

THE BOROUGH OF WOODMONT
31 Clinton Street
Woodmont, CT 06460
MEETING OF BOARD OF WARDEN AND BURGESS
July 20, 2015

The meeting of the Board of the Borough of Woodmont was held on Monday, July 20, 2015 at the Richard J. Austin Borough Hall.

The meeting was called to order by Warden Edward Bonessi at 8:02P.M. In attendance were Burgesses, John Barrett, Kelley Graham, Frank M. Luysterborghs, Jr., Chuck Rockwell, Christopher Schmeisser, and Barbara Wagner.

Also present were: Beautification Committee Chair Pat Del Vecchio, Constable Donna Mallico, Clerk Wm. Guelakis, Custodian James Freda, Tax Collector Tina Della Valle and Treasurer Robert Listorti.

Pledge of Allegiance

Approval of Minutes

The July 6, 2015 minutes were reviewed by the Board. Burgess Wagner made a Motion to approve the minutes seconded by Burgess Barrett, and the Motion passed unanimously.

Freeholders I

Mike Krauss of 77 Hawley Ave had a question from the last meeting. He wanted information about the Pent Rd discussion. Warden Bonessi responded by saying he had gone down to Pent Rd with the public works director to go over the situation and was waiting for an opinion from the city attorney. While down at Pent Rd, Warden Bonessi and the public works director were greeted with the same screaming and other verbiage that other freeholders had mentioned at the last meeting.

Tina Andranovich of 1564 New Haven Ave, who resides next to the recently approved affordable housing property at 1556 New Haven Ave, is concerned how this property has been listed for sale. There are two listings for this property, one as a single residence and the second as a single residence with an option to add another three units. Tina Andranovich called the relator and received a very cryptic answer and feels something is amiss.

Christine Laydon of 46 Beach Ave, corner of Duval and Beach, had a few questions:

- The sign stating beach hours is missing. Warden Bonessi and Pat Del Vecchio both explained that new sign has been ordered.
- When the beach closes at 10PM does this include the fisherman that stay all night shining lights etc.? Warden Bonessi suggested that Christine Laydon call the police when the fisherman are out there after 10PM.
- There is a sign on Duval that reads "No Parking Hear to Corner" that is so faded that you cannot read it. Warden Bonessi instructed Burgess Graham to work with the city on having it replaced.
- The renovations to the beach by the Army Corps of Engineers has left the beach with rocks that make it hard to use for swimming, we had a great beach. Warden Bonessi went into great detail on why this had been done, about our category "G" beach designation, COP, and the movement of low hydrologic materials.

Elmer Laydon of 46 Beach Ave agrees with the Warden about calling the police when the fisherman stay on the beach past 10pm. He wanted to know if the police were aware of this regulation or city

ordinance. Warden Bonessi responded that this ordinance is city wide and that the police should be aware of it. Elmer Laydon said that he will call the police if necessary and if the police department does not respond that he will back to report it for the record.

Report of the Tax Collector

Tax Collector Report: 7/20/2015

Tax Bills 2015 sent out via QDS on 6/29: \$139,054.14

1. 709 Accounts (uploaded to Woodmont website as well)
2. Proposed Budget: \$125,300.00
3. Mill Rate: calculated on anticipated: .6666
4. TO DATE: Current balance in Webster Account is **\$57,632.44**
 - \$5000.00 deposited from Milford Account to Webster Account
 - \$476.85 replacement check #1309 from John Yimoyines (58 Beach Avenue): never deposited in 2014
 - **TOTAL COLLECTED VIA CHECKS FOR 2014 TAXES IS \$52,155.89**
 - This figure does not represent payments made on line (Lynn Foss, bookkeeper, will give me that figure at the end of the month)

New Tax Collector Account Opened at Webster Bank

- Ed needs to sign authorized signatory card at Milford Branch on Broad Street

Intent to Lien Notices to be sent via QDS: \$109,957.69 owed to Borough of Woodmont (\$333.22 -NOT INCLUDING COPIES OF LETTERS)

Last Lien filed was 2010

**** Tina and Ed to meet with Attorney Weiner to discuss verbiage**

2014 Checks Never Deposited (3): 1 only outstanding

Waiting on Brandon Pepe: \$77.23

Incorrect Address: TO BE IMPLEMENTED INTO QDS + 45 others

1. Mary Stickely: Mailed to 165 Centennial Drive, should be 16 Village Road (which is on the bill)
2. Suzanne Saletan: Wants her bill mailed to: PO BOX 5114 Milford , CT 06460
3. Deb Kavanaugh: 159 Kings Highway #23. Never received a bill (# 203-824-6785)

TO BE DISCUSSED

1. **Theresa Zikis:** Called asking where her tax bills were: These are all under the name of Milwood Properties, LLC, c/o FPJ Investments,
 - 142 Merwin Avenue
 - 146 Merwin Avenue
 - 150 Merwin Avenue
 - 159 Merwin Avenue

The only property that should have been taxed is 159 Merwin Ave. That one is always on our list. However, the other ones she asks about every year but they are on the even side of the street that we don't tax. John-please confirm that. Lynn Foss will check the City of Milford assessment and then ask QDS how to add a tax bill for them. **Also, John-At the corner of Chapel and Merwin is a property marked 160. I'm thinking 160 Chapel, but anyway-it in the Borough and I don't see us taxing it ever.** What is your opinion when looking at the map and is there a reason it might be exempt? And why the heck did that property get drawn in the Borough-it's like a flat heel of boot.

2. **33 Dunbar Road:** Sent me a copy of a check that cleared on 12/8/2014 for \$1005.50 – Payoff of a Tax Lien. Ms. Domenica Freda said Lien Release was never filed and they are trying to remortgage their home. I don't see their property showing on the Lien List
3. **One Spencer Street:** (waiting on response from Dan Thomas, Assessor :) From Jerry Fiorentino: My wife, Patricia Fiorentino, and our neighbor, Sharon Trivelli, purchased 1 Spencer St. in Sept. of 2014. In December of 2014, we demolished the house at that property. On 7/1/15, the City Tax Assessor adjusted the Gross assessment from \$806,990 to \$664,696. This adjustment should be made to the Borough Tax as well.
4. **52 Beach Avenue:**
Regarding 52 Beach Ave, I've attached a print screen of both the Assessor's VISION screen and the Collectors Billing Screen to show that the transfer went through as requested. Please note the collectors billing also lists the property 1st in the name of the owner on October 1, 2014, as per statute. At the time of the closing, Mr. DellaValle did pay \$205.36 in taxes. Please confirm that Mr. DellaValle bears no responsibility to The Borough of Woodmont. The new owners paid the ENTIRE tax bill this week: \$ 521.40 **Someone is due a refund**
5. **25 Bonsilene Street:**
Attached please find page 1 of the HUD-1 settlement statement showing the sale of the property at 25 Bonsilene St. Milford, CT, that was sold on March 13, 2015 to John & Kimberly Neff. Mr. Jablonski received a Borough of Woodmont real estate tax bill, list number 2014010006523 .
 - Does that tax bill need to be sent to the new owners of record?
 - Or, is Mr. Jablonski responsible?
6. **25 Dixon Street:**
Mr. and Mrs. Joseph Rocco received a Woodmont tax bill for 25 Dixon Street. Their Aunt Marie Hunt owned the house, but she passed away Feb. 2, 2015. The house was sold in May 2015.
 - Are the Rocco's responsible for the tax bill; or the new owners responsible for this? I looked up Vision Appraisal and Marie Hunt is still listed as owner.
7. **3 Dunbar Road:**
Tricia Brennan is in receipt of a Borough of Woodmont Tax Bill on our family property at 3 Dunbar Rd. in the amount of \$224.61. When the property was sold on 11/21/14, there was an adjustment on the HUD Statement for the Woodmont Borough Tax 11/21/14 - 6/30/15 in the amount of 129.61.
 - Is there money due to the Borough from the Brennan Family LLC at this time? I assume it would be HOFFMAN DEBORAH K
8. **11 Clinton Street:** Returned their tax bill. They said they closed in October 2014. Monies were paid at closing
9. **185 Merwin Avenue:** Asked to remove her husband from future correspondence/bills. Divorce was finalized in March 2015. Can provide copy of the quit claim

NON-WOODMONT PROPERTIES

1. Eugene/Elizabeth Smith: 156 Merwin Avenue: Their property is not located in Woodmont and therefore not subject to Borough Real Estate Taxes
2. Mary Ahern: 151 Merwin Avenue, Mary Ahern: Confirmed that their property **is located in Woodmont**. *Email sent to Ms. Ahern's trustee on 7/1*

DISCHARGE OF LIENS

- 2 certificates arrived via mail. Does the original go to the Property Owner?
- 108 Hawley
 - 154 Kings Highway, UN # C

Report of the Warden

Warden Bonessi summarized that everything said in response to Mike Krauss about Pent Rd covers what he was going to say on that subject. Warden Bonessi is waiting for a determination if Pent Rd is a right of way or a road. Burgess Wagner said that a fence has been placed by the property owners on Rosemary Ct. Warden Bonessi responded that the new fence was pretty much in the same place as the older fence was.

Burgess Barrett reported that all the paper work submitted to FEMA for damages to the roof at 128 Kings Highway has been submitted to replace the existing roof. It has been marked for approval and hopefully we will be hearing soon.

Report of the Constable

July 10th – July 19th 2015

Summary

Woodmont Borough patrols were done as followed:

Fri. 7/10 Officer took report of stolen paving stones, 1 written warning, 3 parking tickets and 2 assists.

The Officers on patrol on Saturday 7/11 reported making multiple checks of the beaches, Borough Hall, the Firehouse & Beach Ave parking, firework complaint and party at Beach Ave residence. The Officer reported participating medical emergency on Village Rd.

The Officer on patrol on Sunday 7/12 reported making multiple checks of the Borough Hall, the Fire House, and Fannie Beach building. The Officer also checked Hawley Ave, Beach Ave, Village Rd, Mark St, Abigail St, and other Borough streets. The Officer reported doing foot patrols of the beach area and Borough streets, (Officer attended wake at Cody White for retired Officer) No evening coverage

The Officer on patrol on Friday 7/17 (evening only no day coverage reported) made multiple checks of the Borough nothing to report.

The Officer on patrol on Saturday 7/18 afternoon reported walk and talk along Beach Ave. speed checks and alarm at 40 Beach Ave, reported issuing 1 written warning.

The Officer on patrol on Saturday evening 7/18 evening report 911 hang up at Chapel St Residence medical issue, radar on Kings Highway, and walk & talk along Beach Ave.

The Officer on patrol on Sunday afternoon 7/19 reported radar on Kings Highway and Dixon, alarm at Fannie Beach, walk and talk Beach and Devol St... The Officer on patrol on Sunday evening 7/19 evening reported making multiple checks of the Beach Ave. resident parking lot, Beach Ave, Borough Hall, Fannie Beach Center, and the playground. Medical assist out of borough.

The following summary for July 10th to 19th are based on the activity reports submitted by officers:

5 Verbal Warnings	2 Written Warning	0 Oral Reports
24 Parking Tickets	0 First Aid Assist	0 MV Arrests
1 Criminal Arrests	1 Fire Department Assists	0 Infraction
7 Police Assists (In the Borough)	2 Police Assist (Out of the Borough)	

Gas- 7/11 - \$34.00

7/12 - \$19.49

7/18 - \$32.00

7/19 - \$22.99

Report of the Clerk

No Report.

Report of the Treasurer

Disbursements July 6 & 20 2015

BOROUGH		LIBRARY	
Ed Bonessi	\$0.90	Brodart Co	\$10.82
Donna Malico	\$46.87	Brodart Co	\$4,296.00
Donna Malico	\$53.16	TOTAL	\$4,306.82
Bill Guelakis	\$1,054.33		
Christine E. DellaValle	\$240.05		
Kelley Cummings	\$496.21		
Robert Listorti	\$230.87		
Joseph Rogers	\$115.44		
Christine E. DellaValle	\$36.24		
Charles Rockwell	\$35.08		
United Illuminating Co	\$219.97		
United Illuminating Co	\$128.32		
United Illuminating Co	\$117.69		
Southern Conn Gas Co	\$46.04		
Southern Conn Gas Co	\$83.10		
Regional Water Authority	\$56.78		
Regional Water Authority	\$141.50		
Quality Data Service Inc	\$299.62		
Lynn Foss	\$862.50		
Lynn Foss	\$287.50		
Quality Data Service Inc	\$2,409.50		
Charms	\$85.00		
Virtual Town Hall	\$1,500.00		
Affordable Sign	\$500.00		
City of Milford	\$4,420.30		
Land & Sea Security	\$78.00		
Susman Duffy & Segaloff PC	\$738.00		
Tim's Auto LLC	\$133.17		
TOTAL	\$14,416.14		
CITY			
Malico Paving Co	\$3,749.20		
Malico Paving Co	\$14,750.00		
United Illuminating Co	\$2,511.49		

Turf Masters LLC	\$1,225.00
RJ Thomas Mfg Co LLC	\$747.10
E & D Landscaping LLC	\$3,162.02
TOTAL	\$26,144.81

Committee Reports:

Planning & Zoning

Burgess Wagner suggested that we invite our state representatives to have office hours before our annual report or meeting. Warden Bonessi responded we also need to bring in our alderman and have them sit with us to put together a plan for our budget, give them a tour of our needed public works projects to include street paving, so to have them get us a larger rebate of our taxes from the city.

Police & Safety

Burgess Graham reported that she has asked officer Vito for additional “No Parking” signage for Woodmont Day and that the road race coverage is a concern with the police. Treasure Robert Listorti said that he had talked with the police and they never called him back concerning coverage for the race and since the bus route has been changed it may not be an issue. Warden Bonessi said we need one officer to cover the road race and one to cover the 11pm – 7am shifts on Friday and Saturday nights.

House

Burgess Rockwell just wanted to have clarification of the charge to be paid to the custodian for using Borough Hall was \$25, all concurred.

Lighting

No Report.

Beaches

Burgess Luysterborghs reported that on June 26th a representative from Westcott and Mapes, the Warden, city public works, and the State of Connecticut meet concerning the (COP) Certificate of Permission. Our state representative said that since we have 20 – 27 years left with our agreement with the Army Corps of Engineers, they were going to work on having our COP extended for the life of the contract.

Public Works

Warden Bonessi reported there are three holes in the streets that need to be dealt with and asked Jim Mallico to bundle the cost of the repair.

Finance

Burgess Schmeisser said that we are \$15K in the red.

Library

No Report.

Beautification

Pat Del Vecchio reported:

Committee:

- Installed chains and lids on 6 existing trash cans and moved lids around to have all but 3 barrels with lids.
- Contacted E and D Landscaping to clean out city area at beach at bottom of park to be done before Woodmont Day. Also had them clean all beds and common areas for weekend.
- Jim Mallico place barrel at Rosemary CT and removed graffiti from signage.
- Ordered plaque and bench for Donohue dedication.

Approval of Bills

Bills are in circulation.

Unfinished Business

None.

Old Business

- **Transfer of ownership of the unnamed ally off of Clinton St.**

Burgess Barrett reported that the agreement between the home owners has not been completed.

Burgess Barrett Motioned that we table this until the next meeting, seconded by Burgess Schmeisser, and the Motion passed unanimously.

- **Change Electrical Suppliers**

Burgess Luysterborghs reported that since the recent reduction in rates by the United Illuminating Company there is no reason to change electrical suppliers.

New Business

Burgess Rockwell Motioned to change the agenda, seconded by Burgess Barrett, and the Motion passed unanimously.

Burgess Rockwell Motioned to have a proposal received from the Patricia Micceri Family Trust, for 108 Beach Ave, to be reviewed, seconded by Burgess Barrett and the Motion passed unanimously.

Burgess Rockwell Motioned to table this for the next meeting, seconded by Burgess Barrett, and the Motion passed unanimously.

Freeholders II

Tina Andranovich of 1564 New Haven Ave said that she has lived here for six years and there is still no signage along the street to indicate that this a no parking zone. There has been a car parking along the street that struck recently and was not ticketed for the violation by the police. Please do something if you have contacts with the state. I have called the police and they refuse to do anything do the lack of signage, they do nothing. Warden Bonessi requested that Burgess Graham look into this.

Outstanding Items

None.

- At 9:01 P.M. Warden Bonessi entertained a Motion to adjourn the meeting. The Motion was made by Burgess Barrett, seconded by Burgess Wagner and the Motion carried unanimously.

Minutes taken by William Guelakis
Woodmont Clerk