

**CITY OF BRIDGEPORT
CITY COUNCIL
PUBLIC SPEAKING SESSION
MONDAY, OCTOBER 21, 2013
6:30 PM**

ATTENDANCE: Council members: Brannelly, Stafstrom, Taylor-Moye, Brantley, T. McCarthy, dePara, Ayala, Marella, Holloway

ABSENT: Council members: Banta, Olson, Austin, Lyons, Vizzo-Paniccia, Bonney, Blunt, Silva, Martinez, Paoletto, Baker

Public Speaking Session absences were due to some of the council members being delayed at the Public Safety & Transportation Committee meeting.

The stenographer wasn't available to record the public speaking session, due to being delayed at the Public Safety & Transportation Committee meeting.

Council President McCarthy called the public speaking session to order at 6:50 pm.

NAME

SUBJECT

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, OCTOBER 21, 2013 AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

Please go to [www. SoundviewTV.org/Bridgeport](http://www.SoundviewTV.org/Bridgeport) to view or listen to the detailed comments that the speaker addressed to the City Council on October 21, 2013.

NAME

SUBJECT

Ethan Book
144 Coleman Street
Bridgeport, CT 06604

Issues relating to the municipal fiscal integrity.

A copy of Ethan Book's statement will be submitted to the city clerk's office.

The following person signed up to speak prior to the Public Speaking Session.

Conrad DeJesus

*Please go to **www. SoundviewTV.org/Bridgeport** to view or listen to the detailed comments that the speaker addressed to the City Council on October 21, 2013.*

The public speaking session ended at 7:00 pm.

CITY OF BRIDGEPORT

CITY COUNCIL MEETING

MONDAY, OCTOBER 21 2013

7:00 PM

City Council Chambers, City Hall - 45 Lyon Terrace

Bridgeport, Connecticut

ATTENDANCE: Council members: Brannelly, Stafstrom, Banta, Taylor-Moye, Olson, Brantley, T. McCarthy, Lyons, Blunt, dePara, Silva, Ayala, Martinez, Marella, Baker, Holloway

ABSENT: Council members: Austin, Vizzo-Paniccia, Bonney, Paoletto

Mayor Finch called the meeting to order at 7:10 pm.

Prayer - Council member Olson offered the prayer.

Pledge of Allegiance - Council member Brantley led the pledge of allegiance.

Moment of Silence - there was a moment of silence for Jim McMann, retired fire chief who recently passed away.

Roll Call - the city clerk took the roll call and announced there was a quorum.

Mayor Finch reminded everyone that there was a long agenda and addendum tonight.

Council President McCarthy announced the following persons were absent:

Council member Vizzo-Paniccia had a family issue and Council member Paoletto was participating in Homeland Security training.

MINUTES FOR APPROVAL:

Approval of City Council Minutes: September 16, 2013

**** COUNCIL MEMBER LYONS MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER TAYLOR-MOYE SECONDED
** MOTION PASSED UNANIMOUSLY**

119-12 Public Hearing re: Disposition of City-Owned Properties to the Housing Authority (HACB).

Mayor Finch asked if there was anyone present to speak in favor of the item.

Joy Van Hemerd stated that she would like to keep the community gardens going. She said she believed that the lots are being used for the highest and best use.

Ms. Weks emphasized the importance of cultivating fresh fruits and vegetables, noting her support of the community gardens.

Another speaker in support of the community gardens expressed the importance of keeping the community gardens in the south end, because they benefit Seaside Village and they help beautify the south end. They asked the city council to consider preserving them.

Ms. Zoya stated that she was from the Ukraine. She urged the city council to keep the community gardens, noting that she liked the fruits and vegetables that are grown.

Karen Martin stated that Ms. Zoya taught her a lot about gardening, noting that she has been very gracious sharing her knowledge. She said the community gardens have become a place where people gather and come together and she would like to think that the community garden is a part of sustainability, which is in line with the Mayor's mission statement.

Robert Halsted spoke about the problems that the area has seen with water seeping into the ground and the property surrounding Seaside Village. He asked for consideration to continue maintaining the community gardens.

Logan Daniels urged to continue maintenance of the community gardens.

Mayor Finch asked if there was anyone present to speak against the item.

Hearing none, the public hearing was closed.

120-12 Public Hearing re: Disposition and Redevelopment of City-Owned Property located at 18-20 Island Brook Avenue.

Mayor Finch asked if there was anyone present to speak in favor of the item.

Mayor Finch asked if there was anyone present to speak against the item.

Hearing none, the public hearing was closed.

135-12 Public Hearing re: Disposition of Properties located at “The Davidson’s Block” in the Downtown North Redevelopment Area and Authorizing a Tax Incentive Agreement in support of the Block’s Historic Renovation and Redevelopment as a Mixed-Use Residential, Retail and Commercial Complex.

Mayor Finch asked if there was anyone present to speak in favor of the item.

Mayor Finch asked if there was anyone present to speak against the item.

Hearing none, the public hearing was closed.

168-12 Public Hearing re: Option Agreement for the Acquisition of 141 Stratford Avenue and 173 Stratford Avenue for the Development of a Commercial Office Complex.

Mayor Finch asked if there was anyone present to speak in favor of the item.

Charles Neale, stated he was there to speak on behalf of the abutting property owner. He stated that the matter was pending in Superior Court regarding the change of zone and whether or not the street was properly abandoned. He explained that all will be decided soon, so he felt that it was premature that the item was on the agenda until the matter is resolved. He stated that there is also the issue of the proposed developer, because he hasn’t been able to find any detailed information about their ability to develop. He commented that although the resolution outlines that the property is needed for expansion, there are no further details of what they plan to do there. He also mentioned the issue of an option agreement. Overall, he clarified that there were a number of reasons that the resolution as it stands, is vague.

Ray Demeglio, stated he was the consultant for the property. He clarified that the company has been registered in Delaware since 2001. He relayed that they have been in negotiations about the site for over one year. He explained that they looked at numerous buildings and sites and his client felt that the location chosen is one where they can easily grow. He went on to say that it’s an owner occupied business that relocated from Texas and they expect other business tenants to take occupancy in the building. He further explained that over a year ago, they were prepared to buy the property, but it took six

months to work out other details of the project. However, his client has agreed to accept an alternative site downtown. Overall, he emphasized that they are not a fly by night developer coming in, they are a vital industry with services that they feel Bridgeport could use the most. He clarified that the AIG site is attached to the project and is needed for the success of the project.

Mayor Finch asked if there was anyone to speak against the

Conrad DeJesus stated that Bridgeport should be loyal to Bridgeport and they shouldn't go to another state for a developer.

Hearing none, the public hearing was closed.

169-12 Public Hearing re: Disposition of City-Owned Properties in the East End for the Development of an Urban Agriculture Center.

He gave an update about the site, to say that it is formerly the property named Mt. Trashmore. He expressed that he was glad it will be developed for an urban agriculture center.

Mayor Finch asked if there was anyone present to speak in favor of the item.

Sean Richardson stated that the project will assist sustainability. He asked for and urged support of the project that will consist of 80,000 sq. ft. of greenhouse space, noting that the food will come from local sources with no pesticides, noting that it will be an organic vegetable farm.

Mayor Finch asked if there was anyone present to speak against the item.

Conrad DeJesus questioned what water source will be utilized for use at the Urban Agriculture Center. Sean Richardson responded that according to the scientist and the city engineer, Bridgeport water has a very good source of water.

Hearing none, the public hearing was closed.

170-12 Public Hearing re: Disposition of City-Owned Properties in the Downtown North Redevelopment Area for the Construction of a Commercial Office Complex.

Mayor Finch asked if there was anyone present to speak in favor of the item.

Mayor Finch asked if there was anyone present to speak against the item.

Hearing none, the public hearing was closed.

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

- 180-12** Communication from City Attorney re: Proposed Settlement of Pending Litigation with Antonia Dieujuste, referred to Miscellaneous Matters Committee.
- 181-12** Communication from City Attorney re: Proposed Settlement of Pending Litigation with Maria Diaz, referred to Miscellaneous Matters Committee.

ADDED:

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

- 183-12** Communication from Mayor re: Appointment of Eric L. Johnson, Sr. (D) to the Fair Housing Commission, referred to Miscellaneous Matters Committee.

**** COUNCIL MEMBER MARELLA MOVED TO REFER COMMUNICATIONS TO BE REFERRED TO COMMITTEES**

**** COUNCIL MEMBER MARTINEZ SECONDED**

**** MOTION PASSED UNANIMOUSLY**

RESOLUTIONS TO BE REFERRED TO BOARDS, COMMISSIONS, ETC.:

182-12 Resolution presented by Council Member Olson and Brantley re: Request that memorial signage be placed by the Goosetown City Park with the name "Donnelly Run", referred to Board of Park Commissioners.

**** COUNCIL MEMBER OLSON MOVED TO REFER RESOLUTIONS TO BE REFERRED TO BOARDS, COMMISSIONS, ETC.**

**** COUNCIL MEMBER BRANTLEY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

Mayor Finch called for a 5-minute recess for the purpose of a brief caucus among the council members.

The council members recessed to caucus at 7:45 pm.

The caucus ended at 7:50 pm.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

Mayor Finch asked if there were any items to be removed from the consent calendar.

Council member Stafstrom requested to remove ***160-12** Economic and Community Development and Environment Committee Report re: Bridgeport Harbor Management Plan Revision.

Council member Brantley requested to remove ***179-12** Economic and Community Development and Environment Committee Report re: Grant Submission: Historic Restoration Fund (HRF) grant through the State Historic Preservation Office to continue the restoration of the Barnum Museum Site, 820 Main Street.

The city clerk read the remaining consent calendar items into the record.

***164-12** Contracts Committee Report re: Power Purchase Agreement for Solar Photo-Voltaic Electric Generation at the WPCA (East Side), Public Facilities Complex, Barnum, Waltersville and Jettie Tisdale Schools, High Horizons Magnet School (JFK Campus) and Read School.

ADDED:

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

***130-12** Economic and Community Development and Environment Committee Report re: Grant Submission: Connecticut State Library for an Every Child Ready to Read (ECRR) Library Services and Technology Act (LSTA) Grant.

***148-12** Economic and Community Development and Environment Committee Report re: Grant Submission: State Department of Economic and Community Development for an Urban Act Grant Program.

***149-12** Economic and Community Development and Environment Committee Report re: Tax Incentive Development Agreement for 1803 Stratford Avenue, Affordable Housing Development – Bridgeport Neighborhood Trust.

***155-12** Economic and Community Development and Environment Committee Report re: Grant Submission: State of Connecticut Department of Economic and Community Development's (DECD) Office of Brownfield Remediation & Development Grant for the East End Urban Agriculture Center.

***156-12** Economic and Community Development and Environment Committee Report re: Grant Submission: State of Connecticut Department of Economic and Community Development's (DECD) Office of Brownfield Remediation & Development Grant for the Security Building Remediation Project.

***157-12** Economic and Community Development and Environment Committee Report re: Grant Submission: United States Environmental Protection Agency (EPA) for FY 2013 Supplemental Funding for Brownfields Revolving Loan Fund Grantees Program.

- *160-12** Economic and Community Development and Environment Committee
Report re: Bridgeport Harbor Management Plan Revision. - *removed*
- *166-12** Economic and Community Development and Environment Committee
Report re: Grant Submission: State of Connecticut Historic Preservation
Office for Sandy Disaster Relief Grant concerning Historic Properties –
Fayerweather Lighthouse Repair.
- *167-12** Economic and Community Development and Environment Committee
Report re: Grant Submission: USCM 2014 Childhood Obesity Prevention
Program for a Healthy Corner Store Initiative Grant.
- *171-12** Economic and Community Development and Environment Committee
Report re: Resolution regarding the creation of a “Trees for Bridgeport” Task
Force related to the Improvement of the Urban Forest of the Park City.
- *172-12** Economic and Community Development and Environment Committee
Report re: Grant Submission: State of Connecticut Department of Economic
and Community Development Urban Action Grant for the Andean Bear
Exhibit at the Beardsley Zoo.
- *173-12** Economic and Community Development and Environment Committee
Report re: Grant Submission: State of Connecticut Office of Policy &
Management Youth Services Prevention Grant Program.
- *179-12** Economic and Community Development and Environment Committee
Report re: Grant Submission: Historic Restoration Fund (HRF) grant through
the State Historic Preservation Office to continue the restoration of the
Barnum Museum Site, 820 Main Street. – *removed*

**** COUNCIL PRESIDENT McCARTHY MOVED TO APPROVE**

**** COUNCIL MEMBER BRANTLEY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

Mayor Finch returned to *160-12 Economic and Community Development and Environment Committee Report re: Bridgeport Harbor Management Plan Revision.

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** **COUNCIL MEMBER BRANTLEY MOVED TO APPROVE**
** **COUNCIL MEMBER LYONS SECONDED**

Council member Stafstrom stated that he would abstain from voting on this item, because of the involvement his law firm has with this piece of property.

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** **MOTION PASSED WITH FOURTEEN VOTES IN FAVOR AND ONE**
** **ABSTENTION (COUNCIL MEMBER STAFSTROM)**

Mayor Finch returned to *179-12 Economic and Community Development and Environment Committee Report re: Grant Submission: Historic Restoration Fund (HRF) grant through the State Historic Preservation Office to continue the restoration of the Barnum Museum Site, 820 Main Street.

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** **COUNCIL MEMBER MARELLA MOVED TO APPROVE**
** **COUNCIL MEMBER LYONS SECONDED**

Council member Brantley made a request to amend by substitution, the corrected amendment that wasn't technically reported.

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** **COUNCIL MEMBER BRANTLEY MOVED TO AMEND BY SUBSTITUTION –**
** **AMENDED COPY SUBMITTED TO THE CITY CLERK**
** **COUNCIL MEMBER BAKER SECONDED**
** **MOTION PASSED UNANIMOUSLY**

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** **COUNCIL MEMBER BRANTLEY MOVED TO APPROVE AS AMENDED**
** **COUNCIL PRESIDENT McCARTHY SECONDED**
** **MOTION PASSED UNANIMOUSLY**

MATTERS TO BE ACTED UPON:

165-12 Economic and Community Development and Environment Committee Report re: Resolution Authorizing the Acquisition of Redevelopment Properties in the East End.

** **COUNCIL MEMBER BRANTLEY MOVED TO APPROVE**
** **COUNCIL MEMBER BRANNELLY SECONDED**

Council member Holloway stated that this property was an old bank where there were a couple of other buildings surrounding it. He explained that when it was torn down, it required remediation because of contamination. At the time, it was agreed that they would give the property to Bridgeport and every study that was done found that the property was crucial to the block. However, they reneged on donating the property to the city. He urged the Mayor to take the property back.

Council member Baker stated that from Newfield Avenue to Central Avenue, the city has been in negotiations for the building located on the corner of Central Avenue as well as other properties. He urged the city to move forward, noting that money has been allocated in the capital plan; so the funds are available to acquire the other properties in the area. He urged approval of the item.

Council member Brantley said she understood regenerating development in this area. She mentioned the plan to put in a pharmacy on the east end that is part of the plan development and she thanked Bill Coleman for his recommendation.

A roll call vote was taken.

** **MOTION PASSED WITH FOURTEEN VOTES IN FAVOR AND ONE VOTE
IN OPPOSITION (COUNCIL MEMBER MARTINEZ)**

Other business:

Council member Brantley commended Mayor Finch's staff for doing an excellent job with the city wide cleanup and those that came from the Poconos, PA; Windsor, CT and other towns. She expressed that it was a job well done.

Mayor Finch stated that the clean up was the beneficiary of (400) volunteers from different churches.

New business:

**** COUNCIL MEMBER BLUNT MOVED TO SUSPEND THE RULES FOR THE PURPOSE OF SCHEDULING A PUBLIC HEARING FOR ITEM 136-12(A)**
**** COUNCIL MEMBER MARTINEZ SECONDED**
**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER BLUNT MOVED TO ORDER A PUBLIC HEARING AT THE NEXT SCHEDULED CITY COUNCIL MEETING ON NOVEMBER 4, 2013 FOR ITEM 136-12(A) RE: MILL HILL AVE NRZ**
**** COUNCIL MEMBER MARTINEZ SECONDED**
**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER MARELLA MOVED TO SUSPEND THE RULES FOR THE PURPOSE OF ADDING TWO (2) ITEMS TO THE AGENDA.**

**** COUNCIL MEMBER BRANNELLY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER MARELLA MOVED TO ADD ITEM 132-12 re: Service Agreement with Pro-Act, Inc to provide a free discount prescription card to residents of Bridgeport.**
**** COUNCIL MEMBER McCARTHY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER MOVED TO AMEND ITEM 174-12 BY SUBSTITUTION re: Seventh Amendment to Captain's Cove Lease Providing For the Release of a 2.23 Acre Portion of its Leasehold to Facilitate the Location of an Anaerobic Digester Adjacent to the West Side Treatment Plant.**

Associate City Attorney Pacacha stated that the matter involved WPCA for a project related to Proposed Anaerobic Digester Site Adjacent to the West Side Treatment Plan. The project involves a process will create heat produced from sludge.

**** COUNCIL PRESIDENT McCARTHY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

- ** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE THE AMENDMENT BY
SUBSTITUTION – *amendment submitted to the city clerk***
- ** COUNCIL MEMBER BRANNELLY SECONDED**
- ** MOTION PASSED WITH FOURTEEN VOTES IN FAVOR AND ONE VOTE IN
OPPOSITION (COUNCIL MEMBER dePARA)**
- ** COUNCIL PRESIDENT McCARTHY MOVED SUSPEND THE RULES FOR THE
PURPOSE OF REFERRING AN ITEM TO THE POLICE COMMISSION**
- ** COUNCIL LYONS SECONDED**
- ** MOTION PASSED UNANIMOUSLY**
- ** COUNCIL PRESIDENT McCARTHY MOVED TO REFER THE MATTER OF THE
REMOVAL OF A HANDICAP SIGN AT 62 TREMONT AVENUE**
- ** COUNCIL MEMBER BRANTLEY SECONDED**
- ** MOTION PASSED UNANIMOUSLY (ITEM #184-12)**

Other business continued...

Council member Lyons reminded everyone about the hazardous waste recycling that will take place at Blackham School from 9:00 am – 1:00 pm on Saturday, October 26, 2013 – *it was noted that everyone should bring all their hazardous materials, paints and other liquids for recycling.*

Council member Brantley asked everyone to keep Theresa Wilson in their prayers for the college tour that she will sponsor to Washington DC and Maryland. She expressed that she has done a great job with this annual event.

Council President extended Happy Birthday wishes to Council member Carlos Silva!

ADJOURNMENT

- ** COUNCIL PRESIDENT McCARTHY MOVED TO ADJOURN**
- ** COUNCIL MEMBER HOLLOWAY SECONDED**
- ** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 8:20 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services