



Stratford, Connecticut

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ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE ADA COORDINATOR AT 203-385-4020 OR 203-385-4022 (TDD) 5 DAYS BEFORE THE MEETING, IF POSSIBLE.

## **NOTICE OF PUBLIC MEETING**

THE STRATFORD TOWN COUNCIL WILL CONDUCT A REGULARLY SCHEDULED MEETING ON **OCTOBER 15, 2019** IN COUNCIL CHAMBERS OF TOWN HALL, 2725 MAIN STREET, STRATFORD, CT AT 8:00 P.M.

PUBLIC FORUM WILL BEGIN AT 6:45 P.M.

### **AGENDA**

#### **CALL TO ORDER**

#### **INVOCATION AND PLEDGE OF ALLEGIANCE**

#### **1. APPROVAL OF MINUTES** — Regularly scheduled meeting of September 9, 2019

RESOLVED: that the reading of the foregoing minutes be dispensed with as copies thereof have been previously provided to each Council Member and the same be and are hereby approved.

#### **2. CEREMONIAL PRESENTATIONS AND AWARDS**

- Recognition of Recreation Department volunteers

#### **3. COMMUNICATIONS, BILLS, PETITIONS, REMONSTRANCES**

#### **4. MAYOR'S REPORT, COMMITTEE REPORTS, TOWN ATTORNEY'S REPORT**

##### **4.1 MAYOR'S REPORT**

##### **4.2 QUESTIONS FOR THE MAYOR**

##### **4.3 COMMITTEE REPORTS**

**4.3.1 The Ordinance Committee** held a meeting on September 23, 2019 and referred the following item to the Town Council with a favorable recommendation, as amended:

**AN ORDINANCE AMENDING Article II § 7-4 through § 7-8 OF THE TOWN CODE (#19-20)**  
***(COMMISSION ON AGING)***

Article II § 7-4 through § 7-8 is hereby repealed in its entirety and readopted, as amended, as Article XVI § 5-86 through § 5-~~9088~~.

Sponsored by: Stratford Town Council

## **Article XVI Stratford Commission on Aging**

### **§ 5-86. Establishment; membership.**

There shall be a Commission to study the needs of and coordinate programs for the aging for the Town, consisting of the Mayor as an ex officio member and 13 other members ~~to be~~ appointed by the ~~Town Council~~ Mayor, two of whom shall represent the private voluntary agencies in the Town; one of whom shall represent the educational community of the Town; one of whom shall be a member of the clergy of the Town; and one of whom shall be representative of the age group concerned, who shall be an elector of the Town. All the members so appointed shall be persons interested in the consideration and solution of the problems of the aging.

### **§ 5-87. Duties.**

The Commission shall study continuously the conditions and needs of elderly persons in the community in relation to housing, economic, employment, health, recreational and other matters. It shall analyze the services for the aged provided by the community, both by public and private agencies, and shall make recommendations to the Town Council regarding the development and integration of public and private agencies, in cooperation with state and other services to the extent possible.

### **§ 5-88. Terms of Office**

Members of the Commission shall serve for a three year term of office which shall commence from date of appointment.

### **~~§ 5-88. Compensation and reimbursement.~~**

~~The members of the Commission so appointed shall serve without compensation but shall be reimbursed for their necessary expenses.~~

### **~~§ 5-89 Terms of office.~~**

~~From and after December 1, 1994, the first five appointees to the Commission shall serve for a period of three years. The next four appointees shall serve for a period of two years. The next four appointees shall serve for a period of one year. Thereafter, each member appointed to the Commission shall serve for a period of three years or until their successors are designated and appointed in accordance with § 5-86.~~

### **~~§ 5-90 Organization.~~**

~~The Commission may organize itself in whatever manner it may determine in order to carry out, to the fullest extent possible, the duties set forth in § 5-87.~~

RESOLVED: that the second reading of the above entitled Ordinance be dispensed with as copies thereof have been received by all Council Members, and that the same be adopted as a second reading and the foregoing be and is hereby approved, effective thirty days from passage.

**4.3.2 The Building Needs Committee** held a special meeting on October 7, 2019 and referred the following items to the Town Council with favorable recommendations:

- A. Turner Change Order #187 in the amount of \$42,135 for Building B and C Hardware Coordination.
- B. Proposed Antinozzi Amendment for an engineering design to maximize the size of the multi-use field within the SHS property limits without losing parking spaces in an amount not to exceed \$17,000.

RESOLVED: that the Building Needs Committee referrals A and B be and are hereby approved.

**4.3.3 The Parks and Recreation Committee** referral of award of bid for DeLuca Field Backstop

4.4 TOWN ATTORNEY'S REPORT

## **5. UNFINISHED BUSINESS and/or OLD BUSINESS**

### **5.1 RESOLUTION ADOPTING THE CONNECTICUT METROPOLITAN COUNCIL OF GOVERNMENTS (METROCOG) NATURAL HAZARD MITIGATION PLAN UPDATE, 2019**

*Tabled September 9, 2019*

Sponsored by: Stratford Town Council

**WHEREAS**, the Town of Stratford has historically experienced severe damage from natural hazards and it continues to be vulnerable to the effects of those natural hazards profiled in the plan (e.g. *flooding, high wind, thunderstorms, winter storms, earthquakes, dam failure, and wildfires*), resulting in loss of property and life, economic hardship, and threats to public health and safety; and

**WHEREAS**, the Stratford Town Council approved the previous version of the Natural Hazard Mitigation Plan in 2014; and

**WHEREAS**, the Town of Stratford and Connecticut Metropolitan Council of Governments (METROCOG) developed and received conditional approval from the Federal Emergency Management Agency (FEMA) for the 2019 Natural Hazard Mitigation Plan Update (the "Plan") under the requirements of 44 CFR 201.6; and

**WHEREAS**, public and committee meetings were held, and public input was sought in 2018 and 2019 regarding the development and review of the Plan; and

**WHEREAS**, the Plan specifically addresses hazard mitigation strategies and Plan maintenance procedure for the Town of Stratford; and

**WHEREAS**, the Plan recommends several hazard mitigation actions/projects that will provide mitigation for specific natural hazards that impact the Town of Stratford, with the effect of protecting people and property from loss associated with those hazards; and

**WHEREAS**, adoption of this Plan will make the Town of Stratford eligible for funding to alleviate the impacts of future hazards; now therefore be it

**NOW THEREFORE, BE IT RESOLVED** by the Town Council:

1. The Plan is hereby adopted as an official plan of the Town of Stratford;

2. The respective officials identified in the mitigation strategy of the Plan are hereby directed to pursue implementation of the recommended actions assigned to them;
3. Future revisions and Plan maintenance required by 44 CFR 201.6 and FEMA are hereby adopted as a part of this resolution for a period of five (5) years from the date of this resolution.
4. An annual report on the progress of the implementation elements of the Plan shall be presented to the Town Council.

**6. ORDINANCES AND RESOLUTIONS**

**6.1 ORDINANCES**

**6.1.1 AN ORDINANCE AMENDING § 5-61 THROUGH § 5-67 OF THE TOWN CODE (#19-21)**  
*(STRATFORD HOUSING PARTNERSHIP) Appended as pages 8-10*

Sponsored by: Stratford Town Council

RESOLVED: that the first reading of the above entitled Ordinance be and is hereby dispensed with as copies thereof have been previously furnished to each member of the Town Council, and that the same be adopted as a first reading and referred to the Ordinance Committee for a public hearing.

**6.2 RESOLUTIONS**

**6.2.1 RESOLUTION REGARDING SIDEWALK IMPROVEMENTS PROJECT (CDBG PROGRAM YEARS 43, 44, & 45)**

Sponsored by: Stratford Town Council

The Community Development Subcommittee, at its special meeting of October 2, 2019, unanimously approved and referred the following item to the Town Council with a favorable recommendation:

Bids for the project (Bid No. 2020-04) were received on October 2, 2019, as tabulated below:

Connecticut Seal Coating	264,585
D&P Construction	178,700
G. Pic & Sons Construction	158,750
Kowalsky Construction	146,600
NAC Industries	393,500
Reliable Excavating Co.	136,950
Resource Services	207,265
Star Construction	236,300
The Grasso Companies	171,000

RESOLVED: that Reliable Excavating Co. be and is hereby selected as the lowest responsible bidder, and that the Mayor be and is hereby authorized to execute a contract with Reliable Excavating Co. of Danbury, CT, in the amount of \$373,534, funded by the Community Development Block Grant, for the foregoing project.

**6.2.2 RESOLUTION REGARDING LOCAL PREVENTION PROGRAM GRANT**

*Executive Summary: The Stratford Partnership for Youth and Families is the Town's Local Prevention Council and eligible to receive this funding to advance its mission to mobilize youth and community partners to reduce youth substance abuse and create a safe, healthy and drug-free environment where youth and families thrive.*

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**WHEREAS**, the **Town of Stratford** has been awarded a grant from **The Hub, a division of RYASAP** for the **Local Prevention Council** in an amount not to exceed \$7,141.55; and

**WHEREAS**, it is desirable and in the public interest that the **Town of Stratford** enter into a grant agreement with **The Hub, a division of RYASAP**.

**NOW THEREFORE, BE IT RESOLVED BY THE Town Council:**

1. That it is cognizant of the Town's contract with **The Hub, a division of RYASAP** for the **Local Prevention Council Grant** in an amount not to exceed \$7,141.55; and
2. That it hereby authorizes, directs and empowers the Mayor or her designee to submit an application with RYASAP, to execute such contract with **The Hub, a division of RYASAP**, to provide such additional information, to implement the program once the award is secured, and to execute such other contracts and documents as maybe necessary under this program.

**6.2.3 RESOLUTION REGARDING PUBLIC HEALTH EMERGENCY PREPAREDNESS GRANT**

*This grant supports the continuation of Emergency Preparedness & MRC initiatives to be conducted by the Stratford Health Department on behalf of the Town of Stratford. It will provide continued development of the Town of Stratford's Public Health Emergency Preparedness Plan and training for emergency response staff. In addition, Stratford serves as the lead agency for Region 1 for mass dispensing activities. We will be contracting for a regional coordinator who will serve all local health departments in Region 1 as we transition to a singular mass dispensing area model.*

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**WHEREAS**, the **LEDGE LIGHT HEALTH DISTRICT** is authorized and has made funds available in the amount of **\$ 106,176** to extend financial assistance to municipalities in the form of grants; and,

**WHEREAS**, funds under this grant will be used to implement a **Town of Stratford Public Health Emergency Preparedness Plan**, the continuous development of regional emergency preparedness plans, and the continued development of the MRC team for Stratford and Region 1.

**WHEREAS**, it is both desirable and in the public interest that the **Town of Stratford** execute a grant agreement with **LEDGE LIGHT HEALTH DISTRICT** to accept funding in connection with this project.

**NOW THEREFORE, BE IT RESOLVED BY THE Town Council:**

1. That it is cognizant of the **Town of Stratford** grant application and contract with **LEDGE LIGHT HEALTH DISTRICT** for funds in the amount of **\$ 106,176** to implement a community

level **Public Health Emergency Preparedness Plan** and for the continuous development of regional emergency preparedness plans.

2. That it hereby authorizes, directs and empowers the Mayor or her designee to execute and deliver such application (including amendments to, or rescission of such agreement), and any and all related documents necessary to apply for and obtain funding from the **LEDGE LIGHT HEALTH DISTRICT** in the name of and on behalf of the **Town of Stratford**, for the continuous development of regional emergency preparedness plans, and to provide such additional information to execute all other contracts and documents as maybe necessary under this program.

## **7. NEW BUSINESS**

7.1 Sterling House Power Purchase & License Agreement (A copy of which has been previously provided to all Council Members)

RESOLVED: that the Town Council hereby authorizes the Mayor to sign Exhibit E – Owner Consent Agreement between CEFIA Holdings, LLC and the Town of Stratford of the Power Purchase and License Agreement which is between CEFIA Holdings, LLC and Sterling House Community Center, Inc.

7.2 TA CBS Extension for Stratford Public Works Employees Association Local 134 (A copy of which has been previously provided to all Council Members)

RESOLVED: that the TA CBS Extension between Stratford Public Works Employees Association Local 134 and the Town of Stratford be and is hereby approved.

## **7.3 APPOINTMENTS**

### **7.3.1 APPOINTMENT BY COUNCIL CHAIRMAN - Inland Wetlands Commission (Alternate Member) – 4 year term**

CHRISTOPHER BLAKE of SALVIA STREET be and is hereby appointed an alternate member of the Inland, Wetlands Commission to the vacant seat with a term to expire January 13, 2023

### **7.3.2 Waterfront and Harbor Management Commission – (Alternate Member) – 2 year term**

RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ be and is hereby appointed an alternate member of the Waterfront and Harbor Management Commission to the vacant alternate seat with a term to expire May 31, 2021

### **7.3.3 Stratford Library Association Board – 3 year term**

A. RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ be and is hereby appointed a member of the Library Association Board to the seat of Deborah Perman (resigned) with a term to expire December 31, 2020

B. RESOLVED: that \_\_\_\_\_ of \_\_\_\_\_ be and is hereby appointed a member of the Library Association Board to the seat of Jerry (Frederick) Streets (resigned) with a term to expire December 31, 2020

**8. ADJOURNMENT**

AN ORDINANCE AMENDING § 5-61 THROUGH § 5-67 OF THE TOWN CODE (#19-21)

Sponsored by: Stratford Town Council

**§ 5-61. Creation.**

There is hereby created the Stratford Housing Partnership.

**§ 5-62. Membership.**

The Partnership shall consist of ~~139~~ members as follows:

- A. The ~~Council Chairman's representative~~ Mayor or his/her representative.
- B. A representative of the Planning Commission.
- C. A representative of the Zoning Commission or Zoning Board of Appeals.
- D. The Town Planner.
- E. The Executive Director of the Housing Authority.
- F. The ~~Director of the~~ Community Development Agency Administrator.
- G. ~~Three members~~ One member of the local business community.
- H. ~~Four~~ Two members at large.

**§ 5-63. Appointments.**

The ~~Council Chairman~~ Mayor shall, ~~with the advice of Council,~~ appoint the members of the Partnership and shall make all appointments for vacancies and unexpired portions of terms. He/she shall appoint a temporary Chairman until such time as bylaws are adopted and officers elected by the Partnership. The Town Planner shall serve as Secretary.

**§ 5-64. Evidence of creation; periodic reports.**

The Secretary shall submit evidence to the Connecticut Commissioner of Housing that the Partnership has been formed in accordance with Chapter 137c of the General Statutes and that local resources have been committed to the Partnership. The Secretary shall make periodic reports on the Partnership's work.

**§ 5-65. Powers and duties of Partnership and Town Council**

A. The Partnership shall:

- (1) Examine and identify housing needs and housing opportunities within the Town.



- (2) Establish the price range of affordable housing.
- (3) Explore the availability of any state, municipal or other land that is suitable for the development of affordable housing.
- (4) Periodically advise the Town Council as to those properties identified as suitable for the development of affordable housing.
- (5) Review applicable zoning regulations to determine whether such regulations restrict the development of affordable housing in the community and identify and recommend to the Council any necessary changes to such regulations to promote development of affordable housing in a manner consistent with the surrounding neighborhood.
- (6) Develop and activate a long-range plan to satisfy housing needs in the Town.

~~B. The Town Council shall:~~

- ~~(1) In furtherance of the purposes of this chapter and the recommendations of the State of Connecticut with respect to municipal affordable housing, the Stratford Town Council is hereby authorized to acquire or to contract to acquire, by purchase, grant, foreclosure or otherwise, and to use, hold and dispose of real or personal property or interests therein within the municipality. Any action by the Town Council pursuant to this section shall not be subject to Chapter 35 §§ 35-1, 35-2 and 35-3 of the Stratford Town Code.~~

**§ 5-66. Effect of provisions.**

At all times when any rule, regulation, ordinance or resolution adopted by the Council pursuant to this article shall be in effect, it shall supersede all existing ordinances, orders, rules and regulations insofar as the latter may be inconsistent therewith.

**§ 5-67. Terms.**

The terms of the members of the Partnership shall be as follows:

- A. The positions of the Town Planner, Executive Director of the Housing Authority and the ~~Director of the~~ Community Development ~~Agency~~ Administrator shall be permanent members of the Partnership, and each individual who occupies these positions shall be appointed a member of the Partnership for the duration of his term of office.
- B. The ~~Council Chairman's~~ Mayor or his/her representative shall be appointed to serve for a term of ~~five-four~~ years, coterminous with the Mayor's term.
- C. The representative of the Zoning Commission or Zoning Board of Appeals shall be appointed to serve ~~an initial term of five years, and, thereafter, said representative shall be appointed~~ for a term of four years, coterminous with his/her elected term.
- D. The representative of the Planning Commission shall be appointed for a term of four years coterminous with his/her elected term.

- E. ~~Initially, one~~ The member from the local business community shall be appointed for a term of ~~two~~ four years, ~~one member for a term of three years and one member for a term of five years. Thereafter, each of said members shall be appointed for a term of three years.~~
- F. Initially, one at-large member shall be appointed for a term of ~~five~~ three years and ~~three~~ one at-large members shall be appointed for a terms of two years ~~each~~. Thereafter, each of said members shall be appointed for a term of two years.
- G. The terms of the members ~~shall initially commence in January 1990 and thereafter~~ shall commence on the first Monday in January following the date of appointment.