

# City of Derby

## Board of Aldermen

### First Ward

Barbara L. DeGennaro, President  
Stephen Iacuone  
Felicia Monaco

### Second Ward

Arthur T. Gerckens  
Ronald M. Sill  
David M. Lenart

### Third Ward

David J. Anroman  
Carmen T. DiCenso  
Peter M. Olenoski, Jr.

### Board of Alderman Minutes Aldermanic Chambers, City Hall 1 Elizabeth Street, Derby, CT October 23, 2014

1. **Call to Order.**  
Mayor Dugatto called the meeting to order at 7:00 PM
2. **Pledge of Allegiance.**  
Mayor Dugatto led the Pledge of Allegiance.
3. **Roll Call.**  
Mayor Dugatto requested roll call. Present were Ms. DeGennaro, Mr. Iacuone, Ms. Monaco, Mr. Gerckens, Mr. Sill, Mr. Anroman, Mr. DiCenso and Mr. Olenoski. Mr. Lenart was absent.
4. **Additions, Deletions, Corrections and Adoption of Agenda**  
No changes were made.
5. **Public Portion**  
No one from the public spoke.
6. **Administrative and Appointments**
  - a. **Refund of excess taxes paid through October 17, 2014 - \$3,545.46 as recommended by Denise Cesaroni, CCMC, Tax Collector**  
Mr. DiCenso motioned to approve the refund of the excess taxes. Mr. Anroman seconded and the motion carried. Mr. Iacuone asked that the Derby addresses be listed on the report.
  - b. **Waive Picnic Grove Fee for Derby Little League on Saturday, October 25, 2014 for Post Season Family Picnic.**  
Mr. Anroman motioned to waive the fee, Ms. DeGennaro seconded and the motion carried.
  - c. **Authorize a small fire pit in parking lot of Picnic Grove during the Derby Little League Post Season Family Picnic on Saturday, October 25, 2014.**  
Mayor Dugatto asked that the motion be that the fire pit is on the grass, not the parking lot. Mr. DiCenso motioned to authorize the fire pit in the grass area, Mr. Anroman seconded and the motion carried.
  - d. **Authorize use of Picnic Grove for Annual Derby High School Pre-Thanksgiving Day Football Game Bonfire on Wednesday, November 26, 2014.**  
Ms. DeGennaro motioned to approve the bonfire with the stipulation that the bonfire is located where Mr. DeFala has indicated on the grass area near the goal post. Mr. Olenoski seconded and the motion carried.
  - e. **Report from Caucus of Democratic members of the Board of Aldermen to fill the**

**vacancy on the Board of Apportionment and Taxation with Lawrence Bussell due to the resignation of Daniel Sexton pursuant to Section 5 of the Derby City Charter.**

Ms. DeGennaro stated that he was sworn in and already has attended a meeting.

- f. Approve sidewalk reimbursement to Amadeo Durante for property located at 184 Elizabeth Street in the amount of \$950.00 as approved by the Street Commissioner Anthony DeFala, Sr.**

Mr. Sill stated that there is no applicant signature. Mr. Sill motioned to table it until next month. Ms. DeGennaro seconded and the motion carried with all in favor.

**7. Approval of Minutes:**

- a. Regular Meeting September 25, 2014**

Ms. DeGennaro motioned to approve the minutes with the following corrections: item 12 b.4. it should say "update" not "updated", item 13 a. and 16 correct the spelling of Mr. Dunne's name, and item 17 c. "any agreements" should read "any and all documents". Mr. Sill seconded and the motion carried.

**8. Blight Committee**

- a. Adopt recommendation to place property owned by Eugene Micci Trustee, c/o William Korolyshun of 1 Dale Drive, Derby, CT 06418, Map 7-10, Block 20B, on the blight list.**

Mr. DiCenso motioned to authorize the property be added to the blight list. Mr. Anroman seconded. Mr. DiCenso amended his motion to include the property location "Map 7-10 Block 20B". Mr. Anroman seconded and the motion carried. Ms. DeGennaro opposed and Mr. Iacuone abstained.

- b. Adopt recommendation to place 43 Anson Street on the blight list.**

Mr. DiCenso motioned to place 43 Anson Street on the blight list. Mr. Anroman seconded and the motion carried.

- c. Adopt recommendation to place 269 Roosevelt Drive on the blight list.**

Mr. DiCenso motioned to place 269 Roosevelt Drive on the blight list. Mr. Anroman seconded. Ms. DeGennaro asked if they knew the name of the owner. Mr. Watson said they do and a letter has been sent. The motion carried.

**9. Community Relations**

- a. No action this month.**

Mr. Gerckens stated that they are looking to establish a boating permit fee for non-Derby residents. He also stated that no vagrancy issues were found behind Shop Rite.

**10. Operations and Procedures Committee**

- a. Review approval by Board of Aldermen on 9/25/14 for the use of the Derby Green by the Cultural Commission for children's Halloween event on Sunday, October 26, 2014 from 12:00 PM to 6:00 PM.**

Ms. DeGennaro asked for clarification on the scope of the event. Ms. Brezina said that they wanted the cars to back into the spots on Minerva Street for the "trunk or treat" portion of the event. She said there are about 15 parents who are interested in participating. Mr. DeFala suggested that the cars park on the green. Mr. Iacuone motioned to allow them to use the grass area behind the gazebo on the green so long as they are not parked on the street. Mr. Anroman seconded and the motion carried.

- b. Proposed Amendment to Ordinance, City of Derby Code, Chapter 64 Building Construction, new §64-5 et seq. concerning Procedure for withholding of approval of application for building permit when real taxes are delinquent.**

Ms. DeGennaro motioned to adopt the proposed amendment to the ordinance. Mr. Sill

seconded and the motion carried, Mr. DiCenso opposed.

**11. Road Bond Committee**

- a. No Action Items for this Month.

**12. Department Reports**

**a. Board of Education**

No representative was in attendance.

**b. Cultural Commission**

Ms. Brezina forwarded the Board a copy of the financial report.

**c. Public Works**

Mr. DiCenso asked about the gas system. Mr. DeFala stated that the city clerk will be forwarding an updated report.

**i. Authorize the sale of the 1974 Mack Truck VIN R401X2053**

Mr. Sill motioned to authorize the sale, Mr. Anroman seconded and the motion carried.

**ii. Authorize sale of the 1988 Mack Truck VIN IMP129C3JW012240**

Ms. Monaco motioned to authorize the sale, Mr. Olenoski seconded and the motion carried.

**d. Building Department**

No representative was present.

**e. Facilities Inspectors**

Nothing was discussed.

**f. Fire Marshal**

Nothing was discussed.

**g. Fire Department**

Commissioner Kelleher stated that Chief Lenart is out of state. He also thanked Mr. DeFala for all his hard work at the fire station.

**h. Office of Emergency Management**

The generator project at DMS should be completed soon.

**i. Parking Authority**

Anthony Dulla spoke about the parking authority and stated that he is the newly elected chairman. Their meeting schedule will be the 2nd Wednesday of every month. Mr. Sill asked that they consider moving the meetings to City Hall.

**j. Police Department**

Ms. DeGennaro asked LT Froscono to forward a request to the LTA. She asked if the LTA can look into Checker's parking lot coming out onto Fifth Street. She believes there is no signage stating it is a one way road and she has seen people driving in the wrong direction. Mr. Sill asked if the LTA can add the request for a blind driveway sign on Sodom Lane to their next agenda. Mr. Iacuone asked about Minerva Street traffic. He asked that the LTA consider making Minerva up to the funeral home one way.

**k. Water Pollution Control Authority**

No representative was in attendance.

**l. Finance Director**

No representative was in attendance. Mr. DiCenso asked about the demolition bills for 350 Derby Avenue. Attorney Welch stated that the building demolition lien will be will be filed tomorrow.

**m. Corporation Counsel Update**

**i. 46-48 Fifth Street Update**

Attorney Welch stated that Wells Fargo is releasing the lien.

He also updated the Board on the crane issue. He thanked the Police Department for their assistance. The Mayor served a notice today to the owner that it must be removed by November 30th. No taxes have been assessed. Mayor Dugatto stated that she spoke with a company who is willing to remove it at no cost to the city.

Mr. Gerckens asked for an updated on East Derby Water Works. Attorney Welch stated that the deal is complete and closed last Thursday. The total proceeds to the city were \$1,556,278.00.

**a. Storm Ambulance Corp**

No representative was present.

**b. Parks and Recreation**

There was nothing discussed.

**c. Revolving Loan Fund**

Benanto Real Estate made a payment today.

**13. Other Committee Reports**

**a. O'Sullivan Island Committee**

There was nothing new to report.

**b. Capital Planning Commission**

**i. Authorize Updates to 2014-2015 Capital Planning regarding Derby Fire Department**

Ms. DeGennaro motion to amend the capital plan for a change order in the amount of \$2,000 for the Paugassett's apron from DiGiovanni and Sons Construction, LLC. Mr. Olenoski seconded and the motion carried.

Ms. DeGennaro motioned authorize the mayor to execute and approve the contract between the City of Derby and DiGiovanni and Sons Construction LLC for the Storms floor strengthening and to designate the Capital Plan Commission to approve the disbursements as allocated in the contract and to release the monies per the contract upon execution of the contract. Mr. Olenoski seconded the motion carried.

**c. School Building Committee for Roofs**

**i. Approve invoice dated September 4, 2014 in the amount of \$6,400.00 for Nick Behun for roof inspections and meetings for August 1 -August 31, 2014.**

Mr. DiCenso motioned to approve the invoice, Mr. Anroman seconded and the motion carried.

**ii. Approve invoice dated October 13, 2014 in the amount of \$2,400.00 for Nick Behun for roof inspections and meetings for September 1 - September 30, 2014.**

Mr. Anroman motioned to approve the invoice, Ms. DeGennaro seconded. Mr. Olenoski

asked if what we are paying him is within budget. Mr. McLiverty said yes it is and Irving should be done within the week. The motion carried.

iii. **Approve application #2 dated September 2, 2014 in the amount of \$311,790.00 from Commercial Roofing for Irving Elementary School.**

Mr. Anroman motioned to approve the application, Ms. DeGennaro seconded and the motion carried.

iv. **Approve application #3 dated September 2, 2014 in the amount of \$73,815.00 from Commercial Roofing for Bradley Elementary School.**

Mr. Olenoski motioned to approve the application, Mr. Sill seconded and the motion carried.

v. **Approve application #3 dated August 22, 2014 in the amount of \$1,004,523.08 from The Imperial Company Restoration Contractor, Inc. for Derby High School.**

Mr. Anroman motioned to approve the application, Mr. Olenoski seconded and the motion carried.

vi. **Approve application #4 dated October 2, 2014 in the amount of \$306,475.56 from The Imperial Company Restoration Contractor, Inc. for Derby High School.**

Mr. Anroman motioned to approve the application, Ms. DeGennaro seconded and the motion carried.

#### **14. New Business**

a. **No action items this month.**

#### **15. Old Business**

a. **Request for proposals from Tyler Technologies and authorize Mayor Dugatto to execute contractual documents with Tyler Technologies for state mandated revaluation of all Taxable and Exempt Real Property for October 1, 2015 Grand List.** Ms. DeGennaro motioned that the city enter into a contract based on the proposal from Tyler Technologies in the amount of \$91,300.00 for services proposed and direct the contract to go to corporation counsel for review. Ms. DeGennaro withdrew her motion.

Mr. Iacuone motioned to table, Mr. Anroman seconded and the motion carried.

Ms. DeGennaro asked that the all the Board members receive a full copy of the proposals with explanations and recommendations.

#### **16. Executive Session**

Mr. Sill motioned to enter into executive session at 8:29 PM to discuss the items below and invite Attorney Welch. Mr. Anroman seconded and the motion carried.

- a. **42 Fifth Street - Sale of City Property**
- b. **36 Lafayette Street - Sale of City Property**
- c. **44 Lafayette Street - Sale of City Property**

At 8:53 PM, the meeting reopened to the public.

#### **17. Regular Session**

- a. **42 Fifth Street - Sale of City Property**  
No Action.
- b. **36 Lafayette Street - Sale of City Property**

**c. 44 Lafayette Street = Sale of City Property**

With regard to items B and C, Ms. DeGennaro made the following motion:

“Whereas, the City is the owner of property located at 36 Lafayette Street and 44 Lafayette Street; and

Whereas, the Board of Aldermen has determined that the property should be sold in an effort to provide necessary parking for age restricted / elderly housing.

Now therefore, the Board of Aldermen hereby moves to sell the property located at 36 Lafayette Street and 44 Lafayette Street pursuant to Section 24 of the Derby City Charter. The property shall be publically bid and advertised in the New Haven Register with a bid opening date of November 14, 2014 at 12:00 noon with a minimum bid of \$20,000.00. The property shall be sold subject to the following restrictions and conditions:

1. The property may only be used for parking of vehicles to support age restricted elderly housing and for no other purpose.
2. The City reserves the right to reject any and all bids for any reason.
3. The property shall revert to the city for the failure to use said premises as required.

Further, the sale of the property is subject to a favorable 8-24 referral from the Derby Planning and Zoning Commission.”

Mr. Anroman seconded and the motion carried.

**18. Adjournment**

Mr. Sill motioned to adjourn at 8:56 PM. Mr. Anroman seconded and the motion carried.

Respectfully submitted,

Terri Kuskowski

*These minutes are subject to the Board's approval at their next scheduled meeting.*