DERBY BOARD OF ALDERMEN SPECIAL MEETING

THURSDAY, OCTOBER 25, 2018

JOAN WILLIAMSON ALDERMANIC CHAMBERS

MINUTES

The Honorable Mayor Richard Dziekan called the Special Meeting to order at 6:08 p.m. All rose and pledged allegiance to the flag.

Roll Call

Present: Charles Sampson, Ron Sill, Bev Moran, Evelyn Browning, Thomas Donofrio, Joseph L. DiMartino, Louis Oliwa, Jim DiMartino

Absent: Barbara L. DeGennaro

Also Present: Andrew Baklik, Chief of Staff, Marc J. Garofalo, Town & City Clerk, Carlo Sarmiento, Building Official, James Petrino, Fire Commissioner, Vincent Marino, Corporation Counsel

PUBLIC PORTION
Mayor Dziekan asked if anyone would like to address the board.

Sharlene McEvoy, 200 Emmett Avenue, Derby, CT
I'm here to talk about this water tank proposal. I believe there's been (inaudible) that I'm in favor of this water tank proposal and I assure you that is not the case. I have very grave concerns about the use of this public park. It's been a park in the City for eighty three years – through eighteen Mayors. (Inaudible) sold to the Water Company – a private company when the Deed Restriction that comes with this property says it's for public park use and municipal use and this water tank is not municipal use. I'm also concerned about the lack of candor and the lack of transparency in connection with this. I'm not sure if any members of the board were involved in the negotiations (inaudible.) Well I would like to know why the 2nd Ward Aldermen, where this property lies, were not included in this decision making (inaudible) were not notified. I just found out about this yesterday and my attorney has not yet had a chance to review this matter. I'm also concerned about the fact that we have been misled by the water company over time. We were told six years ago that Telescope Mountain would be the ideal site for the water tank because of the elevation. I don't understand why this new site is ideal now because it's far lower than the Telescope Mountain elevation is. And I'm also wondering about a few other ways in which this whole thing developed. I'm not sure if it's consistent with the Plan of Conservation and Development, which encourages continuation of Open Space and Pocket Parks in the City of Derby. So I think this proposal needs to be *(believe she said re-thought.)* I like to offer some material tonight for your perusal. I would hope that this board would not act on this current proposal tonight (inaudible) and table it and have a subcommittee of this board consider the issues and table this.

Ms. McEvoy passed out literature to the board members.

Ms. McEvoy said this is a letter from Keith Ainsworth. Keith Ainsworth and I met with Mayor Dziekan on April 10, 2018 where we discussed our concerns about this project. We suggested that a good proposal would be to have the water company buy us Telescope Mountain since they caused such agita six years ago with the neighbors (inaudible) with the water tank up there with the intended blasting and rock removal. And since the water company purportedly is interested in open space and conservation this would have been a nice gesture on the part of the water company to take that route. I also have some information from six years ago in which they explained why a tank needed to be built on a hill, which obviously this current proposal is not the case. And I also have from Steve Danzer, who did an environmental study of this property a few years ago who talks about why this property is not a good site for this particular tank. I quite frankly don't understand why Derby has to be the site for these projects. Haven't we suffered enough with Griffin Hospital? They have swallowed up most of the residential streets on the west side of town (inaudible.) I'm not sure the tax that we get from the PILOT Program makes up for the lose we sustained as a result of those houses and properties being used by the hospital. I also have another thing here that I want to present to you – this is from the Valley Independent Sentinel in which it said that the water company looked at one hundred sites before they decided to go to Telescope. And then of course they looked further and they decided to come to the Coon Hollow property. But if you're like me, and I've been to many meetings on this subject, I don't have any idea where these other 100 sites are. I want to know where they are and why they were deemed to be unsuitable before you folks go through with this project. So I have copies for each member of the board here and I would appreciate if you would take this under advisement this evening, set up a sub-committee to consider the input from the residents of this area – people in the 2nd Ward, our Aldermen and not go forward with this proposal until we have our input. Thank you.

Carol Senfield, 238 Hawthorne Avenue, Derby, CT
In addition to supporting what Atty. McEvoy just said the fact that I travel (inaudible) on a regular basis such the thought of encountering that monumental blight (inaudible?) The present site that you're considering I don't see where there's any opportunity to provide anything that would conceal that huge blight. After years of enjoying that scenic road that we still have on the west side it horrifies me (inaudible.) Back to the Telescope Mountain issue I've been involved (inaudible) since the '90's I became very award that graveling is a very profitable situation. So I was just wondering who would have profited if the Telescope Mountain went through (inaudible.) Thank you.

Mayor Dziekan asked three more times if anyone wished to speak during public portion. Hearing no requests the public portion was closed.

APPROVE AGREEMENT BETWEEN THE CITY OF DERBY AND THE CONNECTICUT BROWNFIELD LAND BANK, INC., TO COORDINATE ENVIRONMENTAL ISSUES IN THE DOWNTOWN REDEVELOPMENT DISTRICT

A MOTION was made by Mr. Jim DiMartino with a second by Mr. Sill to approve the Agreement between the City of Derby and the Connecticut Brownfield Land Bank, Inc., to coordinate environmental issues in the Downtown Redevelopment District. ***Motion carried.***

APPROVE APPOINTMENT OF FRANK PEPE TO THE REPRESENTATIVE POLICY BOARD OF THE SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY

A MOTION was made by Mr. Sill with a second by Mr. Sampson to approve the appointment of Frank Pepe to the Representative Policy Board of the South Central Connecticut Regional Water Authority. ***Motion carried.***

APPROVE VENDOR PERMIT OF DOUGLAS GALULLO OF TRINITY SOLAR

A MOTION was made by Mr. Sill with a second by Mr. Sampson to approve the Vendor Permit of Douglas Galullo of Trinity Solar.

DISCUSSION ON MOTION

Mr. Donofrio indicated that Derby Police Chief Narowski did not sign off on the permit. Atty. Marino suggested that the permit is approved on the condition that it is signed off by the Chief of Police.

AMENDMENT TO MOTION

A MOTION was made by Mr. Sill with a second by Mr. Sampson to approve the Vendor Permit of Douglas Galullo of Trinity Solar on the condition that the permit is signed off by the Chief of Police. ***MOTION CARRIED.***

APPROVE CONSULTING AGREEMENT WITH ANCHOR ENGINEERING FOR DEEP COMPLIANCE FOR GASOLINE TANKS AT PUBLIC WORKS FACILITY

A MOTION was made by Mr. Sampson with a second by Mr. Oliwa to approve the consulting agreement with Anchor Engineering for DEEP compliance for gasoline takes at the Public Works Facility. ***Motion carried.***

EXECUTIVE SESSION

A MOTION was made by Mr. Jim DiMartino with a second by Mr. Charles Sampson to go into Executive Session at 6:17 p.m. inviting Andrew Baklik, Carlo Sarmiento, and Vincent Marino to discuss the Memorandum of Understanding between the City of Derby and the Regional Water Authority regarding land acquisition and placement of a Water Tank near Derby High School – Strategy and Negotiations. ***Motion carried.***

A MOTION was made by Mr. Jim DiMartino with a second by Mr. Sill to come out of Executive Session and back into Regular Session at 6:42 p.m. ***Motion carried.***

REGULAR SESSION ACTION FROM EXECUTIVE SESSION

Move to approve Memorandum of Understanding between the City of Derby and the Regional Water Authority regarding a land acquisition and placement of a Water Tank near Derby High School.

A MOTION was made by Mr. Sampson with a second by Ms. Browning to approve the Memorandum of Understanding between the City of Derby and the Regional Water Authority regarding a land acquisition and placement of a Water Tank near Derby High School.

DISCUSSION ON MOTION

Mr. Sampson said Mr. Mayor just so you understand why I approved this motion to move forward my number one concern is for that area, for the whole west side of town after being a Fire Chief in this City for ten years and being a volunteer fireman for thirty years the number one goal of this tank is for public safety. There is absolutely no water

pressure on the west side of town whatsoever. I've been there for structure fires – we've had extra-long lays, we had to bring tankers in which we've never had to do. Also during these fires or other natural disasters Griffin Hospital suffers because they have no water pressure. They must take the resources of the City of Derby to augment their resources so they can come up with a mechanism to get the water pressure that they need in order to continue doing their services, which they perform for many citizens of the City of Derby. I believe that the Agreement that we penned here tonight also addresses the Parkland Statute that was brought up. We do have land that we are acquiring and also land that has been in the process of being acquired on the east side of town, which is adjacent to a public park that is readily used today. The land that we're talking about has been used as a public park as long as I've been living here for thirty years. The acquisition of the land that I'm talking about the parking lots that are in this agreement are being paid for by these parties, which would have eventually been a cost to the City. For us to use the VARCA building that we now own and in the fashion that we're hoping to use we would have to put a parking lot in anyhow costing the taxpayers' money. This property being used by Regional Water Authority will generate more money on the tax rolls for us with the assessments and the aesthetic position – we all get it – we don't want it to look bad. We have a firm plan moving forward and I believe the aesthetics will be addressed. Evergreen trees will be going up; a fence that blocks the view of the actual tank. We're not talking about a six-story tank. We're talking about a regular height tank just a little bit larger to accommodate the water. The Regional Water Authority is working with us in that and have said they will accommodate whatever we need as far as aesthetics so it just melds into the background and people don't see it. I'll just go back to say one last time being a firefighter for thirty years and a past Chief, public safety should be the priority for this board in moving forward with this motion. Thank you.

Mayor Dziekan asked if there is any other discussion. Hearing none…

MOTION CARRIED.

ADJOURNMENT

A MOTION was made by Mr. Sill with a second by Mr. Sampson to adjourn the special meeting at 6:46 p.m. ***Motion carried.***

Respectfully submitted,

Patty Finn
Temporary Recording Secretary

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF ALDERMEN AT THEIR NEXT REGULARLY SCHEDULED MEETING.