kubic, Ninth District Council Member

WHEREAS, the *Connecticut Department of Public Health/Connecticut Association of Directors of Health*, is authorized and has made funds available in the amount of \$7,624.00 to extend financial assistance to municipalities in the form of grants; and,

WHEREAS, funds under this grant will be used to implement a community level, *Lead Poisoning Intervention, Prevention and Control Program* in Stratford; and,

WHEREAS, it is both desirable and in the public interest that the *Town of Stratford* execute a grant agreement with *Connecticut Department of Public Health/Connecticut Association of Directors of Health* to accept funding in connection with this project.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL:

That it is cognizant of the Town grant application and contract to the *Connecticut Department of Public Health/Connecticut Association of Directors of Health* for funds in the amount of \$7,624.00

1. To implement a community level, *Lead Poisoning Intervention, Prevention and Control Program*
2. That it hereby authorizes, directs and empowers the mayor or his designee to execute and deliver such application in the name and on behalf of the *Town of Stratford*, any and all applications and/or agreements (including amendments to, or rescission of such agreement), and any and all related documents necessary to apply for and obtain funding from the *Connecticut Department of Public Health/Connecticut Association of Directors of Health* through the *Lead Poisoning Intervention, Prevention And Control Program*, and to provide such additional information to execute all other contracts and documents as maybe necessary under this program.

The Chairman called Director of Public Health, Andrea Boissevain, to the podium to further clarify the grant. A MOTION WAS MADE BY MR. SANTI, SECONDED BY MR. DEMPSEY TO APPROVE THE FOREGOING RESOLUTION. THE MOTION PASSED 7 TO 0.

9. NEW BUSINESS

9.1 APPOINTMENTS — None

10. ADJOURNMENT — Hearing no further discussion in connection with the above agenda items or further business, the Chairman called for a motion to adjourn at 9:10 p.m. UPON A MOTION MADE BY MR. SANTI AND SECONDED BY MR. FORRESTER, IT WAS VOTED 7 TO 0 TO ADJOURN THE MEETING.

ATTEST: *Carol Cabral*
Carol Cabral, Council Clerk