

MINUTES OF THE 11th BOARD OF REPRESENTATIVES
STAMFORD, CONNECTICUT

Meeting of November 8, 1971

The last regular Monthly Meeting of the 11th Board of Representatives of the City of Stamford, Connecticut, was held on Monday, November 8, 1971 in the Board's Meeting Room, 429 Atlantic Street, Stamford, Connecticut.

The meeting was called to order by the President, Charles J. Heinzer, III, at 8.20 P.M., after a caucus by the respective parties.

INVOCATION: In the absence of the Rev. Stanley F. Hemsley, the Invocation was given by the President, who read from a "Councilman's Prayer".

PLEDGE OF ALLEGIANCE TO FLAG: The President led the Members in the Pledge of Allegiance to the Flag.

MOMENT OF SILENCE:

In Memory of mother-in-law of Mrs. Lois Pont-Briant, 20th District Representative.

In Memory of Mrs. Jennie Zezima, mother of Frank and Peter Zezima.

A moment of silence was observed at this time in memory of the two recently deceased persons.

ROLL CALL:

ROLL CALL was taken by the Clerk. There were 30 present and 10 absent at the first calling of the roll. However, three Members arrived after the Meeting had started and there was one resignation in the 7th District, which was filled by the election of a replacement, making the final ROLL CALL 34 present and 6 absent.

The absent Members were:

Alphonsus Donahue (D) 1st District
Handy Dixon (D) 2nd District
Edward Dombroski (D) 3rd District
Robert Durso (D) 5th District
Robert Costello (D) 6th District
Richard Bieder (D) 11th District

PAGES:

THE PRESIDENT announced the following Pages serving the Board tonight:

Miss Elizabeth Macrides (daughter of former Member, John Macrides)

Minutes of November 8, 1971PRESENTATION OF COMMEMORATIVE PLAQUES

THE PRESIDENT presented each Board Member with a commemorative plaque in appreciation for their service as a Member of the 11th Board of Representatives. He also presented a gift to the Clerk, Mrs. Pont Briant as a token of the gratitude of the Board.

MRS. PONT BRIANT presented a gavel to the President as a token of the Board's appreciation for his service as President of the 11th Board.

Several of the outgoing Board Members spoke at this time, thanking the Members of their various Committees for their service.

RESIGNATION - RICHARD F. COMERFORD, JR. (D) 7th District, and replacement

THE PRESIDENT read Mr. Comerford's resignation at this time and called for nominations to replace him as a Member of the 11th Board.

ELECTION OF REPLACEMENT IN THE 7TH DISTRICT - PETER J. WALSH (D)

MR. GUROIAN, remaining Member in the 7th District, offered the name of Peter J. Walsh, (D), in nomination, to fill the vacancy created by Mr. Comerford's resignation. Mr. Walsh was unanimously elected to fill out the term for tonight's meeting as a Member from the 7th District.

THE PRESIDENT administered the Oath of Office to Mr. Walsh, who assumed his seat as a Member of the Board from the 7th District.

ACCEPTANCE OF MINUTES: Meeting of Friday, September 24, 1971
Meeting of October 4, 1971

The Minutes of the above meetings were accepted, there being no changes or corrections.

COMMITTEE REPORTS:

The reading of the Steering Committee Report was waived and ordered entered in the Minutes and appears below:

STEERING COMMITTEE REPORT
Meeting held Tuesday, October 26, 1971

A meeting of the Steering Committee of the Board of Representatives was held on Tuesday, October 26, 1971, in the Republican Caucus Room of the Board.

The meeting was called to order by the Chairman and President, Charles J. Heinzer, III, at 8 P.M.

The following people were present: Charles Heinzer, III, Chairman;

Minutes of November 8, 1971

George Russell, Joseph Bitetto, Jack DeForest, John Breese, Gerald Rybnick, Peter Chirimbes, John Boccuzzi, Edward Scofield and Frederick Miller.

The following matters were acted upon:

(1) Appointments:

There were two appointments submitted by the Mayor; One being an appointment to the Urban Redevelopment Commission - James E. Carey, Jr. (D) being a re-appointment to term ending August 7, 1976 and the other being an appointment to the Conservation Commission - John Henville-Shannon (D) for term ending December 1, 1973.

ORDERED ON AGENDA under Appointments Committee

(2) Additional Appropriations:

\$17,720.00 - MAYOR'S OFFICE - To employ a full-time LABOR NEGOTIATOR-
CONTRACT ADMINISTRATOR, effective October 1, 1971 -
(Mayor's letter of 7/12/71) - (Approved Sept. 9, 1971
by Board of Finance) (Held in Committee 10/4/71)

ORDERED ON AGENDA under FISCAL COMMITTEE

All requests for additional appropriations which appear on the Board of Finance Agenda for their Thursday, October 14, 1971 meeting and which have not yet been approved by that Board, were not ordered on the Agenda, pending their approval.

- (3) Proposed Resolution (requires approval by both Board of Finance and the Board of Representatives) - "TO ACCEPT FEDERAL GRANT OF \$278,593.00 UNDER THE 1971 EMERGENCY EMPLOYMENT ACT, SECTION 6(a) and CITY'S IN-KIND CONTRIBUTION OF \$30,954.00" in order to relieve severe unemployment -
(Mayor's letter dated Oct. 26, 1971, received day of Steering Committee Meeting, and not yet placed on the Board of Finance Agenda)

Above item was ORDERED ON THE AGENDA and referred to the FISCAL COMMITTEE, SUBJECT TO APPROVAL BY THE BOARD OF FINANCE; their next regular meeting being scheduled for November 11, 1971 AFTER the Board of Representatives' meeting, to be held Monday, November 8, 1971.

- (4) Request for Ordinance similar to one in effect in the Town of Rye, N.Y., in regard to soliciting orders or operating Food Vending Trucks by persons who do not reside in the City and the method of obtaining a permit for same - (Requested in person by Mr. Vinnie DeNicola on Aug. 25, 1971)
(Held in Committee 10/4/71)

Above NOT ordered on the Agenda, as the Committee has to study it further.

Minutes of November 8, 1971

- (5) Resolution to empower the Mayor of the City of Stamford to apply for NATIONAL FLOOD INSURANCE through the U.S. Dept. of Housing (HUD) in order to make this insurance available to home owners - (Introduced by Mr. Roos, 10th District Representative at Steering Committee Meeting held 9/20/71) - (Held in Committee 10/4/71)

Above matter ORDERED ON AGENDA under LEGISLATIVE & RULES COMMITTEE

- (6) LEASE for the SOUTH END COMMUNITY CENTER (Old Cloonan School Building) - (Mayor's letter of 8/11/71) - (Approved by Board of Finance 9/27/71)

Above ORDERED ON AGENDA under LEGISLATIVE & RULES COMMITTEE

- (7) LEASE between City and CTE, to rent space in City Hall Annex for \$1 a year - (Mayor's letter of 8/9/71 - (Approved by Board of Finance 9/27/71)

Above NOT ordered on Agenda

- (8) Proposed Ordinance Concerning Property Tax and Abatement, pursuant to Sec. 12-81b of General Statutes - (Requested in letter of 9/22/71 from P. Lawrence Epifanio, Atty. on behalf of the RUSSIAN ORTHODOX G.C. CHURCH OF THE ASSUMPTION OF ST. MARY OF STAMFORD, CONN. INC.)

Above ORDERED ON AGENDA under LEGISLATIVE & RULES COMMITTEE

- (9) Request for WAIVER OF BUILDING PERMIT FEE FOR NEW HOPE TOWERS to be built by the New Hope Corporation within the URC area - (Letter dated 8/12/71 from Atty. Robert B. Wise)

Above ORDERED ON AGENDA under LEGISLATIVE & RULES COMMITTEE

- (10) AGREEMENT Concerning the DARIEN-STAMFORD SEWER TIE-IN - (Mayor's letter of 8/26/71) - (Held in Committee 9/4/71)

Above ORDERED ON AGENDA under LEGISLATIVE & RULES COMMITTEE

- (11) Proposed Ordinance APPROVING THE ESTABLISHMENT OF A TRANSIT AUTHORITY (Mayor's letter of 9/24/71)

Above NOT ordered on Agenda, but REFERRED TO THE LEGISLATIVE & RULES COMMITTEE

- (12) Proposed Ordinance Concerning Extension of Term of Office of Registrars of Voters from 2 Yrs. to 4 Yrs. - (Under provisions of Public Act 494, 1970 Session of Legislature, entitled: "An Act Concerning the Term of Town Clerks")

Above NOT ordered on Agenda.

Minutes of November 8, 1971

- (13) Proposed Ordinance - Concerning Revised HOUSING CODE - Amending Chapter 18 of Code of General Ordinances, entitled: "MINIMUM HOUSING STANDARDS" - (See Mayor's letter of May 13, 1970) -
Referred to Legislative & Rules Committee 5/18/70 by Steering Committee; NOT ordered on Agenda at that time; held in Committee 7/6/70; see letter dated 7/13/70 from James Sotire, Chairman of the Code Enforcement & Review Committee, to Mr. Ellsworth, former Chairman of the Legislative & Rules Committee, saying Mr. Sotire's Committee is required by law, under the "Workable Program" of Federal Regulations, to review these matters; also letter dated 1/18/71 to Dr. Gofstein by Mr. Ellsworth, saying there is danger of the Ordinance being rejected by the Board unless it is re-written; also see request for a Corporation Counsel's ruling in letter dated April 13, 1971 from Mr. Charles Heinzer, President, when Watson Horner was Chairman of the Legislative & Rules Committee)

The above matter was NOT ordered on the Agenda.

- (14) Request for WAIVER OF BUILDING PERMIT FEE for Construction of a Generator Room in St. Joseph's Hospital, from Frank Mercede & Sons, Inc., who are doing the work - (letter dated Oct. 22, 1971)

Above ORDERED ON AGENDA under LEGISLATIVE & RULES COMMITTEE

- (15) Resolution Authorizing the Filing of an Application for State Assistance in order to undertake a program of Coordinated Housing Code Enforcement - (Mayor's letter of 8/2/71) - (Held in CDAP Committee 9/7/71 and again on 10/4/71) - See Page 8011 of Minutes

Above ORDERED ON AGENDA under LEGISLATIVE & RULES COMMITTEE

- (16) Resolution CONCERNING THE GRANTING OF TAX ABATEMENT ONLY IF A STATE GRANT IN AID IN AN AMOUNT EQUAL TO THE TAX ABATEMENT IS PAID BY THE STATE TO THE CITY - (Brought in by Mr. Anthony D. Truglia, 5th District Representative)

Above ORDERED ON AGENDA under LEGISLATIVE & RULES COMMITTEE

- (17) \$5,700.00 - Membership Dues in SWRPA - Code 135.2102 Dues & Subscriptions for Fiscal Year 1971-1972 - (Deleted from Budget) - (Mayor's letter of 5/18/71) NOTE: This was on the July 12, 1971 Steering Committee Report - Page 7896 of Minutes and was NOT ordered on the Agenda at that time)

The above matter was reintroduced and ORDERED ON AGENDA under FISCAL COMMITTEE

- (18) Letter dated 10/18/71 from Patricia Stork and Ralph Boccuzzi, who are running for the 12th Board from the 7th District, requesting approval of two resolutions requesting the State Highway Dept. for better traffic control and improvement of the Courtland Avenue Railroad Bridge.

Minutes of November 8, 1971

Above REFERRED TO THE HEALTH & PROTECTION COMMITTEE -
ORDERED ON AGENDA.

- (19) Concerning acceptance of roads as City Streets, if any.

ORDERED ON AGENDA and REFERRED TO PLANNING & ZONING COMMITTEE

- (20) Proposed Resolution Concerning TRANSFER OF WILLOW STREET
EXTENSION FROM URC TO CITY OF STAMFORD - (Area bounded westerly
by West Main Street and easterly by South Street) - (Under
provisions of Ordinance No. 144 - (Letter dated Oct. 4, 1971
from James Hibben, URC Director to Charles Heinzer, III,
President)

Above ORDERED ON AGENDA under PLANNING & ZONING COMMITTEE

- (21) PETITION - From CHAMBER OF COMMERCE for permission to erect and
maintain CHRISTMAS lighting poles during Xmas Season, with
insurance safeguards to be provided.

Above ORDERED ON AGENDA under PARKS & RECREATION COMMITTEE

- (22) PETITION - From SALVATION ARMY to place CHRISTMAS KETTLES on
City streets beginning Monday, November 23, 1971

Above ORDERED ON AGENDA under PARKS & RECREATION COMMITTEE

- (23) Concerning Addendum to COLLECTIVE BARGAINING AGREEMENT, Firemen's
Pension Fund - To transfer \$20,354.26 to the Trust
inasmuch as actual funding is now a reality - (Mayor's letter
of 9/9/71)

Above ORDERED ON AGENDA under PERSONNEL COMMITTEE

- (24) Proposed Resolution requested by DCA, to apply for STATE FINANCIAL
ASSISTANCE in amount of \$1,262,244.00 for URC - (Mayor's letter of
10/4/71)

Above ORDERED ON AGENDA under URBAN RENEWAL COMMITTEE

- (25) Proposed Resolution re: DISPOSITION OF RE-USE PARCEL 37 TO SNET -
(Requested in letter dated 10/6/71 from Corporation Counsel to
President)

ORDERED ON AGENDA and REFERRED TO URBAN RENEWAL COMMITTEE

- (26) Complaint from residents of SPRINGDALE in area of ESTWICK PLACE,
off Weed Hill Avenue, lower Ridgeway Street and upper Mulberry
Street, of BAD FLOODING CONDITIONS and requesting a solution
similar to the Mulberry Street Brook covering project - (Letter
dated 10/17/71 signed by Miss Victoria Comito, 33 Ridgeway
Street, Springdale)

No action taken - Ordered held for the 12th Board.

Minutes of November 8, 1971

- (27) Letter dated 10/18/71 from JOHN J. BOESEN, DEPUTY CHIEF, STAMFORD FIRE DEPARTMENT, requesting an investigation be made into the new "RETIREMENT POLICY" instituted on Sept. 1, 1971 as well as other charges attached to letter

ORDERED ON AGENDA under "New Business"

- (28) Letter dated 6/24/71 to "All Employees of the City of Stamford who are eligible to belong to Teamsters Local Union #145" from Business Representative, Alphonse Ragona, Teamsters Local Union #145 - (Brought up by Mr. Anthony D. Truglia, Minority Leader, under "New Business" at the 10/4/71 Board Meeting - See Page 8017 of Minutes)

There was considerable discussion of the above letter, the feeling being that employees should not be forced to join a Union in order to obtain employment with the City. It was decided to refer this to the PERSONNEL COMMITTEE in order that the next Board could take it under advisement when Collective Bargaining contracts are again brought before the Board for ratification.

There being no further business to come before the Committee, on motion, duly seconded and CARRIED, the meeting was adjourned at 9 P.M.

CHARLES J. HEINZER, III
Chairman, Steering Committee

APPOINTMENTS COMMITTEE:

MR. RUSSBACH, Chairman, presented the following appointments. The vote taken appears below.

(1) URBAN REDEVELOPMENT COMMISSION

Term Ending

JAMES E. CAREY, JR. (D)
16 Cowing Terrace
(Reappointment)

VOTE: 29 yes
2 no

August 7, 1976

(2) CONSERVATION COMMISSION

JOHN HENVILLE-SHANNON (D)
44 Calass Lane
(Replacing Richard Tobin,
who resigned)

" 28 yes
3 no

December 1, 1973

FISCAL COMMITTEE:

MRS. PONT-BRIANT, Chairman, presented the following additional appropriations:

Minutes of November 8, 1971

- (1) \$13,000.00 - MAYOR'S OFFICE - To employ a full time LABOR NEGOTIATOR-
CONTRACT ADMINISTRATOR, effective October 1, 1971 -
(Mayor's letter of 7/12/71) - (Approved Sept. 9, 1971
by Board of Finance) - (Held in Committee 10/4/71)

MRS. PONT-BRIANT MOVED for approval of the above in the REDUCED amount of \$13,000.00 being reduced from the original request of \$17,720.00. She said the reason this was reduced by the Fiscal Committee simply because of a pro-rata time element, because the gentleman cannot be hired until December 1st. She explained that the job specifications have been approved by the Personnel Commission and requires ten years' experience and it shall not be Civil Service, but on a three year contractual basis, renewal yearly. She said she has been assured that the position will be properly advertised and tested. She said they have also been advised that this man, when hired, can handle the school contracts and it is the wish of the Fiscal Committee that he do so.. She said they believe this can be done in the Fall of 1972 as the present contract is being negotiated so there can be no changes at this time and by doing this it will save the City money and at the same time have a negotiator available at all times. Seconded by Mr. Roos, Chairman of the Personnel Committee who said his Committee concurs.

MR. CHIRIMBES objected to creating another job, as he believes it will "bloom" into another department and end up costing a lot more than was ever anticipated. He said he does not believe that there can be one person who can handle 13 contracts and be knowledgeable in all areas. He said he made a recommendation that an agency or agencies be employed to handle these contracts, who have the manpower and the facilities in all areas of labor contracts and who could do a much better job. He said in the years he has been on the Board he has seen at least 15 new City Agencies created and they all started out small and later "bloomed" into an enormous boondoggle.

MR. TRUGLIA asked if the Board of Education has been consulted in the area of having this negotiator working with them.

MRS. PONT-BRIANT said they had asked the question - could this man handle the contract for the Board of Education and were informed that he could take care of this also. She said he would be available and could be used as a negotiator for the Board of Education also.

MR. TRUGLIA said then he is to understand that the Board of Education has not been contacted and it resolves that they could use the City negotiator if they wished to do so. Mrs. Pont-Briant said this is correct and the Board of Education would have the final say on it.

MR. RUSSBACH said he is 100% behind this and thinks it is something that is long overdue and you cannot run a \$78,000,000 business with part time help. He said he feels that when a new Charter Revision Commission is formed that there should be considerable thought given to a City Manager form of government to maintain continuity who will be a professional administrator and negotiate the contracts. However, for the time being, he said he thinks this is a proper job and a proper function and is badly needed if only for a stop gap.

Minutes of November 8, 1971

MRS. SHERMAN spoke in favor of having a full time labor negotiator.

MR. RYBNICK said the Committee was told that most of the contracts are negotiated in the Spring, but the Board of Education contracts do not come up until late in the Fall, so the Negotiator would have ample time to take care of both.

MR. ROOS spoke in favor of having a labor negotiator. However, he said he does not think the City is going to save any money on it, but thinks it will be worth what it costs to have a full time man on the job and it will probably cost around \$30,000 when all the costs are added up.

VOTE taken on the above request to appropriate \$13,000 in order to employ a full time Labor Negotiator. CARRIED with one "no" vote.

- (2) Proposed Resolution (requires approval by both the Board of Finance and the Board of Representatives) - "TO ACCEPT FEDERAL GRANT OF \$278,593.00 UNDER THE 1971 EMERGENCY EMPLOYMENT ACT, SECTION 6 (a) and CITY'S IN-KIND CONTRIBUTION OF \$30,954.00" in order to relieve severe unemployment - (Mayor's letter dated October 26, 1971, received day of Steering Committee Meeting, and subject to PRIOR APPROVAL BY THE BOARD OF FINANCE - Deferred by Board of Finance on Nov. 12, 1971)

The above matter was held in Committee until action is taken by the Board of Finance.

- (3) \$5,700.00 - Membership Dues in SWRPA -- Code 135.2102 - Dues & Subscriptions for Fiscal Year 1971-1972 - (Deleted from Budget) - (Mayor's letter of 5/18/71) - (NOTE: See Steering Committee Report, dated July 12, 1971, Page 7896 - Not ordered on Agenda at that time)

MRS. PONT-BRIANT said the Committee discussed the above request in a meeting with representatives of SWRPA and many questions were asked as to their method of operation, their funding, their voting, etc. She said they said they are formulating long range plans involving sewers, water, etc. and have sent open state plans to various planning agencies and are looking into many other areas relating to housing, etc. She said it was the consensus of the Fiscal Committee that we should not pay dues for this year and they felt that SWRPA should take positive action in areas of housing and over all planning in other communities with respect to Stamford and surrounding areas. She said it was not the amount of dues they object to, but want more positive action to be set forth by this group and feels that Stamford has been carrying too much of the load in many of these areas and feel that SWRPA should come forth with some positive statements in relation to other areas that should be taking some of the responsibility. She said the Committee voted against the appropriation by a vote of six "no" and one "yes" with the Committee asking for the rejection of this appropriation.

THE PRESIDENT said although the Committee does not recommend approval of this request, it requires an affirmative motion in order to have the Board vote on the question.

Minutes of November 8, 1971

MRS. PONT BRIANT MOVED for approval of the \$5,700.00 appropriation requested as membership dues in SWRPA. Seconded and DENIED. (Requires a two-thirds vote to carry).

THE PRESIDENT said we have four items which were inadvertently left off the Agenda. He asked the Chairman of the Fiscal Committee to present these.

- (4) \$4,464.76 - PENSION for Patrolman Samuel Jacobson, effective August 21, 1971, based on annual pension of \$5,168.14, or 50% of his annual salary of \$10,336.28 - (Mayor's letter of 9/9/71) - (Approved by Board of Finance on Nov. 5, 1971)

MRS. PONT BRIANT MOVED for approval of Item #4 above. Seconded and CARRIED.

- (5) \$6,388.32 - PENSION for Patrolman Arthur J. Rich, effective August 14, 1971, based on annual pension of \$7,232.00 or 64% of his annual salary of \$11,300.00. - (Mayor's letter of 9/9/71) - (Approved by Board of Finance on Nov. 5, 1971)

MRS. PONT BRIANT MOVED for approval of the above item. Seconded and CARRIED.

- (6) \$5,932.75 - PENSION for Josephine M. Hensler, sister of Detective Dennis J. O'Connor, deceased, in amount of \$5,932.75, effective June 26, 1971, based on annual pension of \$5,851.50, or 50% of Det. O'Connor's annual salary of \$11,703.00 - (Mayor's letter of 10/5/71) - (Approved by Board of Finance on Nov. 5, 1971)

MRS. PONT BRIANT MOVED for approval of the above item. Seconded and CARRIED.

- (7) \$150.00 - DEPARTMENT OF PUBLIC HEALTH - Code 510.2201, New Equipment (To replace a stolen Dictating Machine - Mayor's letter of 10/7/71) - (Approved by Board of Finance on Nov. 5, 1971)

MRS. PONT BRIANT MOVED for approval of the above request. Seconded and CARRIED, by a vote of 27 yes and 5 no.

- (8) Concerning raising fees for the price of Milk in City Schools

MRS. PONT BRIANT said there has been a request regarding the raising of the milk fees and she has a copy of a letter to Mr. Reed from the Regional Office in Massachusetts stating that they regret to inform us that there is no way in which you may increase the price of school milk during the "freeze" and it is specifically disallowed under the stabilization guidelines - letter from Mr. O'Connell, Regional Director in Boston, Massachusetts.

Minutes of November 8, 1971

LEGISLATIVE & RULES COMMITTEE:

- (1) Resolution No. 784 - To empower the Mayor of the City of Stamford to apply for NATIONAL FLOOD INSURANCE through the U.S. Dept. of Housing (HUD) in order to make this insurance available to homeowners - (Introduced by Mr. Roos, 10th District Representative at Steering Committee Meeting held 9/20/71 - Held in Committee 10/4/71)

MR. CHIRIMBES MOVED for approval of the following Resolution, which was seconded by Mr. Schade and Mr. Roos, who explained how this insurance works. It was explained that under this Flood Insurance Plan, homeowners can obtain this insurance at a very low rate. CARRIED unanimously:

RESOLUTION NO. 784

NATIONAL FLOOD INSURANCE

WHEREAS, National Flood Insurance is available through the Federal Administration of the United States Department of Housing and Urban Development; and

WHEREAS, the City of Stamford has been established as a floodline area; and

WHEREAS, the United States Army Corps of Engineers has provided Stamford a hurricane barrier,

NOW, THEREFORE, BE IT RESOLVED that the Board of Representatives of the City of Stamford hereby authorizes the Mayor to apply for such national flood insurance.

- (2) LEASE for the SOUTH END COMMUNITY CENTER (Old Cloonan School Building) - (Mayor's letter of 8/11/71) - (Approved by Board of Finance 9/27/71)

MR. CHIRIMBES said the Committee felt that there were not enough facts and to our knowledge the Director has not been picked and because the Committee felt this was a critical item, it should be resolved by the new Board.

- (3) Proposed Ordinance No. 227 Concerning Property Tax Exemption pursuant to Sec. 12-81b of General Statutes - (Requested in letter of 9/22/71 from P. Lawrence Epifanio, Attorney, on behalf of the RUSSIAN ORTHODOX G.C. CHURCH OF THE ASSUMPTION OF ST. MARY OF STAMFORD, CONN., INC.)

Minutes of November 8, 1971

MR. CHIRIMBES MOVED for final adoption of the following Ordinance, waiving prior publication, in accordance with the provisions of Sec. 204.1 of the Stamford Charter. Seconded and CARRIED unanimously:

ORDINANCE NO. 227 SUPPLEMENTALPROPERTY TAX EXEMPTION FOR RUSSIAN ORTHODOX G.C. CHURCH
OF THE ASSUMPTION OF ST. MARY OF STAMFORD, CONNECTICUT,
INC.

BE IT ORDAINED BY THE CITY OF STAMFORD THAT:

Pursuant to Section 12-81b of the General Statutes of the State of Connecticut entitled: "Establishment by Ordinance of effective date for exemption of property acquired by certain institutions", the Assessor of the City of Stamford and the Tax Collector of the City of Stamford are hereby authorized to exempt and abate taxes on the second half on the List of September 1, 1970, and on the List of September 1, 1971, assessed on real property situated on the south side of Den Road - Item No. 40 of the Grand List of September 1, 1970 - S040 lot - OOC DEN - acquired by the Russian Orthodox G.C. Church of the Assumption of St. Mary of Stamford, Conn., Inc. on September 15, 1971, to be used for religious purposes.

This Ordinance shall take effect on the date of its enactment.

- (4) Request for WAIVER OF BUILDING PERMIT FEE for NEW HOPE TOWERS to be built by the New Hope Corporation within the URC area - (Letter dated 8/12/71 from Attorney Robert B. Wise)

MR. CHIRIMBES said this is being held in Committee.

MR. SCOFIELD MOVED to remove this from Committee. He said to waive the Building Permit is merely a formality and to hold it up any longer is not right. Seconded and CARRIED with one "no" vote to remove this from Committee.

MR. CHIRIMBES said this is not properly before us because they have not applied for a building permit and it is setting a precedent to waive the fee when they have not even applied for a building permit.

MR. SCOFIELD MOVED to approve the waiver of building permit fee. Seconded.

MR. RUSSELL spoke in favor of the motion and said this approved has always been a merely routine matter by this Board.

MRS. SHERMAN urged approval of the motion.

MR. ROOS said he would like to know whether a building permit has to be in existence in order to request a waiver of the fee and that he does not believe it does.

Minutes of November 8, 1971

VOTE taken on the motion and CARRIED with one "no" vote (Mr.Chirimbes).

- (5) AGREEMENT concerning the DARIEN-STAMFORD SEWER TIE-IN - (Mayor's letter of 8/26/71) - (Held in Committee 9/4/71 - No action taken by Board of Finance at meeting held Friday, Oct. 29, 1971)

MR.CHIRIMBES said his Committee met with the Sewer Committee on this matter and said he will defer to Mr. Bitetto, Chairman of the Sewer Committee to give a report.

MR. BITETTO said his Committee met jointly with the Legislative & Rules Committee on Thursday, November 4, 1971, and the Commissioner of Public Works, Walter Maguire spoke at some length on the procedure controls, operating facilities and construction costs. He said Mr. Maguire felt that the agreement was fair to both Darien and Stamford in view of the action taken by the Water Resources Commission in order to abate pollution. He said the Sewage Treatment Plant will handle 20 million gallons per day with a future capacity of 30 million gallons per day.

He said Mr. Lindstrom from the Park Commission said that the prime interest of the Park Commission was to preserve the park lands and questioned the outfall line being returned to Stamford rather than keep it in Darien for the reason that Darien now has a 12" to 15" line now going out into their harbor as an outfall line, and that tests have proven that to have the outfall line in Stamford would create problems as their harbor is very poor.

He said Mr. Murray, Chairman of the Board of Finance informed them that his Board has not acted upon this tie-in and intend to meet soon to discuss it.

MR. BITETTO MOVED for approval of the agreement, which was seconded and CARRIED unanimously.

- (6) Request for WAIVER OF BUILDING PERMIT FEE for construction of a Generator Room in St. Joseph's Hospital from Frank Mercede & Sons, Inc., who are doing the work - (Letter dated Oct. 22, 1971)

MR. CHIRIMBES MOVED for approval of the above request. Seconded and CARRIED with one abstention, (Mr. Bitetto).

- (7) Resolution No. 785 - Authorizing the filing of an application for State Assistance in order to undertake a program of Coordinated Housing Code Enforcement - (Mayor's letter of 8/2/71) - (Held in CDAP Committee 9/7/71 and again on 10/4/71 - See Page 8011 of Minutes)

MR. CHIRIMBES MOVED for approval of the following resolution. Seconded and CARRIED unanimously:

Minutes of November 8, 1971

RESOLUTION NO. 785AUTHORIZING THE FILING OF AN APPLICATION FOR STATE
ASSISTANCE IN ORDER TO UNDERTAKE A PROGRAM OF CO-
ORDINATED HOUSING CODE ENFORCEMENT

WHEREAS, pursuant to Chapters 128, 129, 132 and 133 of the Connecticut General Statutes the Commissioner of Community Affairs is authorized to extend financial assistance to local Housing Authorities, municipalities, human resource development agencies and non-profit corporations; and

WHEREAS, it is desirable and in the public interest that the City of Stamford make application to the State for \$115,476.00 in order to undertake a program of Housing Code Enforcement and to execute an Assistance Agreement therefor. It is understood that the City of Stamford will provide a local grant-in-aid in accordance with the requirements of Chapters 128, 129, 132 and 133 of the Connecticut General Statutes, as appropriate;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES:

1. That it is cognizant of the conditions and prerequisites for State assistance imposed by Chapters 128, 129, 130, 132 and 133 of the Connecticut General Statutes especially the requirement of a Community Development Action Plan in Chapter 133;
2. That it recognizes the responsibility for the provision of local grants-in-aid to the extent that they are necessary and required for said program;
3. That the filing of an application by the City of Stamford in an amount not to exceed \$115,476.00 is hereby approved, and that the Mayor is hereby authorized and directed to execute and file such application with the Commissioner of Community Affairs, to provide such additional information, to execute such other documents as may be required by the Commissioner, to execute an Assistance Agreement with the State of Connecticut for State financial assistance, if such an Agreement is offered, to execute any amendments, recisions, and revisions thereto, and to act as the authorized representative of the City of Stamford.

- (8) Ordinance No. 228 - Concerning the Granting of Tax Abatement only if a State Grant in aid in an amount equal to the Tax Abatement is paid by the State to the City - (Brought in by Mr. Anthony D. Truglia, 5th District Representative)

MR. CHIRIMBES said he is eliminating the first part of the original draft of this Ordinance and just moving for approval of the last portion starting with "Be it enacted....." HE MOVED for approval of the

Minutes of November 8, 1971

Ordinance, waiving prior publication. Seconded.

MR. GUROIAN asked if we really know the full implication of this Ordinance, as for instance the part which reads: "..... the Developer will negotiate with the City to pay not more than ten percent of his gross income....." He said the words "not more than ten percent" can mean nothing or more than one percent. He asked who are they going to negotiate with -- the Housing Authority? He said this would mean 100% tax abatement with no payment in lieu of taxes. He said although Mr. Truglia has sponsored this bit of legislation, but if you read it, you cannot help but feel that a battery of lawyers drew this Ordinance up and it is common knowledge that this Ordinance is the creation of a Mr. Irwin Silver of the F. D. Rich Company. He said there are enough "WHEREAS" in this to stymie a freshman lawyer, but as a layman he gets the impression that this Ordinance is calculated to enhance the prospects of many more housing units at a time when this Board moved to restrict any more projects until those on the drawing boards were completed. He said right now the State is scraping the "bottom of the barrel" in order to meet their present payments to cities. He said his point is do the members really understand what they are being asked to approve and has this Ordinance which was delivered at the last minute by Police Courier, been studied by this Board and has it been studied by our Corporation Counsel and have we received an opinion - a legal opinion?

MR. CHIRIMBES said he would like to clarify one point which is that this is from Governor Meskill's office - that these funds are being made available and that there are some funds which are available up State. Also, he said, the sponsor who builds any housing must pay the difference from the tax abatement that he receives.

After considerable further discussion, an amendment was offered by Mr. Exnicios to change the wording of paragraph 1 (a) to read as follows:

- (a) The tax abatement provided for herein shall be 100% for so long as the State of Connecticut shall provide financial assistance in the form of a grant in aid to the City of Stamford. If the State of Connecticut shall terminate its grant in aid to the City of Stamford, or shall pay less than 100% of the tax abatement granted, the owner/sponsor shall pay to the City in lieu of taxes a sum to total not more than 10% of his gross income and that combined with any payments from the State shall be used to satisfy the tax assessment of the City of Stamford.

The above amendment was seconded and CARRIED unanimously.

MR. CLARK said this was wrong - to try and legislate on the floor of the Board and MOVED to return the Ordinance to Committee. Seconded and LOST.

Minutes of November 8, 1971

MR. MILLER arrived at 10 P.M.

MR. GUROIAN MOVED to amend the Ordinance where it says: ".....up to 10%" be amended to read: "10%". There was some discussion at this point and Mr. Guroian asked who is to determine the percentage that they have to pay.

THE PRESIDENT replied "The tax assessor".

MR. GUROIAN MOVED to amend the Ordinance once more which is to apply only to housing projects that have been completed and not in the planning or building stage.

THE PRESIDENT clarified the amendment to read that this is to apply only to buildings which have been completed and are occupied. Seconded.

VOTE taken on the amendment. LOST,

VOTE TAKEN on the following Ordinance as amended by Mr. Exnicios. CARRIED unanimously.

ORDINANCE NO. 228 SUPPLEMENTAL

CONCERNING REAL PROPERTY TAX ABATEMENT ON LOW OR MODERATE
INCOME HOUSING IN THE CITY OF STAMFORD

BE IT ORDAINED BY THE CITY OF STAMFORD THAT:

1. Housing development corporations with which the municipality has previously executed tax abatement agreements may, upon application to the Tax Abatement Committee, established under Ordinance No. 147 Supplemental, amend said tax abatement agreements as follows:
 - (a) The tax abatement provided for herein shall be 100% for so long as the State of Connecticut shall provide financial assistance in the form of a grant in aid to the City of Stamford. If the State of Connecticut shall terminate its grant in aid to the City of Stamford, or shall pay less than 100% of the tax abatement granted, the owner/sponsor shall pay to the City in lieu of taxes a sum to total not more than 10% of his gross income and that combined with any payments from the State shall be used to satisfy the tax assessment of the City of Stamford.
 - (b) Tax abatement provided for herein for any assessments during construction shall be 100%.
2. For housing owners/sponsors now seeking governmental approval to proceed with the development of housing under the aforementioned housing programs, the Tax Abatement Committee established pursuant to Ordinance No. 147 Supplemental, is authorized to execute agreements for tax abatement which will provide for payment to the municipality by the owners/sponsors an annual payment for the term of the mortgage to be insured by the governmental agency, an amount not more than 10% of gross income for said

Minutes of November 8, 1971

housing developments. Said agreements shall in all other respects conform to the procedures and requirements of Ordinance No. 147 Supplemental.

3. The term "gross income" used herein shall be defined as the total amount paid to the owner/sponsor by tenants for rents and services.
4. After the expiration of the term of the tax abatement provided for in any tax abatement contract, under this Ordinance, or under Ordinance No. 147 Supplemental, the property subject to said tax abatement shall be subject to real property taxes as of the date of the expiration of the abatement.

This Ordinance shall take effect upon the date of its enactment.

- (9) Resolution No. 786 - Concerning Tax Abatement on ST. JOHN'S TOWERS -
(Requested in Mayor's letter of 11/8/71)

MR. CHIRIMBES MOVED for SUSPENSION OF THE RULES in order to hear the above. Seconded and CARRIED.

MR. CHIRIMBES MOVED for approval of the following resolution. Seconded and CARRIED unanimously:

RESOLUTION NO. 786

AUTHORIZING APPLICATION TO THE STATE DEPARTMENT OF COMMUNITY AFFAIRS FOR TAX ABATEMENT ON ST. JOHN'S TOWERS IN AMOUNT NOT TO EXCEED \$192,446.25

WHEREAS, pursuant to Chapters 128, 129, 130, 132 and 133 of the Connecticut General Statutes, the Commissioner of Community Affairs is authorized to extend financial assistance to local housing authorities, municipalities, human resource development agencies and non-profit corporations; and

WHEREAS, it is desirable and in the public interest that the City of Stamford make application to the State for financial assistance under Section 8-215 and 8-216 of the General Statutes, in order to undertake a program of Tax Abatement and, to execute an Assistance Agreement therefor, on the following properties:

ST. JOHN'S TOWERS (Lot 26 - Willow Street, Lot 26 - Willow Street, and Lot 23 - South Street;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD, CONNECTICUT:

1. That it is cognizant of the conditions and prerequisites for State

Minutes of November 8, 1971

Assistance imposed by Chapters 128, 129, 130, 132 and 133 of the Connecticut General Statutes, especially the requirement of the Community Development Action Plan in Section 8-207 of the Connecticut General Statutes;

2. That the filing of an application by the City of Stamford for abatement of taxes not to exceed \$192,446.25 is hereby approved, and that the Mayor of the City of Stamford is hereby authorized and directed to execute and file such application with the Commissioner of Community Affairs, to provide such additional information, to execute such other documents as may be required by the Commissioner, to execute an Assistance Agreement with the State of Connecticut for State financial assistance, if such an agreement is offered, to execute any amendments, recisions, and revision thereto and to act as the authorized representative of the City of Stamford;
3. That in consideration of said Assistance Agreement applicant does hereby abate up to 100% of the ad valorem taxes applicable to the property described above and in Assistance Agreement with the State of Connecticut.

SEWER COMMITTEE:

MR. BITETTO thanked the Members of his Committee and said he would wholly and totally support the budgets of the Sewer Commission - Capital Projects Budget - of which the past two years have been record amounts and hopes that the new Board takes into cognizance that when their Budget comes before them that they should give serious consideration to any problems of the City of Stamford. He thanked various people for the privilege of serving with them as a Member of the 11th Board.

HEALTH & PROTECTION COMMITTEE:

MR. CLARK, Chairman, reported that there are three items which still exist in this Committee, as follows: There is a request to the Corporation Counsel for this Board to look into two Ordinances which may subsequently come before the Health & Protection Committee, which Ordinances have to do with refuse removal and should be followed up in the new Committee. He said the third item is a follow-up on the solution for Amelia Place, as to whether it is a permanent or a temporary solution, which we don't know at this time.

PLANNING & ZONING COMMITTEE:(1) Concerning roads for acceptance as City Streets:

MR. DeFOREST, Chairman, presented the following roads for acceptance as

Minutes of November 8, 1971

City Streets. He reported that they have all been certified for acceptance by the City Engineer and he MOVED for acceptance. Seconded and CARRIED unanimously:

NOB HILL LANE - Extending southerly from Lynam Road to and including a permanent turnaround as shown on Map No. 9082 - Length: approximately 440 feet.

DRUM HILL LANE - Extending westerly from West Hill Road to and including a permanent turnaround as shown on Map No. 8718 on file in the Town Clerk's Office. Length: approximately 650 feet.

LYNAM ROAD - Extending easterly from Webbs Hill Road to and including a permanent turnaround as shown on Map No. 8567 on file in the Town Clerk's Office. Length: approximately 2,600 feet.

WILLOW STREET - Extending from South Street westerly to West Main Street, including Bridge over Rippowam River, as shown on map on file in the City Engineer's Office. Length: approximately 1,125 feet.

MR. DeFOREST also MOVED for acceptance of FOUR BROOKS ROAD, extending southerly from Lynam Road to a previously accepted section of Four Brooks Road, as shown on Map No. 8567 on file in the Town Clerk's Office - Length: approximately 240 feet.

MRS. PONT BRIANT asked if this is agreeable to the people in that area, because there has been some question at another time.

MR. DeFOREST said this road is a bit peculiar at this moment, but it is going to be straightened out - a Four Brooks Road comes in from another direction and this section comes in from Lynam Road and at the moment there is a barricade across it.

MRS. PONT BRIANT said she wonders if this is agreeable, because it came up once before and the people living in the area did not want the block across the road removed because housing was going to be built in the back and they would have a through road. She said she wants to make sure this is agreeable to the residents.

MR. DeFOREST said it is his understanding that there is no longer any objection.

MRS. PONT BRIANT asked that action be deferred on acceptance of this road until it can be determined that it meets with the residents' approval.

MR. DeFOREST objected to deferring action on this road, as he said the bond is tied in with two roads - this road and Lynam Road.

MRS. PONT BRIANT MOVED that this road be returned to Committee, as she

Minutes of November 8, 1971

remembers that when she first came on the Board the people living on this road did not want it accepted by the City. Seconded and CARRIED to return to Committee.

- (2) Proposed Resolution No. 787 - Concerning TRANSFER OF WILLOW STREET EXTENSION FROM URC TO CITY OF STAMFORD -- (Area bounded westerly by West Main Street and easterly by South Street - Under provisions of Ordinance No. 144) - (Requested in letter dated Oct. 4, 1971 from James Hibben, URC Director, to Charles Heinzer, III, President)

MR. DeFOREST MOVED for approval of the following resolution. Seconded and CARRIED unanimously:

RESOLUTION NO. 787

APPROVING THE TRANSFER OF JURISDICTION OF THE NEW WILLOW STREET EXTENSION FROM THE CITY OF STAMFORD, CONNECTICUT URBAN REDEVELOPMENT COMMISSION TO THE CITY OF STAMFORD, PURSUANT TO THE PROVISIONS OF ORDINANCE NO. 144 OF THE GENERAL ORDINANCES OF THE CITY

WHEREAS, the City of Stamford, Connecticut Urban Redevelopment Commission is presently engaged in the execution of the Southeast Quadrant Renewal Project No. Conn. R-43; and

WHEREAS, in the pursuance of the execution of the Southeast Quadrant Renewal Project construction of the new Willow Street Extension has been completed; and

WHEREAS, Ordinance No. 144 of the General Ordinances of the City provides for the transfer of jurisdiction between the City and its agencies; and

WHEREAS, the transfer of jurisdiction from the City of Stamford, Connecticut Urban Redevelopment Commission to the City of Stamford is in the public interest;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD, CONNECTICUT, AS FOLLOWS:

The jurisdiction of the new Willow Street Extension which is bounded westerly by West Main Street and easterly by South Street, is hereby transferred from the City of Stamford, Connecticut, Urban Redevelopment Commission to the City of Stamford, pursuant to the provisions of Ordinance No. 144 of the General Ordinances of the City.

PARKS & RECREATION COMMITTEE:

- (1) PETITION NO. 361 - From CHAMBER OF COMMERCE for permission to erect and maintain CHRISTMAS lighting poles during the XMAS Season, with insurance safeguards to be provided -
(Requested in letter dated 9/28/71 from Arthur G. Norman, Director, Chamber of Commerce Division of SACIA)

Minutes of November 8, 1971

MR. KELLY MOVED for approval of the above petition. Seconded and CARRIED unanimously.

- (2) PETITION NO. 362 - From THE SALVATION ARMY to place CHRISTMAS KETTLES on City streets beginning Monday, November 23, 1971 - (Requested in letter dated 9/28/71 from Capt. Robert A. Lugiano)

MR. KELLY MOVED for approval of the above petition. Seconded and CARRIED unanimously.

- (3) Request in letter (undated, but received 11/2/71) from Donald C. Brennan, a member of the HUBBARD HEIGHTS GOLF COMMISSION, requesting an exemption to Chapter 21, Section 14 of the Code of General Ordinances, to permit the sale and consumption of alcoholic beverages other than beer in the Hubbard Heights Golf Commission 19th Hole Restaurant

MR. KELLY said he does not believe this is properly placed, as his Committee has not been requested to meet with the Commission and further, he believes this should be referred to more than one Committee - particularly the Legislative & Rules Committee - as this Ordinance is against the serving of hard liquor on City owned property. Also, he said this matter was too late in getting to the Board and the Committee has been able to meet on it.

THE PRESIDENT said he has a copy of their request and read the resolution attached to their letter. He said there will have to be a motion to bring it up under suspension of the rules before the Board can act, which requires a two-thirds vote.

MR. BITETTO MOVED to suspend the rules in order to consider this request. Seconded and LOST - did not receive enough votes.

PERSONNEL COMMITTEE:

Concerning Addendum to COLLECTIVE BARGAINING AGREEMENT, Firemen's Pension Fund - To transfer \$20,354.26 to the Trusted Fund inasmuch as actual funding is now a reality - (Mayor's letter of 9/9/71)

MR. ROOS, Chairman, said they have found that the transfer of these funds will make it possible to use the funds for a greater return of revenue. HE MOVED for approval of the request. Seconded by Mr. Exnicios, who explained that all we are voting on is an addendum to the contract which takes whatever funds are left, which have laid dormant since 1948 and put this money to work in the Pension Trust. CARRIED unanimously.

HOUSE COMMITTEE:

MR. RYBNICK, Chairman, enumerated the accomplishments of his Committee during the past two years - the permanent arrangement of our Board Room;

Minutes of November 8, 1971

the installation of an elevated floor to allow wires to be placed beneath so that microphones might remain on the desks; the purchase of a Voting Machine; the installation of a hot and cold water dispenser and the installation of a much needed Press Box; asking for and the receipt of a parking area for meeting nights and setting aside of several parking places on Federal Street for daytime parking of Members who must come to City Hall during the day.

THE PRESIDENT said Mr. Rybnick has proven the need for a House Committee because so much has been accomplished under his leadership.

URBAN RENEWAL COMMITTEE:

MR. SCOFIELD said his Committee met November 3 in the offices of the Urban Redevelopment Commission and present were himself, Mr. Exnicios, Mr. Roos, and Mr. Murphy. He said they discussed three items - two of which are on the Agenda and the third to be taken up under suspension of the rules.

- (1) Resolution No. 788, requested by DCA, to apply for STATE FINANCIAL ASSISTANCE in amount of \$1,262,244.00 for URC - (Mayor's letter of 10/4/71)

MR. SCOFIELD explained this represents a request for a modified sum of money that we are requesting of the State under our agreement with them where they agreed to pay us \$5,910.00 and we are now asking for the above amount. He said they did not pay us their fair share this last year and if we don't apply for it, we won't get anything. HE MOVED for approval of the following resolution. Seconded and CARRIED unanimously:

RESOLUTION NO. 788

AUTHORIZING APPLICATION FOR ADDITIONAL STATE FINANCIAL ASSISTANCE IN AMOUNT OF \$1,262,244.00 FOR URBAN REDEVELOPMENT COMMISSION IN ORDER TO CONTINUE FEDERALLY ASSISTED URBAN RENEWAL PROJECT

WHEREAS, pursuant to Chapters 128, 129, 132 and 133 of the Connecticut General Statutes, the Commissioner of Community Affairs is authorized to extend financial assistance to local redevelopment agencies and municipalities; and

WHEREAS, the City of Stamford, Connecticut Urban Redevelopment Commission and the State of Connecticut have entered into a financial assistance agreement whereby the State of Connecticut has agreed to provide financial assistance in the amount of \$5,910,875.00 for the purpose of assisting in the development of certain supporting facilities for the Southeast Quadrant Urban Renewal Project, Project No. Conn. R-43; and

WHEREAS, it is desirable and in the public interest that the City of Stamford, Connecticut Urban Redevelopment Commission make application to the State for \$1,262,244.00 in order to continue said Federally assisted Urban Renewal Project and to execute a modified or revised assistance agreement therefor; and

Minutes of November 8, 1971

It is understood that the City of Stamford, Connecticut Urban Redevelopment Commission, acting by and for the City of Stamford, will continue to provide local grants-in-aid in accordance with the requirements of the Connecticut General Statutes applicable thereto;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD, the local governing body of the City of Stamford:

1. That it is cognizant of the conditions and prerequisites for State assistance imposed by the Connecticut General Statutes;
2. That it recognizes the responsibility for the provisions of local grants-in-aid as required for said program;
3. That the filing of an application by the City of Stamford, Connecticut Urban Redevelopment Commission in an amount not to exceed \$1,262,244.00 is hereby approved, and that the Chairman of the City of Stamford, Connecticut Urban Redevelopment Commission is authorized to execute and file such application with the Commissioner of Community Affairs, to provide additional information as required, to execute such documents as may be required by the Commissioner, to execute such agreements or modifications to existing agreements as may be required with the State of Connecticut for State financial assistance.

- (2) Resolution No. 789 re: DISPOSITION OF RE-USE PARCEL 37 TO SNET -
(Requested in letter dated 10/6/71 from Corporation Counsel to President)

MR. SCOFIELD said he must refrain from voting on this matter and will ask Mr. Exnicios to report on it.

MR. EXNICIOS explained this is about a half acre parcel which is adjacent to the telephone company's present building which the City has agreed to sell to them for use in constructing an addition to their present building. HE MOVED for adoption of the following resolution. Seconded and CARRIED unanimously:

RESOLUTION NO. 789

APPROVING CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY BY THE CITY OF STAMFORD, CONNECTICUT URBAN REDEVELOPMENT COMMISSION AND THE CITY OF STAMFORD, CONNECTICUT

WHEREAS, the City of Stamford, Connecticut is engaged in an Urban Renewal Project designated as the "Southeast Quadrant (Extended) Urban Renewal Project, Conn. R-43" as more particularly set forth in an Urban Renewal Plan dated March 4, 1963, as amended from time to time thereafter; and

Minutes of November 8, 1971

WHEREAS, the Agency of the City responsible for said Project is the Urban Redevelopment Commission, herein referred to as the "Commission"; and

WHEREAS, the Urban Renewal Plan for the aforesaid Urban Renewal Project provides that certain parcels of land which are described as Re-use Parcels 36 and 37 shall be disposed of to the Southern New England Telephone Company for the purpose of expanding its office and equipment facility which is located at 555 Main Street, City of Stamford, Connecticut; and

WHEREAS, the Commission has recommended to the Federal Department of Housing and Urban Development a price of \$5.00 per square foot for Re-use Parcel 37, which price is based upon two independent re-use appraisals; and

WHEREAS, the Department of Housing and Urban Development has determined that said price is a fair and reasonable price for the uses intended, and has approved a proposed contract for the sale of land for said Re-use Parcel 37 to the Southern New England Telephone Company; and

WHEREAS, the Southern New England Telephone Company and the Commission have, in the interest of expediting the development of Re-use Parcel 37, entered into a right-of-entry agreement permitting the start of early construction; and

WHEREAS, the Commission has complied with all other requirements of state and local law applicable to the disposal of said Re-use Parcel 37 for redevelopment purposes; and

WHEREAS, Section 488 of the Charter of the City of Stamford, Connecticut, provides that any sale of real estate belonging to the City shall be subject to certain local approvals;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD, CONNECTICUT:

1. That a contract for the sale of land for private redevelopment of Re-use Parcel 37 may be entered into between the Southern New England Telephone Company, the City of Stamford, Connecticut Urban Redevelopment Commission and the City of Stamford, Connecticut;
2. That the Chairman of the Urban Redevelopment Commission and the Mayor of the City of Stamford, Connecticut are hereby authorized to take such steps as may be necessary to implement this determination.

- (3) Resolution No. 790 - Concerning personal Rapid Transit System for the Central Business District - (Requested in Mayor's letter of 11/1/71)

MR. SCOFIELD MOVED for SUSPENSION OF THE RULES in order to consider the

Minutes of November 8, 1971

above request. Seconded and CARRIED unanimously.

MR. SCOFIELD MOVED for approval of the following resolution. Seconded and CARRIED unanimously. Mr. Scofield read the following resolution as amended by the Committee:

RESOLUTION NO. 790AUTHORIZING MAYOR TO APPLY FOR A GRANT TO STUDY THE
FEASIBILITY OF A PERSONAL RAPID TRANSIT SYSTEM FOR STAMFORD

WHEREAS, the City of Stamford has under way the public and private redevelopment of a 130 acre sector of the Central Business District providing for some 1.5 million square feet of office space, some 1 million square feet of department store and miscellaneous retail space, 552 units of non-profit low rental housing, and the development of some 60,000 square feet of land by displaced local businessmen; and

WHEREAS, a study is under way by a private development corporation for the joint development of a transportation center and office development at the Stamford Railroad Station; and

WHEREAS, this Board recognizes the need for a viable public transportation system to handle movement of people within the redevelopment area and between the redevelopment area and other parts of the City resulting from the growth of the central business district;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD:

1. That the Mayor of the City of Stamford is hereby authorized to take the necessary steps to prepare and submit an application to the Urban Mass Transportation Administration of the Federal Department of Transportation for a grant to study the feasibility of a Personal Rapid Transit System for Stamford, and, if feasible, to apply for a 100% Demonstration Grant to develop such a system;
2. That the filing of applications for these grants not obligate the City of Stamford to any financial assistance; and
3. That the study be initially based on servicing the Central Business District, but shall be expandable to allow interconnecting other sections of the City into the system.

SPECIAL COMMITTEE TO INVESTIGATE CIVIL SERVICE & PERSONNEL DEPT.
PROCEDURES - (Appointed 8/3/70 - Report given 8/2/71)

MRS. PONT BRIANT said a final report of her Committee is in the final

Minutes of November 8, 1971

drafting stages in reference mostly to grievances and odd items pertaining to better dealings within the City and employees. She said this final report will be submitted in writing to all 40 Members of this Board prior to December 1, 1971 when this Board goes out of existence. She requested that this final report and the one already presented be the first item of business for the newly elected 12th Board to take office on December 1, 1971 and be referred to the PERSONNEL COMMITTEE.

MRS. PONT BRIANT said her Committee submitted their preliminary report to the Board on August 2, 1971 relating to items Nos. 1 and 2 of Resolution No. 664. She said the final report will deal with the following items, being No. 3 and No. 4 as follows:

- (3) To recommend what steps, if any, must be taken to correct any weaknesses or abuses which may be found to exist in any areas so investigated; and
- (4) To determine and to make recommendations as to what steps may be taken to separate from public service, any Civil Service or non-Civil Service personnel who may be found to have violated the public trust insofar as such violation may have taken place in connection with the hiring or firing of employees and/or the establishment of Civil Service job specifications and/or the filling of Civil Service positions.

SPECIAL COMMITTEE ON DRUG ABUSE:

MR. MORRIS, Chairman, said he has no report, but wished to state that the Board has never opposed any of the grants that have been before us on drug problems. He said one of the programs which has been very successful in his opinion, is Dr. Gofstein's Methadone program. He said he thinks it should be the duty of the next Board to investigate the easy availability of drugs in the City of Stamford and what's behind it all and is a problem that every member of this Board will have to take upon themselves and the Committee will have to be invested with more powers, because of the reason that drugs are so readily available in Stamford and there should be something done about stopping the availability and not wait until after someone becomes an addict.

PETITIONS:

MR. RUSSELL spoke in reference to a petition about the bad water conditions in the vicinity of Woodbury, Tower Avenue and Birchwood Road area and quoted from the letter: "We can't drink it, we can't bathe in it and we can't wash our clothes - how much longer do we have to put up with this?" He said this is a repetition of many of the complaints we have had throughout Stamford. He said the PUC and the State Health Department should be well aware that their recommendations have not been complied with by the Stamford Water Company and this should be in their records.

The above complaint was ordered placed in the Steering Committee for the 12th Board.

Minutes of November 8, 1971

OLD BUSINESS:

Concerning Report of CDAP Investigating Committee - October 4, 1971
Minutes - (Pages 8013-14-15-16-17)

MR. JOHN BOCCUZZI said at the time this report was presented he had asked for copies of letters from the State with the official signature on them, stating that there would be no more funds available for CDAP. He said as of ten minutes to 11 P.M. he has not gotten them yet. He said he would like to ask the Chairman of this Committee a question - he understands that an appropriation remains in the CDAP Office account, enough money to keep the office open until December 1st. He said the Investigating Committee took it upon themselves to close the office as of November 1st. He said he does not know if they were aware there was money left in this account, or else they didn't ask - but since there is money left in this account, he would like to know if it is possible to rescind the closing date of CDAP from November 1, 1971 until December 1, 1971.

THE PRESIDENT asked the Speaker who is he asking the question of He said he is directing it to the President as to whether or not we can rescind that if possible, and also if he can ask Mr. Russbach if he lost the letters from the State.

THE PRESIDENT said if Mr. Boccuzzi would put this in the form of a motion he will entertain it and it would then be up to the Board to decide whether or not to rescind it.

MR. BOCCUZZI said he SO MOVES. Seconded by Mr. Truglia.

MRS. SHERMAN asked if the CDAP Office is performing any function at this point or if we did rescind it, what would we have accomplished? She said from what Mr. Russbach said, it appears that the CDAP Office had no function at the time we eliminated it and that is why this Board eliminated it. She said if it is performing a function she would like to know what it is.

MR. BOCCUZZI said he believes the CDAP Office has some application they have been working on, or at least awaiting approval and there is still work left in that office and what this Board did last month was to literally cut that office out of existence. He said he thinks as long as funds remain in their account, we should keep that Office open at least until December 1st and run out its period of time.

MR. RUSSBACH said it is an unmistakable fact which has been verified by three different sources - is that DCA would not approve renewal of the application, simply because of lack of funds. He said yes, there were funds left over, but it is a question of how long they would have lasted, and secondly he would point out that Sec. 8-207 of the General Statutes of the State of Connecticut, state that it is not mandatory for the City

Minutes of November 8, 1971

to have a separate CDAP agency in order to get funds from the Department of Community Affairs, and this is the reason this was done, because if something is not necessary, there is no sense to continue it. Also, he said the other recommendation of the Committee, accepted by this Board, acknowledged the fact that we still have a contract between the Department of Community Affairs and the City of Stamford. He said the Committee recommended at that time that the function of applying for Grants from the Department of Community Affairs be transferred to some other existing City agency. He said the Committee had recommended URC, but that was changed to a "suitable City agency". He said everyone was well aware of the fact that the State did not have the funds and therefore would not grant a renewal of the application. He asked why we have to hold on to the bitter end after the investigation has been completed and a Committee report given and accepted by this Board? He said the fact is that this Agency is not needed and that is why it was abolished.

MRS. PONT BRIANT said she thinks she would have to agree with John Boccuzzi at this point and she was a Member of the Investigating Committee. However, she said she thinks he is referring to the funds that have already been granted CDAP to work - they had received a year's funding and an extension had been received which was to go to December 1st. She said there still remains a few loose ends to finish up and there is money left to fund the office until December 1st.

MR. MORABITO said he thinks that if there is any money left over, it should be returned to wherever it came from and left to die a natural death.

THE PRESIDENT called for a VOTE which was 17 in favor and 15 opposed.

NEW BUSINESS:

Flier from the Merritt-Ridges Neighborhood Association, dated 11/6/71, placed on all Members' desks, protesting against Planning & Zoning alleged "irregularities"

MR. SCHADE said we all have on our desks material presented by the Merritt-Ridges Neighborhood Association concerning the Town Fair Tire Center of Stamford located on High Ridge Road. He said he would like the record to show that both he and Mr. Boyle have looked into these alleged planning and zoning irregularities and will make a statement to the Board at its next meeting.

MR. BOYLE said if 50% of the information on this flyer is correct, he would like to ask this Board to set up some type of Steering Committee to investigate the reason why this particular building mentioned in here - the Town Fair Tire Center - should not be stopped from loading merchandise prior to its being clarified, both from the standpoint of obtaining a Building Permit and its occupancy.

THE PRESIDENT told the Speaker what he will have to do at this point is move that this Board prohibit the issuance of a Certificate of Occupancy until such time as it has been investigated. He said he does not know how much effect this will have, but he can make that motion if he so desires.

Minutes of November 8, 1971

MR. BOYLE said he SO MOVES that it be recognized that this Board would prohibit the tenant moving in or moving merchandise for sale in there until the ambiguities stated here are cleaned up. He said he would put a time limit on this that the time be immediate.

THE PRESIDENT said a time limit should be set and that the 12th Board may not wish to form a Committee and nothing would happen.

MR. BOYLE said the point is that he is trying to get some action from this Board for something which he thinks is a pretty serious thing which reaches in and affects everyone who happens to own a piece of property here.

THE PRESIDENT said he would suggest a certain period of time be set.

MR. BOYLE replies "thirty days".

MR. TRUGLIA rose on a point of order. He said this Board really does not have the authority to go into this to that extent.

THE PRESIDENT said he is not sure that we do and it would be up to the Corporation Counsel to figure that out. He said the motion is before us and asked if it has been seconded.

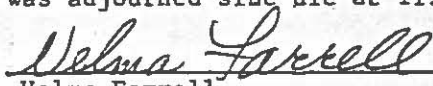
The motion was seconded by Mr. Schade.

MR. SCOFIELD objected to acting on information placed on the members' desks the same night of a meeting without it being first referred to the Steering Committee and going through proper channels. He said if we set this precedent, we will always come to a Board Meeting and find our desks covered with material on which we will be expected to vote without it going through proper channels. He said this Association, if they wish, can obtain a temporary injunction and make all kinds of legal moves without involving this Board on the spur of the moment. He said he feels it is way out of order and should not even be discussed or considered at this time.

THE PRESIDENT called for a VOTE on the question. The vote was 20 in favor of the motion and 9 opposed. The President announced the motion is CARRIED.

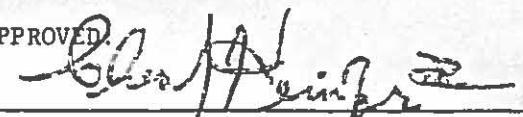
ADJOURNMENT:

There being no further business to come before the Board, on motion, duly seconded and CARRIED, the meeting was adjourned sine die at 11.30 P.M.


Velma Farrell

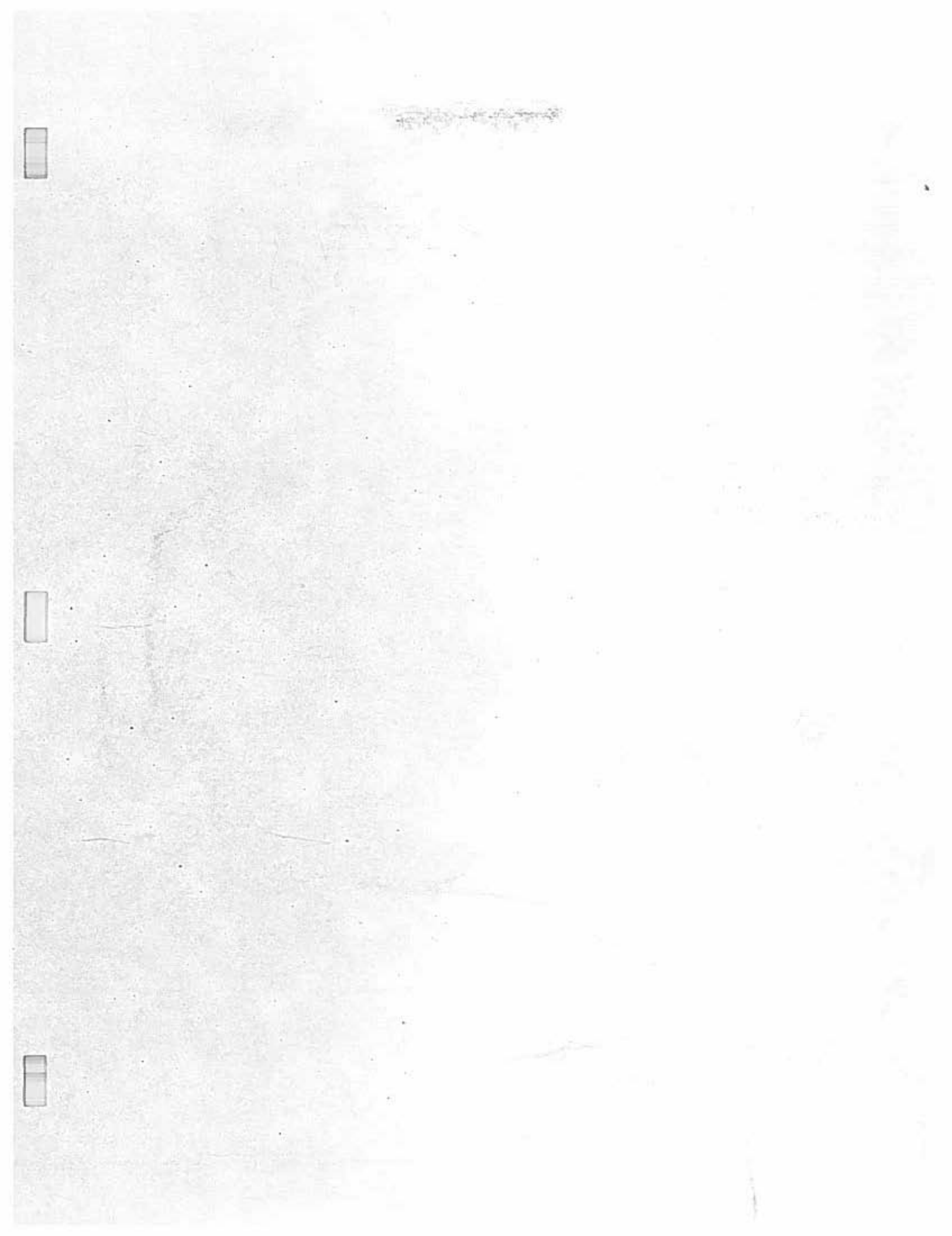
Administrative Assistant and
Recording Secretary

APPROVED



Charles J. Heinzler, III, President
11th Board of Representatives

NOTE: Above meeting broadcast
over Radio Station WSTC until
11 P.M. VF



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