

BOARD OF ALDERMEN MEETING
Thursday, August 11, 2005
7:00 PM – 35 Fifth Street

1. The meeting was called to order by Mayor Marc J. Garofalo at 7:29 PM
2. All rose to salute the flag.
3. **Roll call:** Present were Sheri Pflugh, Sam Rizzitelli, Joseph Bassi, Jr., Bruce Sill and John Oraziotti. Absent were Ron Sill, Robert Gabianelli, Michael Flora and Linda Fusco. Also present were Gary Parker, Public Works Director, Phil Hawks Fire Marshall, David Kopjanski, Building/Zoning Official and Warren Holcomb, Corporation Counsel.
4. **Additions, Deletions, Corrections and adoption of the Agenda:** Mr. Bruce Sill indicated that items 7 & 8 were duplicates of items 17 & 18 and asked that 7 & 8 be deleted. A motion was made by Bruce Sill to adopt the corrected agenda, seconded by Sheri Pflugh – all were in favor. Motion carried.
5. **Public Portion:** David Ahearn, 179 Harold Avenue, spoke extensively and enthusiastically about the history of O'Sullivan's Island as a recreation area for Derby and would like to see the area rejuvenated to a vibrant recreational area once again.
No one else from the public wished to speak.
6. **Approve minutes of the July 13, 2005 meeting:** A motion was made to accept the minutes as written made by Bruce Sill, seconded by Joseph Bassi, Jr.-all were in favor. Motion carried.
7. **July Police Dept. Report:** No questions or comments were offered.
8. **July Fire Marshal's Report:** No questions or comments were offered.
9. **July Public Works Dept. Report:** Mr. Rizzitelli asked if this report of operational objectives were the department goals. Mr. Parker explained that this report was a little different from the normal monthly report to show how weekly goals are set. He further explained that some of the goals take longer than a week to accomplish but it serves as a condensed working version of the monthly report.
10. **July Building Dept. Report:** No questions or comments were offered.
11. **July Blight Report:** No questions or comments were offered.
12. **July Redevelopment Agency Report:** Mayor Garofalo reported that the Agency met August 10, 2005 and conducted a public hearing on the Redevelopment Plan for the south-side of Main Street. Mr. Skolnick from Cerruzzi Derby Redevelopment presented an update. Mayor Garofalo further reported that they are in the process of obtaining site inspection permission for each of the properties to conduct geo-technical and environmental testing. This process is ongoing. The next meeting of the Redevelopment Agency is scheduled for September 14, 2005.
13. **July Parks and Recreation Report:** The Commission did not meet in July.
14. **July Cultural Commission Report:** The Commission did not meet in July. Mayor Garofalo reported that the Concert Series on the Green continues and that the All Class Reunion will take place on September 2, 2005.
15. **June Parking Division Report:** Mayor Garofalo explained that the June Parking Division Report was reviewed last month as a combined June/July year-end report. Future reports will be in a different format generated from the City Clerk's Office.
16. **Economic Development Revolving Loan Report:** No questions or comments offered.
17. **Adopt resolution regarding Support and Tow Vehicle for the Mass Casualty Decontamination Trailer:** Mayor Garofalo explained that this is vehicle that was given to the City of Derby by the Department of Homeland Security. In order to take possession, the Board of Aldermen must empower the Mayor to sign the document to accept the vehicle. This vehicle would become part of the Fire Department and where it is to be stored is yet to be determined. Mr. Oraziotti asked if the unit is insurable. Mr. Rizzitelli explained that it would be covered as a new vehicle immediately. A motion to

authorize the Mayor to sign the document and accept the vehicle was made by Joseph Bassi, Jr. with a second by Sam Rizzitelli. All were in favor. Motion carried.

18. Adopt Charter Revision Questions for November 8, 2005 Election: Mayor Garofalo explained that the referendum was approved by this Board and that the issue would be in the form of two (2) questions. Pursuant to the vote by the Board, specific questions must be adopted so that the Town Clerk can forward the questions to the Secretary of State's Office sixty (60) days prior to the Election. Mayor Garofalo then read into the record the wording of the two (2) questions:

"1. Shall the Charter of the City of Derby be amended to create two year terms of office and to provide for City-wide election of the Board of Education, as recommended by the Charter Revision Commission and adopted by the Board of Aldermen on March 23, 2005?"

"2. Shall the Charter of the City of Derby be amended regarding filling of vacancies on the Board of Education, as recommended by the Charter Revision Commission and adopted by the Board of Aldermen on March 23, 2005?"

Motion to adopt the questions was made by Sheri Pflugh, seconded by Bruce Sill. All were in favor. Motion carried.

19. Approve sidewalk reimbursement for Derby Neck Library of \$828.00: This was approved by the Gary Parker, Street Commissioner on July 14, 2005. Motion to approve made by Joseph Bassi, Jr., seconded by Bruce Sill. All were in favor. Motion carried.

19. Approve appointments to the Committee to study the potential uses for the Old City Hall:

Mayor Garofalo explained that some appointments were made previously, but due to some questions on those appointments, Mayor Garofalo offered the following names to serve on the Committee:

- Dennis O'Connell
- Joe Gruttadauria, Sr.
- David Pflugh
- Jason Opotzner
- Randall Ritter
- Jack Walsh or designee

Motion was made by John Oraziotti, seconded by Joseph Bassi, Jr. All were in favor. Motion carried.

20. Discussion with Arthur Bogen regarding future of O'Sullivan Island: Mayor Garofalo introduced Arthur Bogen who supervised the Brownfield's Pilot over the past eight (8) years. Mr. Bogen explained that the Environmental Protection Agency provided grants to perform the testing on the peninsula. The results of the testing are in and the estimated costs for remediation are available. Findings indicate a two-part problem:

- a. It is the former training site for the Fire Training School – contaminants are present.
- b. The rest of the area contains various contaminants.

In 1985 there was an emergency removal of drums of industrial waste. Department of Environmental Protection and the Environmental Protection Agency supervised the removal. Communities involved with the Fire Training School have been asked to contribute monetarily to the clean up.

Mayor Garofalo asked, "Based on your knowledge, what can be developed there and what can't?"

Mr. Bogen: It is a flood plane – no structure can be erected there. And there is significant human health issues currently – what the long-term effects would be depends on how much clean up is done. Future uses could include passive recreation and/or extension of the Greenway. The DEP would have concerns about the flood plane.

Sam Rizzitelli asked what the cost would be for a complete clean up for a sports field.

Mr. Bogen indicated that it would cost approximately \$3 million.

Sam Rizzitelli asked if there is any area that is not contaminated. Mr. Bogen explained that Hogg Island (the easternmost part of the peninsula) was not included in this study. O'Sullivan Island, the western portion of the area has contaminants that could make people sick if they are exposed on a regular basis. Mr. Bogen further explained that some of the contamination is in the ground water - water that is under the island.

John Oraziotti asked if Mr. Bogen had any idea if any of the area is slightly or completely without contamination. Mr. Bogen responded that there is much debris on the site and Ground Penetrating Radar did discover some things below ground – possibly an old automobile. The greatest impact of

contamination is along the lagoon and the area around the fire training school. The area also served as a municipal dump during the 30's and 40's.

Mr. Oraziotti queried if the area could be utilized as a marina or pier. Mr. Bogen responded that he did not know. He furthered that there is some elements that exceeds the standards and must be removed (PCB piles). Mr. Oraziotti asked if there were more grants available. Mr. Bogen explained that there are grants and loans but that the entire clean up cost will not be granted to the City.

Sheri Pflugh asked about the need for removal of trees and Mr. Bogen indicated that in fact some would have to be removed. He further explained that "phyto-remediation", a theoretical system of planting trees and shrubs that would "soak up" the contaminants. This procedure is not approved in Connecticut and is not accepted by the EPA. There is creosote from railroad ties found.

Mr. Oraziotti indicated that a Committee will be formed to look at future uses for the site and asked if Mr. Bogen would provide a list of possible uses. Sam Rizzitelli asked if Mr. Bogen would be willing to sit on the committee. Mr. Bogen stated that he would be delighted.

Mr. Bogen further explained that this area can be completely cleaned up .

Mayor Garofalo stated that no one should be discouraged from this report. "This should serve as a beacon of hope and possibility. This will be a long-term project. This is the epicenter of Derby beginnings. We need to reverse the abuse"

Mr. Bogen stated that there has been no better time to look at this and find solutions than now. The DEP and EPA are behind Derby in this endeavor.

There being no further business, the meeting adjourned at 8:46 PM.

Respectfully submitted,

Sheila M. Parizo, Town Clerk
Recording Secretary