A Regular Meeting of the Council of the City of New London was called to order at 7:00 p.m. on Monday, November 2, 2015, in the Council Chambers, Municipal Building, 181 State Street, New London, Connecticut.

Present:
President Wade A. Hyslop, Jr., Presiding
President Pro Tem Efrain Dominguez, Jr.
Councilor Anthony L. Nolan
Councilor Michael E. Passero
Councilor Martin T. Olsen, Jr.
Councilor Erica L. Richardson
Councilor Michael J. Tranchida

Also attended:
Tammy Daugherty, ODP Director
Jeff Londregan, Law Director
Paul Gills, Risk Manager
Brian Sear, Interim Director of Public Works
Jeff Smith, Finance Director
Joe Lanzafame, Public Utilities Director
Ned Hammond, Economic Development Coordinator

1.0 **Call to Order**

Roll Call read, all Councilors present.

2.0 **Prayer and Pledge of Allegiance**

Councilor Passero led the prayer and the pledge.

Paul Gills, Risk Manager, gave an update. Points included:

- Significant progress has been made resolving liability claims. We have settled 7 liability cases in the last few months;
- A heavy rain event on September 11\textsuperscript{th} resulted in significant damage to the high school gym floor, due to a broken drain cover. This was a lesson learned in the importance of building maintenance and inspections;
- I have worked with Mr. Sear regarding the Fulton Park sinkhole; we have filed a claim with Cirma and the level of coverage is to be determined;
- We are making progress in the area of workers compensation claims, but have a ways to go;
- The Department of Public Works has gone 14 months without an incident or injury;
- Thank you for approving the public safety bond for the purchase of body cameras and fire department turnout gear; the body cameras will reduce
our law enforcement liability claims. My support of the body cameras is to protect our law enforcement men and women;

- We continue to make significant progress in Public Works. We have hired an OSHA consultant to review the transfer station and we continue to formalize safe work practices;
- I will be working closely with the new Administration; it is imperative that we continue our efforts to develop a culture where managing risk is integrative.

3.0 Public Hearings – None

4.0 Minutes of Previous Meetings

Councilor Olsen moved to approve the minutes from the October 19, 2015 regular City Council meeting as presented at this evening’s meeting, seconded by Councilor Nolan, passed 7-0.

5.0a) Public Comment

Joe Caldrello, 939 Pequot Avenue, New London, I recommend you rehire Tim Hanser who caused all of these good things in Public Works. Choosing Mr. Dattilo for the Lighthouse Inn property is a joke. Houses are not selling down there. New London is a great place and plenty of people would buy the Lighthouse Inn. I want somebody who really cares about New London and understands the historic value to get it.

Katherine Goulart, 54 Dow Street, New London, I urge you to put New London first; do not select Michael Dattilo as the preferred developer. His proposal offers a $1.00 purchase price and another developer offered $400,000; that is a lot of room for negotiation to cast aside the other developers. On a positive note, on Halloween our public safety crews were really busy. I want to commend our police and fire departments on their stellar responses.

Frank McLaughlin, 18 Starr Street, New London, appearing as a member of the Lighthouse Inn Subcommittee of the Economic Development Commission. Members of the subcommittee are Elaine Stattler and Dr. Sprecace; the remaining commission members approved our findings. We are recommending Mr. Dattilo for preferred developer status.

Constance Kristofik, New London Landmarks, 49 Washington Street, New London, the board and I at New London landmarks have suggestions for choosing a preferred developer. Please ensure the work is done in accordance with the National Park Services Secretary of the Interior standards for historic rehabilitation and make sure the project allows for some type of public access such as a restaurant. Please require a registered licensed historic architect to review the plans and provide guidance on restoration.
Hugo Paredes, 45 Georgiana Street, New London, there are a lot of problems at the Senior Center including racism. Last month I asked the Program Advisory Committee if they would celebrate Hispanic heritage month. One of the members told me to go to Centro de la Comunidad to celebrate it. At the last commission meeting they put the minutes up for approval; the minutes stated that Efrain Dominguez “stormed” out of the room. I made a motion to change that because it does not reflect the truth. No one would second my motion. When I came into the Senior Center, I wanted to bring positive change.

Tim Ryan, 35 Guthrie Place, New London, please consider the financial aspects of the proposals for the Lighthouse Inn. I recommend that if you go forward with ODP’s recommendation, you make it incumbent upon ODP to have regular briefings in public session so the public can be made aware of the details as they develop. That will go a long way in helping with transparency. Also, I urge you to ensure that Guthrie Beach Association is involved in any talks.

Daneen Roth, 510 Montauk Avenue, New London, President of the Board of Trustees of the New London Public Library. I am here to express our thanks to the City Council and the Mayor for what you did for us this last budget cycle. We have put the funds to good use. We have hired a full time children’s librarian and we are implementing our 1,000 books before kindergarten program. We have not been able to fund additional evening hours.

Tara Bernoudy, 149 Huntington Street, New London, I am here again to promote myself for a position on the Police Community Relations Committee. I have good ideas and feel I could help with community relationships. I would love to participate in a forum to talk about racism. We have to have respect for one another.

Rita Valencia, 112 Boulder Drive, New London, the Chair of the Senior Affairs Commission was illegally elected; she did not have a quorum at that meeting. I have provided copies of documentation to you. Discrimination, racism and bullying are happening at the Senior Center.

Liz Garcia Gonzalez, 19 Boston Post Road, Waterford, Cecilia Baxter was very involved in advocating for senior citizens, especially Hispanics. She spoke many times but it seemed people did not take her seriously. Cecilia was not easy to work with but she did advocate for our seniors. Telling people they are here to speak English and not Spanish, why is that ok? Why can’t we speak the language we are comfortable with? Cecilia came to Centro to see if we could have a center to have activities for seniors. We lack funds but said we would see what we could do so they can feel comfortable. They should feel comfortable everywhere. We are requesting a van or bus; many of our Latinos cannot afford transportation. Discrimination really bothers me. What are younger people learning from this? We need to help our Latinos to move forward.

5.0b) Petitions – None
5.0c) **Response to Public Comment**

Councilor Nolan, thank you everybody for coming out. There has been a lot of discussion going on regarding the Senior Center. A lot of people are involved and we are waiting for answers. It has become obvious that there are issues there. I'm happy to hear about the positives happening at the library.

Councilor Richardson, thank you everyone for coming and sharing. I am always happy to support the library and am proud of how well you spend the funds allocated to you. We do need to continue our discussions on how best to address some of those issues occurring at the Senior Center; they have been brought up multiple times by multiple people. Cecilia had very strong opinions but she always fought for someone else, it was never about her. I would like to see some of these issues resolved. Everybody needs to feel welcome.

President Pro Tem Dominguez, thank you everyone for being here. I'm looking forward to advocating more for the library. I have strong feelings regarding the issues at the Senior Center. Thank you Rita for coming and speaking about that. I witnessed what they are speaking about. It is time for us as a City to deal with this. To the Law Director, this illegal meeting has been brought up before, now by the person who was supposedly there but was not. Is there anything we can do to investigate this?

Attorney Londregan, under the Charter you do have investigative powers to look at departments of the City.

Councilor Passero, thank you all for coming out. On the Senior Center, I share those concerns and hope the chairs of the Public Welfare and Administration Committees of the next council can get to work on putting together a better operation for all seniors in this community. Having this morph into a racial issue is really painful. On the Lighthouse Inn, it is important to understand we have been at this for months. We are looking to achieve certain goals that the citizens told us they are looking for. The goals are to preserve this historic structure while being sensitive to the character of the neighborhood, and also to bring economic value to a city that is struggling with growing our tax base. At this point we are just selecting the developer to enter into negotiations with to hopefully bring a development agreement back to the next City Council.

President Hyslop, thank you all for coming out. Thank you ODP and the Economic Development Commission for your work on the Lighthouse Inn and bringing a recommendation to us. There is a problem at the Senior Center. The Senior Affairs Commission is supposed to look out for the betterment and welfare of all seniors in the City; that is not a one person operation.
5.0d) **Reports & Communications**

(1) Director of Law Report

Councilor Richardson, on the litigation side #3, Fire/Rosado/CHRO, could you give an update?

Attorney Londregan, this is a pending CHRO matter by a firefighter presently out of work. He has filed additional complaints as part of his underlying complaint.

Councilor Richardson, on the general side #2, Code Book – emails with Council staff, could you elaborate?

Attorney Londregan, I worked with the council secretary regarding the process of updating the online code book and gave an opinion on codification and placement of certain ordinances.

Councilor Richardson, on the labor side #4, Police/GR Captain Promotion, could you elaborate?

Attorney Londregan, a grievance was brought by a non-promoted candidate challenging who did get promoted to Captain. We went on an established process called the “rule of three”, which is a list of three potential candidates the Chief can choose from. We have been successful in our defense of that “rule of three” position in the past.

(2) Council Committee Reports

Councilor Passero, the Economic Development Committee met at 6:00 p.m. to review the preferred developer proposals for the Lighthouse Inn. The Committee voted to recommend to the council that Michael Dattilo be granted preferred developer status until March 7, 2016.

5.0e) **Mayor’s Office Communications**

Councilor Olsen to the Director of Finance, it was brought to my attention that the supplier of water has changed from Crystal Rock to W.B. Mason. Did this go out to bid or was this an administrative decision?

Mr. Smith, I'll have to look into that. I'll let you know by the next meeting.

6.0 **Consent Agenda**: That the Consent Agenda Proposals set forth at the Regular Meeting of November 2, 2015 are either (1) accepted for the record; (2) Referred to the Committee named; (3) Waived from Committee to be acted upon as
proposed; or (4) Consented to as proposed. Motion made by President Pro Tem Dominguez, seconded by Councilor Tranchida.

7.0 **Unfinished Business**

7.1 **For the information of Council to be received for the record and/or referred to Committee:**

a) Minutes of the Economic Development Committee meeting of October 19, 2015;

b) Minutes of the Public Works Committee meeting of October 19, 2015;

c) Minutes of the School Building and Maintenance Committee meetings of July 17, 2015, August 21, 2015 and September 18, 2015;

d) Documentation regarding the Fulton Park sinkhole (receive for the record and refer to the Public Works Committee).

CAM That the foregoing matters, 7.1 a) through 7.1 d), are received for the record and/or referred.

7.3 **Wing Mower Purchase**

CAM The City Council approves the purchase of a Groundsmaster 5910 16-foot wing mower from Turf Products Corporation per State bid #13PSX0321 in the amount of $95,239. The funding source was approved at the September 21, 2015 City Council meeting.

7.4 **Change Order – Bank Street Storm Drain Improvements**

CAM The City Council approves the request of the Department of Public Works to enter into a change order with GEI Consultants of Glastonbury, CT in the amount of $24,978 to complete the necessary inspection and maintenance phases of work within the Shaw’s Cove Pump Station. Funding will come from the $200,000 grant the City received from the Connecticut Department of Housing to complete the Bank Street Storm Drain Design Project.

8.0 **New Business**

8.1 **Ordinance – Dam Improvements**

CAM The City Council approves appropriation Ordinance 11-02-15-1 in the amount of $254,500 for dam improvements. The Council further authorizes the City to enter into a contract with GeoEnvironmental, Inc. for $254,500 for engineering services associated with dam improvements at Bogue Brook Reservoir. The ordinance is
given its first and second readings in the process of passage, by title only, all Councilors having copies, and the third reading of the subject ordinance is adopted by roll call vote.

8.2 **Ordinance – Sludge Holding Tank**

CAM The City Council approves appropriation Ordinance 11-02-15-2 in the amount of $95,000 for engineering services for the Sludge Holding Tank Rehabilitation project. The City Council further authorizes the City to enter into a contract with CH2M Hill for $95,000 for engineering services associated with the sludge holding tank. The ordinance is given its first and second readings in the process of passage, by title only, all Councilors having copies, and the third reading of the subject ordinance is adopted by roll call vote.

9.0 **Appointments** - None

10.0 **Executive Session** - None

CAM All items having the unanimous support of the City Council are hereby adopted with a single Roll Call Vote. The motions are seconded, the Chair calls the roll; and the Chair declares the motions to be unanimously voted and adopted.

**Items removed from the consent agenda:**

7.2 **Actions of the Economic Development Committee at Its Meeting of November 2, 2015**

**Lighthouse Inn Preferred Developer**

CAM The City Council hereby selects Michael Dattilo as the City’s preferred developer of the Lighthouse Inn property located at 48 Guthrie Place, until March 7, 2016, and further authorizes the Office of Development and Planning to commence negotiating a development agreement with said preferred developer on terms and conditions to be presented to the City Council for approval.

Councilor Richardson moved the CAM, seconded by Councilor Nolan.

Councilor Richardson, if we approve Mr. Dattilo tonight as the preferred developer, do we still get the final say? If they come back at a $1.00 purchase price, we do not have to accept that correct?

Ms. Daugherty, the financial terms of an agreement are really predicated on how many units are approved at Planning & Zoning. When we negotiate a development
agreement we will be mindful of the terms and conditions that are in the best interests of the City. It will come before council for final approval.

Councilor Richardson, the troubling thing for me is that we have enough real estate; I was never a big fan of having condos down there. What happens 6 months down the road if we are still at a $1.00 purchase price and 15 years of abatements?

Ms. Daugherty, Mr. Dattilo has already agreed that tax exemptions will not be greater than what council has approved in the past, so that is where we start. Approving this tonight gives Mr. Dattilo preferred developer status until March 7, 2016. If we realize this will not be working out, they will not be extended beyond that. This vote really empowers us to negotiate and see where this can lead. They need to be able to negotiate beach rights, and they cannot do that without preferred developer status. We believe this developer has the greatest potential for long term success.

President Pro Tem Dominguez, so by approving this we do not have to accept a $1.00 purchase price?

Ms. Daugherty, all of the original proposals have changed. The foundation of what Mr. Dattilo brings to the table, including experience and financial ability, has not changed.

Councilor Nolan, were there things the others did not supply on time or according to the guidelines? Did that affect the choice?

Ms. Daugherty, no one was disqualified for any technicality. Being self-financed is huge. The biggest reason past proposed developments in the City have fallen apart is due to financing.

Mr. Hammond, they were all good proposals. We think Mr. Dattilo’s experience with rehabilitation and hotel operation took him to another level. Financial resources are also vital. Mr. Dattilo has the ability to get into the Lighthouse Inn and rehabilitate it. We are hoping we can get to a point where we can agree to terms and move forward on this project.

Councilor Nolan, if on March 7th we as a body do not agree with what is brought forward, what does that mean?

Ms. Daugherty, we asked for preferred developer status until March because even if we are not where we need to be, we are hoping they can show that they are making progress and will only need a short extension at that time. If not, you do not have to extend their preferred developer status.

Vote on the motion passed 7-0.
11.0 **Adjournment**

Councilor Richardson moved to adjourn, seconded by President Pro Tem Dominguez, passed 7-0. Meeting adjourned at 8:50 p.m.

Attest:______________________________

Jonathan Ayala, City Clerk

Approved 11/16/2015