

MINUTES OF REGULAR BOARD MEETING

MONDAY, AUGUST 10, 1987

19TH BOARD OF REPRESENTATIVES

STAMFORD, CONNECTICUT

A regular monthly meeting of the 19th Board of Representatives of the City of Stamford was held on Monday, August 10, 1987, in the Legislative Chambers of the Board in the Government Center, 888 Washington Boulevard, Stamford, Connecticut.

The meeting was called to order at 9:00 p.m. by President Sandra Goldstein, after both political parties had met in caucus.

INVOCATION was given by Rep. David Martin D-19.

"Lord, the Creator of things, all things and all people and all beings, we ask Your guidance tonight to consider the matters before us; we pray that You will assist us in making the best decisions for the city and all its people regardless of who they be, and pray that we will be ever mindful of the needs of all of Your people in all walks of life. Amen."

PLEDGE OF ALLEGIANCE TO THE FLAG was led by President Sandra Goldstein.

ROLL CALL was taken by Clerk of the Board Annie M. Summerville. There were 34 members present and 6 absent. Absent were Reps. Santy (excused), Heins, Wider (excused), Nakian (excused), Fishman (excused) and Pia (excused).

The Chair declared a quorum.

MACHINE TEST VOTE: After test votes were taken by the President, the machine was in good working order.

MOMENTS OF SILENCE:

For the late Sen. Anthony D. Truglia by Rep. Frank Mollo:

"It is with deep regret that I ask for a Moment of Silence for Sen. Anthony Truglia. A man of greatness who served this city and state with extreme vigor and compassion. A man who was respected by both friend and foe, ally or adversary alike; an honest man who worked tirelessly on behalf of all of us, but especially for those who needed help most. Words cannot express fully the emotions felt over his untimely passing, nor can they ever express the void his death has left this city and state with.

"Sen. Truglia left his wife, Christel, his daughters, Sally and Penny, his son, Anthony, Jr., his grandchildren, R. J., Stephen and Victoria Ann, and his extended family, the family of friends and constituents who Tony really considered part of his family and life, and those who considered Tony a part of their life.

"Sen Truglia's work, style and vigor never will be matched, nor will his love for people; his love for people and his work that showed through everyday of his life. Tony, my friend, you will be missed."

MOMENTS OF SILENCE: (continued)

For the late Sen. Anthony D. Truglia by Rep. John Boccuzzi:

"There isn't much that I can add to what Mr. Mollo has said. I feel a real closeness to Tony for the simple reason that Tony and I go back some 22 or 23 years in politics. He got me involved in politics. I can recall in many elections that we had, working from the back of Tony's dad's barber shop, a little 4 by 8 room with a little pot-belly stove, but it was fun.

"Tony was the type of person that always made time for whoever needed help. I only wish that I could dedicate myself in that direction as Tony was dedicated to the people of Stamford who needed help. He set a great example for me; I know that, and as I look back at our friendship, I realize it takes a very special person to do the things that Tony did. I am sure that although Tony is not here with us anymore, all the work that Tony started for the poor, the retarded, for the homeless and those who needed a home, will be carried on by those of us that are left. I only hope that I can help fill the void in the direction that Tony left.

"I miss Tony and I know that the City of Stamford is going to miss him. I know the State will miss him and to Christel and her children, I think about you often and God bless you."

For the late Rev. Cyril S. Peters by Rep. David Blum:

"A moment of silence for a good friend of a lot of people, the Rev. Cyril S. Peters. Rev. Peters was the Associate Minister of the Bethel AME Church. He was the Chaplain for the police and fire departments. He was 94 and lived in Stamford most of his lifetime. He was born in Kingston, Jamaica, West Indies on September 15, 1892.

"Rev. Peters came to the United States in 1912 and moved to Stamford in 1922. He studied at the Jewish Theological Seminary in New York City. He was ordained in 1948 and there are so many more good things we can say about Rev. Peters. He played in the Stamford Symphony Orchestra.

"I feel he was a friend because I have had a lot of sickness in my lifetime and spent a lot of time in the hospital. I remember him when I was in a coma. I came out and there was Rev. Peters. He was known in Stamford Hospital, St. Joseph's Hospital, in nursing homes and old-age homes. A Moment of Silence for my good friend, Cyril S. Peters."

By Rep. John Zelinski "for the late Sen. Truglia and also for two constituents of mine in the 11th District, Joseph T. Davis, a lifelong resident died after a lengthy illness. He was 74. He worked for Machlett Laboratories and is survived by his wife, and a son and daughter.

"And, also Mr. Peter E. Larson. Mr. Larson was a security guard at Pitney Bowes and he is survived by his wife, two sons and two daughters."

MOMENTS OF SILENCE: (continued)For the late Sen. Truglia by Rep. James Dudley:

"You can sit here all night and say things about Tony and all of his accomplishments. Tony was the type of person who always put others before himself. Those who came in contact with him came to love Tony Truglia. He was an exceptional person, he was a caring person, he was a family person. Rep. Mollo is correct; his family was everyone he touched; everyone he knew. Words cannot express the feelings that I feel and I am sure that many of us in this room feel for Tony Truglia."

A prayer for Lathon Wider by Rep. Thomas Burke:

"I would request that this Board observe a Moment of Silence during which they can pray to the Lord for the grace of a speedy recovery and a quick return for our own Lathon Wider."

For the late Sen. Tony Truglia by Rep. S. A. Signore:

"I grew up in the Waterside section of Stamford with Tony. We went to grade school, middle school and high school together. Tony was always a very quiet, industrious man. He always did his job and he never stopped doing his job. As he got elected, he was going on and on and even when he met tragedy, he was on his way to continuing to do what was right for all of the people in Stamford. A man like that did not look at whether you were a republican or democrat. He looked to see if you had a problem and was ready to help you at all times."

A prayer for Lathon Wider, by Rep. Jerry Livingston:

"I certainly share the view of all of the previous speakers concerning all of the deceased and especially the ill. Let us during our Moment of Silence have a prayer for our good friend and brother, Lathon Wider."

For the late Sen. Tony Truglia by Rep. Jerry Livingston:

"It is probably not common knowledge how my being here on this Board came about. I am here by way of a primary. My opponents when I came on this Board were Anthony Truglia and Bob D'Urso. The amazing thing that I will always recall about my good friend and political associate, Tony Truglia is that despite the fact that I might have interfered with a team that he had established, the very moment the election was over, Tony came up and embraced me and from that moment on, we worked together for what we felt was in the best interest of our district."

"I recall when Tony came to my assistance when I was having some very personal problems. The way he assisted me was by advising me, 'stay strong, hang in there, Jerry, you'll be able to make it.' Tony is certainly a political legacy in Stamford."

MOMENTS OF SILENCE: (continued)

For the late Rev. Cyril S. Peters by Rep. Jerry Livingston:

"As kids, we use to laugh and joke about Rev. Peters driving an automobile. It was funny to us during those days. It was when I was a young adult, I began to realize the importance of the Rev. Peters. I, too, recall when I was in the hospital facing death at that particular time, yes, Rev. Peters was there. That man projected great warmth. Only a person in the hospital facing life or death can imagine the impact of Rev. Peters. Let us pray."

For the late Sen. Tony Truglia by Rep. Barbara McInerney:

"I think that everybody's knows how willingly Tony gave of himself to the community and he certainly endeared himself to everybody who lived here regardless of their station in life. He will be missed by the community and it is a great loss that never will be filled."

For the late William Holzweiss by Rep. Barbara McInerney:

"A young constituent of mine who died in a tragic motorcycle accident on Wire Mill Road just as his life was beginning. He will be missed by those who loved him dearly especially his young wife."

For the late Anthony Amico by Rep. Barbara McInerney:

"A former administrator with the Board of Education who handled a good many of the grants that came to Stamford. Tony Amico was a dedicated public servant. He had served the city well. He will be missed by his wife Fran, and his daughter Carol, and he certainly gave his all to Stamford."

Mrs. McInerney said that she appreciated all the kind words about all the other people. This has been a very tragic month for us who live in Stamford and certainly, our prayers will be heard.

A prayer for Kimberly Freitag by Rep. Nicholas Pavia:

"Kimberly Freitag is recuperating well after her second liver transplant. All are prayers are with her. She lives on St. George Avenue and we grew up together."

For the late Sen. Anthony Truglia by Rep. Audrey Maihock:

"I know I speak for all of the representatives. We thank Mr. Mollo for the having the foresight to write a resolution honoring Tony Truglia's long service. He gave his best to the end and may we all do the same."

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to minutes*

For the late Sen. Anthony Truglia by Rep. Joseph DeRose:

"I truly hate to be redundant, but I feel that I would be remiss if I didn't say just a word or two on behalf of the late Sen. Truglia who was a very dear friend of mine."

"I got to know Tony Truglia some 22 years ago when we first met. He was a colleague of mine in field of education. As an educator, Tony was always there to encourage the students to go on and further their education or to develop their musical talents if they did have such."

MOMENTS OF SILENCE: (continued)Mr. DeRose (continuing)

"As a family man, he always found the time to devote to his family. In spite of his work in the community, if any of you have ever had the pleasure of seeing him relate to his late parents when they were ill, at which time most people perhaps, could not find the time, Tony always did. In that respect, he would have served as a model for all of us to follow."

"As a humanitarian, Tony often dug deep into his pockets besides trying to pass legislation to help the unfortunate. He was there for the aid for the retarded, the homeless and he often put his money where his mouth was which was just another dimension of Tony. As a politician, I don't think there is anyone that can say that he was ever too busy to return a phone call or to help in any small measure that he could. I find that admirable. I am not here to say that I agreed with Tony on every political issue, but there was always a common denominator between Tony and myself and I am sure that other have found the same, and that is why we had a respect for one another's opinion regardless of what."

"To say that the family is going to miss him, I certainly will miss him, his constituents and the entire City of Stamford is going to miss him. He deserves to be in all our prayers."

For the late Sen. Anthony Truglia by Rep. Rosanne Begel:

"There have been so many wonderful things said here tonight regarding Tony. I just want to add that I will never forget the day that he called me 'his friend,' and the kind of a man that he was and the kind of a woman that his wife is. I'm honored to be considered one of their friends."

PRESIDENT GOLDSTEIN said that has been a very difficult month for those who knew and worked with Tony.

REP. SUMMERVILLE said to the Truglia Family in the audience, that we miss Sen. Tony Truglia, and said that we embrace the family and hope and pray that our prayers will be answered and his soul will be in heaven.

During the Moment of Silence, Annie Summerville and Mary Lou Rinaldi sang "Amazing Grace." Ms. Rinaldi also played the guitar. It was a very moving tribute to all the departed and to those who are recovering from illness.

STANDING COMMITTEES

STEERING COMMITTEE: Chairwoman Sandra Goldstein

REPORT.

MR. BOCCUZZI Moved to waive the reading of the Steering Committee report. Seconded, carried by voice vote.

STEERING COMMITTEE REPORT:

The Steering Committee met on Wednesday, July 15, 1987, in the Democratic Caucus Room of the Government Center, 888 Washington Boulevard. The meeting was called to order at 7:40 p.m. by Chairwoman Sandra Goldstein who declared a quorum.

PRESENT AT THE MEETING:

Sandra Goldstein, Chairwoman
Scott Morris
Donald Donahue
Richard Lyons
Maria Nakian
Mildred Perillo

John Boccuzzi
Annie Summerville
Ruth Powers
David Martin
Thomas Pia
Thomas Burke

John Zelinski
Audrey Maihock
W. Dennis White
John Roman, WSTC
Anne Kachaluba

1. APPOINTMENTS COMMITTEE - Ordered on the Agenda was the one name on the Tentative Steering Agenda.
2. FISCAL COMMITTEE - Ordered on the Agenda were six of the seven items appearing on the Tentative Steering Agenda. Ordered on the Pending Agenda was the Matter of Stamford Community Development Program Budget Procedures.
3. LEGISLATIVE & RULES COMMITTEE - Ordered on the Agenda were 8 of the 11 items appearing on the Tentative Steering Agenda. Ordered off the Agenda were three items: (L&R19.43) for publication, proposed ordinance prohibiting the installation of opaque security gates on exterior of buildings in the business areas of Stamford. This problem corrected; (L&R19.45) request from Caldor's, Inc. for abatement and refund of \$6,470.10 interest. The Board has no jurisdiction on this matter; and (L&R19.49) for publication, proposed ordinance prohibiting the sale of spray paint to minors. This duplicates the graffiti ordinance. Ordered on the Agenda from the Addenda was (L&R19.50) for publication, proposed ordinance to amend Sec. 111.11 of the Code or Ordinances concerning the control of potentially dangerous dogs. Ordered off the Pending Agenda were two items: (L&R19.36) for publication, proposed ordinance concerning municipality liability for ice and snow on public sidewalks and (L&R19.22) clarification of regulations governing sidewalk cafes.
4. PERSONNEL COMMITTEE - No items appeared on the Tentative Steering Agenda. Ordered off the Pending Agenda was the request from Hawley C. Oefinger to have his retirement period extended for 3 years from 6/30/87 to 6/30/90.
5. PLANNING AND ZONING COMMITTEE - Ordered on the Agenda were all four items appearing on the Tentative Steering Agenda.
6. PUBLIC WORKS AND SEWER COMMITTEE - Ordered on the Agenda was the one item appearing on the Tentative Steering Agenda.
7. HEALTH AND PROTECTION COMMITTEE - Ordered on the Agenda was one of the four items appearing on the Tentative Steering Agenda. Ordered on the Pending Agenda was the item concerning night pumping of fuel at Herbert Fuel Company and Genovese Fuel Company. Ordered off the Agenda was the problems surrounding Newberry Commons Housing Complex. This was to be taken up by the district representatives. Ordered combined with a Legislative and Rules item was the item concerning pit bull dogs. Ordered off the Pending Agenda was the proposed ordinance regarding fire marshal sign-off on toxic waste sites.

STEERING COMMITTEE REPORT: (continued)

8. PARKS AND RECREATION COMMITTEE - Ordered on the Agenda were the three items appearing on the Tentative Steering Agenda. Also, ordered on the Agenda were the two items appearing on the Addenda and one item brought up under Suspension of the Rules and that item was concerning the poor conditions on ballfields.

9. EDUCATION, WELFARE AND GOVERNMENT COMMITTEE - Ordered on the Agenda was the one item appearing on the Tentative Steering Agenda.

10. HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE - No items appeared on the Tentative Steering Agenda.

11. URBAN RENEWAL COMMITTEE - Ordered on the Agenda was the one item appearing on the Tentative Steering Agenda.

12. ENVIRONMENTAL PROTECTION COMMITTEE - No items appeared on the Tentative Steering Agenda.

13. TRANSPORTATION COMMITTEE - Ordered on the Pending Agenda was the one item appearing on the Tentative Steering Agenda.

14. LABOR CONTRACTS LIAISON COMMITTEE - No items appeared on the Tentative Steering Agenda.

15. HOUSE COMMITTEE - No items appeared on the Tentative Steering Agenda.

16. COLISEUM AUTHORITY LIAISON COMMITTEE - No items appeared on the Tentative Steering Agenda.

17. CHARTER REVISION COMMITTEE - Ordered on the Agenda was the one item appearing on the Tentative Steering Agenda.

18. SPECIAL COMMITTEE TO ASSESS PRIORITY ISSUES - Ordered on the Agenda was the one item appearing on the Tentative Steering Agenda.

19. RESOLUTIONS - No items appeared on the Tentative Steering Agenda.

ADJOURNMENT - There being no further business to come before the Steering Committee, upon a motion made, seconded and approved, the meeting was adjourned at 8:30 p.m.

SANDRA GOLDSTEIN, CHAIRWOMAN
STEERING COMMITTEE

APPOINTMENTS COMMITTEE - Mildred Perillo, Chairwoman

MRS. PERILLO said the Appointments Committee met on Monday, July 20th, 7:30 p.m. at the Government Center. Committee members present were Mildred Perillo, John Boccuzzi, Patricia McGrath, Stan Esposito and Annie Summerville. Also present was Corporation Counsel Mary Sommer.

APPOINTMENTS COMMITTEE: (continued)BOARD OF RECREATIONTERM EXPIRES

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| 1. <u>MS. ANNA STAMATIN</u> (R)
51 Old Colony Road
(Held in Steering 2/2/87,
Held in Pending since 2/17/87,
Held in Committee 7/6/87) | Replacing Thomas Pia
whose term expired. | 7/14/88 |
|---|---|---------|

MRS. PERILLO said that Ms. Stamatin has been a resident of the city for 26 years. She is presently employed as a bail commissioner. Prior to that, she was a seasonal worker for the Department of Recreation for 12 years. The five (5) members present voted no on this appointment; to deny approval. Mrs. Perillo Moved for approval of Ms. Stamatin.

MR. SIGNORE asked why the Committee members voted in the negative?

MRS. PERILLO responded that if any of the Committee members wanted to respond, they were free to do so. No one responded.

PRESIDENT GOLDSTEIN proceeded to a vote on the confirmation of Ms. Anna Stamatin. DENIED, 22 no, 5 yes votes and 4 abstentions. Ms. Stamatin has not been confirmed for a seat on the Board of Recreation.

FISCAL COMMITTEE - Donald Donahue, Chairman

MR. DONAHUE said the Fiscal Committee met on August 5, with the following members attending: Ms. Rinaldi, Mr. Esposito, Mr. Mollo, Ms. Begel, Mr. Rybnick, Mr. Lyons, Mr. Livingston and Mr. Donahue.

Mr. Donahue placed items 4, 5, and 6 on the Consent Agenda. The Secondary Committees concurred or their reports were waived.

Mr. Donahue left the Floor for item #1. Mr. Lyons Chaired for this item.

1. PROPOSED RESOLUTION FROM THE BOARD OF EDUCATION FOR \$119,615 - additional appropriation, under Section 10-217a of the General Statutes for English as a Second language in the non-public schools. Monies will be reimbursed to the city in the 1988/89 fiscal year. Request by Benjamin R. Reed, Asst. Supt. for Support Services, Stamford Public Schools, P. O. Box 9310, Stamford, CT 06904, 5/28/87. Board of Finance approved 7/16/87. Held in Committee 7/6/87.

MR. LYONS said this program is made available to all the cities and towns in the State of Connecticut. Mr. Lyons Moved for approval of this item. Seconded.

MR. BLUM said that he saw in the newspapers that the State Commissioner of Education is denying monies for certain programs under the non-public and parochial schools. He said that we should hold this item and find out what will happen in regards to the 1986/87 funding; whether the city will be reimbursed by the state. There was no Second to Mr. Blum's motion.

MR. LYONS said that the application that Mr. Blum was referring to was public health which may be resolved shortly in our favor.

FISCAL COMMITTEE: (continued)

PRESIDENT GOLDSTEIN proceeded to a vote on the resolution from the Board of Education for \$119,615 for funds for English as a second language. APPROVED by voice vote with 1 no vote, Mr. Blum. Mr. White abstained and Mr. Donahue left the Floor.

2. FOR FINAL ADOPTION - PROPOSED ORDINANCE FOR APPROVAL OF AGREEMENT FOR THE PURCHASE OF BURDICK SCHOOL PROPERTY BETWEEN FIRST REALTY ASSOCIATES, INC. AND THE CITY OF STAMFORD FOR THE PURCHASE PRICE OF \$14,800,000. (AGREEMENT DATED 5/12/87) Submitted by Mayor Thom Serrani 5/12/87. Planning Board approved 6/16/87. Board of Finance approved 7/16/87. Approved for publication 6/1/87. Held in Committee 7/6/87.

Above also referred to PLANNING AND ZONING COMMITTEE.

The Record will show that President Sandra Goldstein left the Floor for item #2. Mr. Boccuzzi Chaired for this item.

MR. DONAHUE Moved for approval of the agreement for purchase of Burdick School property between First Realty Associates and the City of Stamford. Seconded.

Mr. Donahue stated that the Committee voted 5 in favor, none opposed and 3 abstaining recommending approval of the agreement.

Mr. Donahue stated that over the past few months, a bi-partisan Task Force met with prospective developers of the Burdick School site and accepted proposals from five (5) individuals or corporations to develop the site. It was the unanimous recommendation of the Task Force that the Mayor be asked to accept the proposal of First Realty Associates.

The agreement would provide for restriction of the use of the property for housing which is consistent with the Master Plan for the downtown area. The purchase price of \$45,000 per housing unit permitted to be constructed on the property by the Zoning Board under the PD option would yield an estimated 328 units and a purchase price of \$14,800,000. The final determination of the number of units would be based on a site plan review by the Zoning Board.

Mr. Donahue said that an additional payment to the city of one-third of the net proceeds of the development of the property would be granted. The city's share of the net proceeds is estimated to exceed \$3 million. Under the agreement, the sum would be placed in an affordable housing fund for the purpose of producing affordable units on another site to be agreed upon by the City of Stamford.

Mr. Donahue stated that additionally, First Realty has agreed to contribute \$200,000 to a non-profit agency active in affordable housing development to be designated by the city. First Realty's development proposal is a combination of townhouses in three slender towers, is consistent with the aesthetics of the surrounding area. Mr. Donahue said the Burdick property would be placed on the tax rolls on closing of title while the actual tax revenues would depend on future assessments; \$1 million per year would not be an unrealistic estimate after construction has been completed.

FISCAL COMMITTEE: (continued)

MR. DONAHUE said that Burdick School has been boarded-up for many years providing no benefits to the taxpayers; to the contrary, it has become a security and liability problem and to say nothing of the opportunity losses incurred by not converting its value into a productive benefit for the community.

Mr. Donahue said that for these reasons, it became clear to the Task Force, the Board of Finance and the Planning Board that this proposal is of the highest benefit to the taxpayers of this city; yielding affordable housing at another site; an additional \$3 million commitment from the proceeds of this sale to contribute to affordable housing on a different site in the city. It will be beneficial in many other ways.

Mr. Donahue said that over the week-end there were some questions circulating. He just saw them today. He said that he would attempt to clear up some of confusion these questions have caused. Mr. Donahue said that they were not new questions. The Committee discussed the questions at great length over the past two months. The questions were originally asked by the Task Force when it originally met with the developer.

Mr. Donahue said the developer will pay the city \$45,000 per unit, roughly \$14,800,000 at the closing. Construction must commence within 12 months or the developer forfeits a \$500,000 bond. Interest on the \$14,800,000 would cost the developer between \$1,250,000 and \$1,500,000 per year. That would be a strong incentive to complete the project quickly.

Mr. Donahue said the city's net proceeds cannot be computed until nearly all of the units are sold. Net proceeds equal sales proceeds of condominium apartments less cost to acquire property and to build. The sale proceeds will not be known until after the sales take place. The one-third of the profits is a bonus on top of the base price which is about \$3 million higher than the next highest bidder.

Mr. Donahue said the city does have a guaranteed minimum payment; \$45,000 per unit which for the allowable 328 units would equate to \$14,800,000. The city's one-third of the net proceeds would be above and beyond the \$14,800,000. The bid did not include a guaranteed minimum for the one-third; however, the developer will undertake this project to make a profit. The developer would keep two-thirds of the profit. The one-third profits would go into an affordable housing fund belonging to the city. The city would use the money for affordable housing. The developer is under contract to build this affordable housing on a non-profit basis. The project would be jointly agreed on by the city and the developer. By contract, neither party can unreasonably withhold consent to this project.

Mr. Donahue said the Mayor is committed to apply for \$3 million for up-front money from the \$14,800,000 towards affordable housing in the coming year's capital budget. Also, Ryle School would be sold for 100% affordable housing. This was dictated by the decision of the Planning Board.

Mr. Donahue said the estimated cost of possible required off-site improvements would be in the area of \$100,000. The city's Request for Proposal approved by the Planning Board, Board of Finance and the Board of Representatives asked for a fixed bid price, and it did not ask bidders to pay additional costs for off-site improvements. The city is not providing improvements to enhance a private developer.

FISCAL COMMITTEE: (continued)

MR. DONAHUE said that this was the best proposal given to the Task Force. The Fiscal Committee recommended approval by a vote of 5 in favor, none opposed and 3 abstentions.

MR. MOLLO stated that he received petitions from the Stamford Citizens Action Group and asked that this be entered into the Record. The petitions ask for 20% affordable housing at Burdick School. There were approximately 600 signatures coming mostly from North Stamford residents. Mr. Mollo said he had a few problems with the contract. The contract has no provision for a minimum number of units. He said there was no guarantee that the developer will develop this site to the fullest. Mr. Mollo said that under the wording of the contract, the developer can build one unit and pay the city \$45,000. He said this is not likely to happen but in the wording of the contract, it can. He said that we have been told that the developers will build 328 units, but did not feel comfortable unless this was in writing. This would protect the taxpayers. Mr. Mollo said that he was not sure that the Zoning Board will approve PD zoning to increase the maximum number of 328 units. He said that he was uncomfortable about putting the Zoning Board in a predicament that would place them in on approval of this contract. If the Zoning Board does not approve PD zoning, they will be responsible for the city losing \$6 million.

Mr. Mollo said the contract reads \$45,000 per unit less the assessment charges, etc. for traffic signalization improvements, highway improvements, storm drain and sewer improvement costs. Regardless of how minimal these costs are, they are to be deducted from the \$45,000 per unit price. He said that we will never see \$14,800,000. He said by the city picking up the tab for the costs is upsetting especially, when most developers pay for improvements. He said our own taxpayers are assessed for sewers and we are giving this free to an out-of-town developer. He said that we don't know how much these improvements are going to cost and how much will be deducted from the \$14,800,000.

Mr. Mollo said that the developer is the only one who could utilize the \$3 million for the affordable housing. Mr. Mollo said that we are losing our middle-class people to the other areas, therefore, reducing the number of qualified workers serving our work force. He said if the corporations find it more difficult to recruit and house employees, they will flee the city.

MR. BOCCUZZI, ACTING CHAIR, said that after each speaker, he would allow Mr. Donahue to address any questions or comments made by the speaker if Mr. Donahue so wished.

MR. DONAHUE said that he would like to respond to questions if any are asked. He said that so far, there were a lot of statements made. He said that a lot of statements made are not accurate. Mr. Donahue said that there were many meetings over many months with the developer. The developer wants to remain in Stamford and build a quality project on the site. Mr. Donahue said that because CHFA standards were used in some of the "so-called" affordable units now available, there have been problems at the 20% total units in the building.

Mr. Donahue said regarding the cost of improvements to be deducted from the sale price, the city does not have to require that any improvements be paid for by the developer; a capital project could be set up for road improvements in the area.

FISCAL COMMITTEE: (continued)

MR. DONAHUE said that it was more practical that when the developer has construction people on the site for them to do the improvements necessary, and this would probably be less costly.

Mr. Donahue said that he hoped that his opening statements covered many concerns.

MRS. MCINERNEY said that most are in agreement that Burdick must be sold to insure that the city's financial obligations on the principal and interest payments amounting to \$9 million on the Government Center are met. She said that is why we are trying to get as much as we can. She said that we have an obligation to the taxpayers that this contract will maximize the return on the sale of Burdick. She said that in her opinion, the present agreement was open-ended and contained areas which could affect several of the actual points based in the contract. She said that the purchase price should be \$45,000 per unit exclusive by not limited to the highway improvements, traffic signalizations, sewer and storm drains. She did not think that it would be as little as \$100,000 as staff indicated.

Mrs. McInerney said that the \$1 million letter which is going to secure the down payment, the letter of credit, should not be returned to the buyer if he cannot make his mortgage commitment for financing. She said there was no fairness to that. She said that there is more than six months after the approval of the contract wherein the financial obligation does not have to be met by the buyer. She said the city would be "holding the bag" because he will get his credit letter back; it will be returned and the city would take the property off the market for another six months, bringing us closer to the day in 1989 when we would have a \$9 million bill coming in. She said that the city should not allow deduction of fees that are associated with the development of the property that do not benefit the community in anyway. She said that the developer of this project serving as the developer in the future non-profit base for affordable housing, resulting from this contract, should be on an open bid competition; not automatically incorporated in this contract.

Mrs. McInerney said that clarification was needed in the contract. She said the Mayor met with her and some members of her party and tried to clarify certain points and did clarify some. She said there is no guarantee that we will be receiving \$14 million from this sale just as we knew that we would not be getting the money from the sale of Franklin School to the YWCA. She said that she did not think that the contract for the sale of Burdick School was the best deal for the city. She was not prepared to vote on the contract. She said that she had an agreement not written on city stationery but written by the law office that represents the buyer. She said that after Caucus, she found on her desk a revised agreement for the purchase of Burdick School property. She wanted to know what "revised" meant? She was insulted. She ask that the Board defer action on this for at least a week because she did not have the revised contract prior to the meeting and wanted more time to analyze the contract.

Mrs. McInerney Moved to defer this contract. Seconded.

FISCAL COMMITTEE: (continued)

MR. DONAHUE said that at the request of members of the Board of Finance and members of the Fiscal Committee there was one revision. It was called paragraph 38. Mr. Donahue said the fact that the original was typed on the attorney's stationery has nothing to do with the contract. The contract was negotiated by the Law Department, the Finance Commissioner, with the developer and his representatives. It was typed on their stationery for expediency. Since some felt it was inappropriate, it was retyped on city stationery. The only revision is paragraph 38 and this was done so on the advice of the Fiscal Committee and the Board of Finance. Other than paragraph 38, the rest is intact.

Mr. Donahue said a public hearing was held by the Fiscal Committee. The Committee also held two meetings on the issue with representatives of the Law Department, Paul Pacter, representatives of the developer and his attorney present. The questions raised by Mrs. McInerney a number of months ago were discussed at the Committee meetings. They were answered in full and it was unfortunate that Mrs. McInerney did not attend. She could have spoken directly to the attorneys who negotiated the contract. Mr. Donahue said that there was no need at this time to hold up this contract.

MRS. MCINERNEY said that she had a meeting with the Mayor and Commissioner Pacter; that is where she received her information. She said that she did not have to "rubber stamp" or agree with any of the points in the contract. She said the revised copy should have been in the mail to each representative prior to this evening's meeting.

MRS. MAIHOCK said that she was with Mrs. McInerney at the Mayor's meeting. She said that some of the problems which came up could be avoided in the future. She said she would like to cite a few. She hoped that the handling of future sales of city property would be in a more equitable fashion.

Mrs. Maihock said that most of the representatives were not "let-in" on the ground floor and that was the first mistake. She said that this was very important and involved city assets and to appoint an elitist group called a "Task Force" to be privitied to all the information, and to examine all the things, and to make all the decisions without the rest knowing anything. Each representative is responsible to the people in their district. Mrs. Maihock said that this was a great mistake and all would have liked to have known exactly what the city was doing, but did not know until at a point when we were asked to look at the contract and it was already signed.

*All
corrections
attached to
minutes*

Mrs. Maihock said that there was no price that is related to any particular figure. The figure is ambiguous. It is linked to a formula per dwelling unit. She said that, at this point, we do not know how many dwelling units will be involved. She said that all interested representatives should have been invited to the negotiations from the beginning. She said that we would not have the problems we are having tonight if we had better communications.

MRS. BROMLEY said that she asked for and received a copy of the contract two months ago. Two months ago, she read the contract and talked to representatives of the Mayor and the Fiscal Committee about her concerns regarding the contract.

FISCAL COMMITTEE: (continued)

MRS. BROMLEY said that she assumed the same opportunity was open for everybody. She said that she received answers to all the questions she had. She said that in a 23-page document, there will be details that anyone reading the contract, is not going to agree on. She said that this was a negotiated document. Whether you vote for it or not, it must be acknowledged that not everyone will agree with all the details. She said that she will be voting for the contract but does not agree with all the details. She said that it was a contract that we could live with. The price is high; there is an excellent probability that the \$14 will be obtained. She said concerning Mrs. McInerney's remarks about the contract typed on the attorney's stationery, the drafter of the contract has the ambiguities construed against him.

MR. DONAHUE said the construction of the Task Force and what has happened was approved months and months ago by the Planning Board, Board of Finance and the Board of Representatives; the approach was well known to all present.

MR. LYONS Moved the question. Seconded. Carried.

MRS. MCINERNEY said that her Motion was to defer action for at least a week so that the representatives have an option to review the new revised copy received this evening.

MR. BOCCUZZI, ACTING CHAIR called for a vote to return this item to Committee. The Motion was DEFEATED by a vote of 23 no, 8 yes votes and 2 abstentions.

MR. SIGNORE said that all the Board members have the best interest of the City of Stamford at heart; there were no games being played, and he has not made up his mind how he will vote on the sale. He said that prior to going to the Board meeting, he received his first and only call regarding this subject. He said that the caller gave him a name and address within his district. The caller said that he should vote for the sale of the school. Mr. Signore asked the caller, "why?" The caller replied, "To stop taxes from going up." Mr. Signore told the caller that the taxes will go up anyway. The caller said that Mr. Signore should vote for the sale of Burdick School "or else" and hung up.

Mr. Signore checked for the name on the street that the caller claimed she lived on but found no such name. Also, he checked other records and did not find her name on the street. Mr. Signore said he considered the "or else" a threat. He said he was not threatened in anyway; he is not running for re-election. He said the "or else" attitude bothered him. He thought there was a vested interest here somewhere. He wondered if he should call the Police Chief and ask for protection against any possibility of any confrontation. Mr. Signore said that he will vote no on the issue.

MR. ZELINSKI said that at the public hearing, several residents of the city came to express their concerns pertaining to this issue. One person that came was a Mr. William Ivler. Mr. Zelinski believed that Mr. Ivler sent to all the Board members, correspondence that ask some very pertinent questions. One question was why there isn't a minimum purchase price guaranteed by the contract in case the Zoning Board does not approve the 328 units or a reclassification to PD and the buyer proceeds under the RH district requirements? Mr. Zelinski said there was nothing in the contract to require the buyer to build any amount of units. Since the land cost is \$45,000 per unit, the buyer can theoretically build 20 luxury townhouses and pay only \$900,000 which would include the \$200,000 paid under Section 8 to a non-profit agency.

FISCAL COMMITTEE: (continued)

MR. ZELINSKI stated that Mr. Ivler also raised a question that the purchase price can be reduced by the buyer without any limitation on the amount to be agreed to be spent for highway improvements, signalization, sewer and storm drains. Another point raised by Mr. Ivler was why there is no guarantee of minimum net proceeds? Mr. Zelinski went on quoting from Mr. Ivler's correspondence as to "why no other performance bond was required other than to commence work within 12 months after closing; why no performance bond for obligations under the proposed contract if the dead-line is not met, and the \$500,000 bond is called; does the city have any other remedies; can it call the contract terminated; can it recover any damages for said breach; #10 in the contract has no limit on the number of units to be built; #16 gives to the buyer all the restaurant and cafeteria equipment as well as all the lockers, desks, etc. stored at Burdick; there is no credit or payment for this to the city; to what extent is the language of #38 intended to be a threat or warning to members of the Zoning Board and the Building Department that they must approve the buyer's applications and demands or face the possible termination of this contract by the buyer; what does this mean?"

MR. ZELINSKI said that Mrs. Pobie Johnston attended the public hearing who questioned on page 2 of the contract, "the purchase price of the \$45,000 per dwelling unit approved to be constructed by all applicable municipal and state agencies less any amounts charged, assessed or imposed by the seller, its agents, agencies, boards or commissions for items such as but not limited to highway improvements, traffic signalization, sewer or storm drain improvements." Mr. Zelinski said that Mrs. Johnston said that if this contract is approved, it would be setting a very dangerous precedent that might haunt us in future years dealing with the sale of future properties.

Mr. Zelinski also stated that each member received correspondence with nine questions. He asked if the Chairman of the Fiscal Committee considered answering these questions? Mr. Zelinski said even though it is late, these questions should be addressed.

Mr. Zelinski stated for the Record the climate in which the City of Stamford is in now and which we should be concerned about because this would be dealing with building luxury condominiums; that at the present time in the City of Stamford, there are 763 condominiums listed for sale with an average list price of approximately \$200,000, and the average market time, the time they have been on the market, is exactly 85 days. For the last six (6) months, of the condominium units that have been for sale since January, only 32% of those units have been sold and the average sale price was in the vicinity of \$180,000. Mr. Zelinski is concerned that with this climate, the interest rates have gone up a slight bit with a possibility of going higher, Mr. Zelinski wondered if these units are going to sell. He was also concerned that the extra money that the city will get for affordable housing into a fund which could amount to approximately \$3 million is contingent upon the sale of 95% of those units. That's a large amount; based on the facts just given.

Mr. Zelinski said that he heard comments that this was a good deal for us. He said it reminds him of a game show called, "Let's make a deal" where the host asks members of the audience to chose between a known prize or something possibly better behind the curtain. He said that we are being asked to approve this contract although we are not sure about the total amount the city will benefit for affordable housing and other contingencies. He said that we must pay for this expensive new city hall and if this is not approved, the bid may be much lower; that is if any would come in at all

FISCAL COMMITTEE: (continued)

MR. ZELINSKI: (continuing) based on the current economic conditions in the City of Stamford. He said weighing the pros and cons that he just mentioned, he said that it is with a heavy heart that he will reluctantly vote in favor this item.

MR. BLUM said that we should stop talking about affordable housing and talk about moderate-income housing. He said that there were many luxury apartments and condominiums in his district. He said that many people are moving because the rents are going up and they cannot afford the rents. The housing situation is nothing new. It has been around for over 15 years. As prices go up, everything else goes up also. Mr. Blum spoke about 429 Atlantic Street and the conditions there not only for the members of the Board but also employees of the city. Some employees were working out of a closet. He said that we should not expect our employees to work in those conditions. Mr. Blum said that the employees have better working conditions now, and we will get more productivity from them. He said that we have to pay for the building. Mr. Blum stated that the Planning Board and the Board of Finance voted for this contract.

MR. DONAHUE had no further comments to make. His opening comments stated covered most of the questions referred to.

MRS. BEGEL said that a lot of the members were reluctant to go along with the wording in the contract. She took exception to Mrs. McInerney's remarks about the sale of Franklin School; pinning it up against the sale of Burdick School. She said she was on the Board of Directors at the time of the sale of Franklin School to the YWCA. Their presentation was very clear and everyone knew what we were getting when the property was sold. She said it was true that it was sold for \$2 million and we did not get our \$400,000, but the community has and will receive benefits from this sale for years to come; domestic violence, day care and affordable housing, all very worthwhile programs for the city. The Burdick contract states 60 units per acre, times three acres, which will equal 180 units. If Zoning is approved, then we will have hopefully 328 units, then getting \$14.8 million. She said the contract is "iffy" and open ended and that is why so many are uncomfortable with the contract.

MR. DAVID MARTIN said that he also did not agree with all of the contract. He tried to achieve some changes and they have been made in paragraph 38 making it a better contract. He will vote for the contract after looking at the alternatives proposed. This contract is a superior opportunity for the city considering any of the other bid proposals. There may be risks but there are risks at all times in life. He said there were risks if we do not go ahead with this contract. Mr. Martin said that for those who are saying what might happen if we go forward, let us not forget what might happen if we do not go forward. Burdick has been boarded up and vacant for a long time. The city must maintain the property and it is costly. Mr. Martin said that we should go ahead with this contract. We should not have the vacant property and be concerned about the problems this property may bring to us.

FISCAL COMMITTEE: (continued)

MR. DAVID MARTIN said that we would not get the price we are going to get now if we were to start over. The market conditions have changed and this was and is the best opportunity to move ahead with the contract.

MR. BURKE quoted, "Your representative owes you not his industry only but his judgement and he betrays instead of serving you if he sacrifices it to your opinion." He said that we should all think of "To thine own self be true then it must follow as night follows day thou canst be false to no man." He said the pressures exerted one way or another are there. He said that we have said enough negative things and should look at something positive. He said that affordable housing means that when anyone buys or rents, it is affordable to someone. We have to get more specific in what we mean when we talk about low cost or moderate housing. He said there were other properties on the roles that are up for sale, and perhaps, our ideas and aspirations should be directed to those particular properties.

MR. LIVINGSTON said that we knew we had to cover the impact of taxes on the community when we purchased this building. He said that when we committed ourselves to buy this building, we also committed ourselves to sell off properties owned by the city to defray the cost of this building. He said it was time that the city adopt a housing program that will meet the needs of the people of Stamford. He said that he will vote yes on the Burdick School agreement.

MR. RYBNICK Moved the question. Seconded.

MR. BOCCUZZI, ACTING CHAIR, called for a vote for the approval for the final adoption of the proposed ordinance for approval of agreement for the purchase of the Burdick School property between First Realty Associates, Inc. and the City of Stamford for the purchase price of \$14,800,000.

APPROVED by a vote of 25 yes, 4 no votes and 4 abstentions. The record will note that Mr. Lyons changed his vote to a yes vote.

PRESIDENT GOLDSTEIN resumed the Chair.

3. \$6,011,492.00 - DEPARTMENT OF PUBLIC WORKS - AMEND THE CAPITAL PROJECTS BUDGET FOR FISCAL YEAR 1987/88 FOR PROJECT #343-958 TRANSFER STATION. This is towards the estimated cost for building the station. Request by Mayor Thom Serrani 6/8/87. Recommended funding source is bonds. Planning Board approved 7/28/87. Contingent upon Board of Finance approval. Held in Committee 7/6/87.

Above also referred to PUBLIC WORKS AND SEWER COMMITTEE.

HELD IN COMMITTEE

FISCAL COMMITTEE: (continued)

4. \$ 66,000.00 - PARKS DEPARTMENT - AMEND THE CAPITAL PROJECTS BUDGET FOR PROJECT #610-133 KOSCIUSZKO PARK - additional appropriation for park improvements. This money received from Pitney Bowes per agreement between them and the city for construction access through the park. Request by Mayor Thom Serrani 6/17/87. Planning Board approved 6/30/87. Board of Finance approved 7/16/87. Held in Committee 7/6/87.

Above also referred to PARKS AND RECREATION COMMITTEE.

APPROVED ON CONSENT AGENDA WITH 1 NO VOTE, MRS. PERILLO, AND TWO ABSTENTIONS, MR. MOLLO AND MR. LIVINGSTON.

5. \$ 51,036.00 - MAYOR'S OFFICE - CODE 201 VARIOUS SALARIES - additional appropriation request to cover salaries for the following:
\$35,000 - Code 201.1110 salaries for Human Resource coordinator.
\$11,036 - Code 201.1135 permanent part-time secretary for Human Resource coordinator.
\$ 5,000 - Code 201.1130 part-time for employee of Community Development who has assumed duties and responsibilities of the relocation officer who retired. The Human Resource Director will assume most of the responsibilities but present employee will still handle housing conseling and referral.
Request by Mayor Thom Serrani 6/17/87. Board of Finance approved 6/25/87.

Above also referred to PERSONNEL COMMITTEE.

APPROVED ON CONSENT AGENDA WITH 1 NO VOTE, MRS. McINERNEY.

6. \$ 50,000.00 - DEPARTMENT OF PUBLIC WORKS - AMEND THE CAPITAL PROJECTS BUDGET FOR YEAR 1987/88 FOR PROJECT #330-262 SELLECK STREET BRIDGE REHABILITATION - additional appropriation needed so the City can meet its right-of-way contribution obligation under the State's road and bridge rehabilitation grant program. \$200,000 has already been appropriated for the City's share under this grant program; Connecticut Dept. of Transportation requires that the City contribute \$250,000. Request by Mayor Thom Serrani 6/12/87. Planning Board approved 6/30/87. Board of Finance approved 7/16/87. To be financed by bonds.

Above also referred to PUBLIC WORKS AND SEWER COMMITTEE.

APPROVED ON CONSENT AGENDA.

FISCAL COMMITTEE: (continued)

MR. DONAHUE Moved to approve the Consent Agenda. Seconded. Carried by voice vote.

MR. DONAHUE Moved to Suspend the Rules to take up six (6) items not on the Agenda. Seconded. Carried by voice vote.

7. RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE PROJECT GRANT AGREEMENT WITH THE STATE OF CONNECTICUT FOR THE IMPROVEMENT OF THE BOARD STREET BRIDGE UNDER LOCAL BRIDGE PROGRAM. Submitted by Mayor Thom Serrani 6/2/87.

MR. DONAHUE Moved to approve the resolution. Seconded.

PRESIDENT GOLDSTEIN called for a vote to approve the above resolution. APPROVED by voice vote.

MR. DONAHUE said the next five items are before the Board because under the Municipal Liability Trust Fund for the State of Connecticut, additional funds are available for the City of Stamford. To qualify, we must apply for these funds by mid-August.

The Committee voted unanimously in favor of all five (5) resolutions.

8. RESOLUTION TO APPLY FOR FUNDS THROUGH THE STATE MUNICIPAL LIABILITY TRUST FUND FOR \$20,000 FOR IN SITU CARBON MONOXIDE MONITORING OF INCINERATOR FLUE GASES. Submitted by Mayor Thom Serrani 8/5/87.

MR. DONAHUE Moved to approve the resolution for carbon monoxide monitoring. Seconded.

MR. ZELINSKI said that he was not against this, but received the packet with the resolutions in his Saturday mail. He said that in the future, he hoped that we would not have to approve the items when received at such a late date.

PRESIDENT GOLDSTEIN proceeded to a vote on the resolution on the carbon monoxide monitoring program. APPROVED by voice vote.

9. RESOLUTION TO APPLY FOR FUNDS THROUGH THE STATE MUNICIPAL LIABILITY TRUST FUND FOR \$36,000 FOR RISK ANALYSIS AND SELF-INSURANCE FEASIBILITY STUDY. Submitted by Mayor Thom Serrani 8/5/87.

MR. DONAHUE Moved to approve the resolution to apply for funds for risk analysis and self-insurance feasibility study. Seconded.

PRESIDENT GOLDSTEIN proceed to a vote on the resolution for risk analysis and self-insurance feasibility study. APPROVED by voice vote.

FISCAL COMMITTEE: (continued)

10. RESOLUTION TO APPLY FOR FUNDS THROUGH THE STATE MUNICIPAL LIABILITY TRUST FUND FOR \$19,120 FOR INTERSECTION ANALYSIS. IDENTIFICATION OF HAZARDOUS INTERSECTIONS IN THE CITY AND A STUDY WITH RECOMMENDATIONS AND DESIGNS TO CORRECT CONDITIONS. Submitted by Mayor Thom Serrani 8/5/87.

MR. DONAHUE Moved to approve the resolution to apply for funds for intersection analysis. Seconded.

PRESIDENT GOLDSTEIN called for a vote on the resolution for funds for intersection analysis. APPROVED by voice vote.

11. RESOLUTION TO APPLY FOR FUNDS THROUGH THE STATE MUNICIPAL LIABILITY TRUST FUND FOR \$90,000 FOR DRIVER TRAINING PROGRAM TAILORED TO MEET THE NEEDS OF POLICE AND FIRE DEPARTMENT VEHICLE OPERATORS. Submitted by Mayor Thom Serrani 8/5/87.

MR. DONAHUE Moved to approve the resolution to apply for funds for the driver training program. Seconded.

PRESIDENT GOLDSTEIN called for a vote on the resolution for funds for the driver training program. APPROVED by voice vote.

12. RESOLUTION TO APPLY FOR FUNDS THROUGH THE STATE MUNICIPAL LIABILITY TRUST FUND FOR \$50,000 FOR UNDERGROUND TANK MANAGEMENT FOR INSPECTION AND TESTING OF ALL CITY-OWNED TANKS IDENTIFIED AS POTENTIAL PROBLEMS FOR LEAKS. Submitted by Mayor Thom Serrani 8/5/87.

MR. DONAHUE Moved to approve the resolution to apply for funds for underground tank management. Seconded.

PRESIDENT GOLDSTEIN called for a vote on the resolution for funds for underground tank management. APPROVED by voice vote.

LEGISLATIVE AND RULES COMMITTEE - David Martin & Maria Nakian, Co-Chairpersons

MR. DAVID MARTIN said the Legislative and Rules Committee met on Monday, August 3rd. Attending were Committee members David Martin, Scott Morris, James Dudley, John Zelinski, Ruth Powers, Audrey Maihock, James Rubino, and Ellen Bromley. Also in attendance was Rep. Claire Fishman, Corporation Counsel Richard Robinson, Board Researcher Sandra Schlachtmeyer, Elder Powell from the Abundant Life Church of God, Dr. Burn from the Nature Conservancy and Robert Winski, Stamford's Dog Warden.

LEGISLATIVE AND RULES COMMITTEE: (continued)

1. (L&R19.34) FOR PUBLICATION - PROPOSED ORDINANCE AMENDING SECTIONS 9-4 THROUGH 9-7 OF THE CODE OF ORDINANCES REGARDING SALE OR LEASE OF CITY-OWNED REAL PROPERTY. Submitted by Paul A. Pacter, Commissioner of Finance 2/4/87. Held in Committee 3/2, 4/6, 5/4, 6/1 and 7/6/87.

Above also referred to PLANNING AND ZONING COMMITTEE.

HELD IN COMMITTEE

2. (L&R19.40) FOR FINAL ADOPTION - PROPOSED ORDINANCE CONCERNING TAX ABATEMENT FOR EBENEZER MISSIONARY BAPTIST CHURCH FOR PROPERTY LOCATED AT 32 ORLANDO AVENUE, TAX ASSESSOR CARD N6, LOT 13 AND 14. 100% of assessment for taxes attributable to land, and 80% of taxes attributable to building for grand list beginning 10/1/84, which is attributable to period subsequent to 5/15/86 abated and reimbursement of \$222.77. Request by Milton C. Thomas, II, Esq., Davis & Thomas, 49 Woodside Street, Stamford, CT 06902. Held in Committee 6/1/87. Approved for publication 7/6/87.

APPROVED ON CONSENT AGENDA WITH ONE ABSTENTION, MR. DUDLEY.

3. (L&R19.33) FOR PUBLICATION - PROPOSED ORDINANCE AMENDING THE CODE OF ORDINANCES CHAPTER 10, ALARM SYSTEMS TO BRING BURGLAR ALARM SECTION INTO CONFORMITY WITH SECTION REGARDING FIRE ALARMS. Submitted by Reps. Maria Nakian and David Martin 1/13/87. Held in Committee 2/3, 6/1 and 7/6/87. Held on Pending Since 2/17/87.

HELD IN COMMITTEE

4. (L&R19.41) MATTER OF LEGALITY OF STREET VENDORS ON BOARD STREET AND OTHER THOROUGHFARES OF STAMFORD. Submitted by Rep. Claire Fishman D-12, 5/19/87. Held in Committee 7/6/87.

MR. DAVID MARTIN stated that Sandra Schlachtmeyer, Researcher, sent to all members, a copy of the research done on this item. Mr. Martin said that street vendors are legal in Stamford. If you see one, you can ask them to see their license. If they do not have one, they are illegal and the police should be contacted. If anyone would like to pursue this item further, they may do so.

5. (L&R19.42) FOR PUBLICATION - PROPOSED ORDINANCE FOR TAX ABATEMENT ON PROPERTY LOCATED ON ATLANTIC STREET, CARD NUMBER EO46, LOT NUMBER O47, BLOCK NUMBER 0079 OWNED BY ABUNDANT LIFE CHURCH OF GOD. \$1,535.27 due as of 4/15/87. Request by Elder Stenneth E. Powell, Pastor, Abundant Life C.O.G.I.C., 740 Atlantic Street, P. O. Box 5575, Stamford, CT 06904, 5/16/87. Held in Committee 7/6/87.

HELD IN COMMITTEE

LEGISLATIVE AND RULES COMMITTEE: (continued)

6. (L&R19.46) FOR FINAL ADOPTION - PROPOSED ORDINANCE CONCERNING GRAFFITI.
Submitted by Rep. Audrey Maihock R-19, 6/15/87. Held in Committee 7/6/87.

APPROVED ON CONSENT AGENDA.

7. (L&R19.47) FOR PUBLICATION - PROPOSED ORDINANCE FOR TAX ABATEMENT FOR PROPERTY LOCATED AT 356 ROXBURY ROAD, STAMFORD, CT AND OWNED BY TEMPLE BETH EL. Tax abatement for list of 1986, due and payable on 7/1/87 and 1/1/88. Request by David P. Lasnick, Esq., Fleisher, Trow & Silver, 30 Oak Street, Stamford, CT 06905, 6/23/87.

HELD IN COMMITTEE

8. (L&R19.48) FOR PUBLICATION - PROPOSED ORDINANCE FOR TAX ABATEMENT FOR PROPERTY OWNED BY THE NATURE CONSERVANCY, S/3A, LOT 2, HEMING WAY. Request by Andrew Zepp, Stewardship Asst., The Nature Conservancy Connecticut Chapter, 55 High Street, Middletown, CT 06457-3788, 6/23/87.

HELD IN COMMITTEE

9. (L&R19.50) FOR PUBLICATION - PROPOSED ORDINANCE TO AMEND SECTION 111-11 OF THE CODE OF ORDINANCES. This concerns control of potentially dangerous dogs. Submitted by Reps. Audrey Maihock R-19 and John Zelinski D-11, 7/8/87.

Above also referred to HEALTH AND PROTECTION COMMITTEE.

HELD IN COMMITTEE

MR. DAVID MARTIN Moved the Consent Agenda. Seconded. Carried by voice vote with Mr. Dudley abstaining on item #2.

PERSONNEL COMMITTEE - James Dudley and Claire Fishman, Co-Chairman - No report.

PLANNING AND ZONING COMMITTEE - W. Dennis White, Chairman

MR. WHITE said the Planning and Zoning Committee met on Monday, July 13th, 7:30 in the Government Center. Present were Committee members Maria Nakian, David Jachimczyk and Dennis White. Also present at the Committee's request was Jon Smith, Director of Planning and Zoning. A quorum was not attained, but since the Committee had to review the excess properties and Mr. Smith was available, it was decided to review the properties and to use the input at a future meeting before the full Committee.

PLANNING AND ZONING COMMITTEE: (continued)

MR. WHITE: (continuing) said that this was done at a second meeting held on Thursday, July 30th, after a public hearing on a referral. The Committee then used Mr. Smith's input to vote on the recommendations for the property disposition.

1. PURSUANT TO SECTION 9.4 OF THE CODE OF ORDINANCES, REVIEW OF LIST OF LIST OF CITY-OWNED REAL PROPERTY AS RECOMMENDED FOR SALE OR LEASE BY THE PLANNING BOARD AS TRANSMITTED TO COMMISSIONER OF FINANCE PAUL A. PACTER ON 2/3/87. Submitted by Rep. Maria Nakian D-20, 5/8/87. Report made 6/1/87. Held in Committee 7/6/87.

HELD IN COMMITTEE

MR. WHITE said the Committee prepared a list of properties with their recommendations added to the previous list received by the Board members. The Committee deferred judgement on the large piece of property awaiting further input from the full Board. This evening, the Committee was not proposing any specific decision via a motion on the lesser properties other than the Committee's recommendation. Mr. White said the intent is to give the full Board time to reflect on disposition of the lesser properties. The Committee posted two maps with all the excess parcels plotted in orange. They are identified by the last four digits taken from the asset number column. Mr. White said that everyone should look over the maps. They may be surprised of what they find. He said that there is a sliver of land adjoining his backyard.

PRESIDENT GOLDSTEIN thanked Mr. White and his Committee for the work done on the property list. It was very helpful and clarified the excess properties.

2. REFERRAL OF PLANNING BOARD ACTION DENYING MASTER PLAN APPLICATION MP-297 MICHAEL & RALPH DeANGELIS to amend the Master Plan from Land Use Category designated, 3 - residential, multi-family, low density to Land Use Category 6 - commercial local or neighborhood business, property bounded and described; northerly, 149.40 feet by land of M&M Realty; easterly, 60.12 feet by land of the New York, New Haven and Hartford Railroad Company; southerly, 153.18 feet by land of Peabody Galion Corp., and westerly, 60 feet by Hope Street. Assessor's card #255 Block #319. Pursuant to Section 522.5 of the Charter. Petition received at Board office 6/19/87. Submitted by James Serafino, Chairman, Stamford Planning Board 6/19/87.

MR. WHITE said a hearing was convened on Thursday, July 30th in the Democratic Caucus Room at 7:30 p.m. Present were Committee members Thomas Clear, David Jachimczyk, Terrence Martin, William Heins and Dennis White. Also present were the applicants Michael and Ralph DeAngelis, Bruce Lev, representing Research Park Properties, Inc. Mr. Gambino of WSTC was also present.

Mr. White said the referral was essentially a review of what was presented some 16 months ago. Basically, the DeAngelis family bought the property in question when it was in split zone between R5 on the front part and ML light industrial in the rear section.

PLANNING AND ZONING COMMITTEE: (continued)

MR. WHITE: (continuing) said the applicant was granted sundry variances by the ZBA (in itself a questionable procedure), the applicant proceeded to construct a warehouse. In the judgement of the Building Department, the applicant proceeded to violate the variance and was thereby halted in this construction.

Mr. White said that in the meanwhile comprehensive rezoning changed the entire parcel to R5. This is where the situation stood some months ago when the applicant first applied to us. He has now allegedly resolved his difference with the Building Department; he may complete his warehouse and it can be used as such. He can do this because the construction has begun and the variance was granted before the change.

Mr. White said the present problem of the applicant is that he does not have adequate parking for the warehouse and he cannot use the front part of his parcel that was always zoned R5 for parking. The applicant contends that the part of his parcel formerly zoned ML is not large enough to accommodate warehouse parking, thus, he wishes to change the entire parcel designation to a CS or CN zone. Mr. White said that in order to this, he must first effect a Master Plan change. The amendment was rejected by the Planning Board, hence his referral to the Board of Representatives.

Mr. White stated that the applicant freely acknowledges that should ... his referral be granted, he no longer plans to use the building as a warehouse. He intends to use it to house various types of shops and service stores and to use the rest of the property on Hope Street as parking. Mr. White said the applicant intends to operate a mini-shopping center, and the Committee found the applicant's presentation self-serving and without much validity. Mr. White said that he may use the property as he originally intended, i.e., a warehouse. The fact that there is limited parking is because he deliberately constructed a warehouse too big for the property which left the Committee to suspect that the applicant planned all along to apply for a zone change and never intended to use the building as a warehouse.

Mr. White said that across the street from the property is all residential use. The property is not really surrounded by commerce; the general affect of the neighborhood is residential. Mr. White said the intent of the Zoning Board and comprehensive rezoning is clear as they stated is to preserve housing and residential neighborhoods. Mr. White said that when they rezoned this end, they did so on the basis of what the general development of the area was at that time, e.g., the area was zoned ML yet the neighbor development was largely low density multi-family and/or single-family. they upzoned to R-7½ or 6. They did this to eradicate the effects of split-zoning.

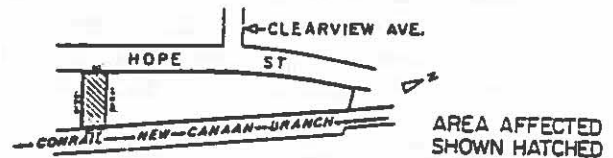
Mr. White said to grant the applicant would break the entire concept of zoning stability. The reason this referral was rejected some months ago by the Planning Board was that they felt it was spot-zoning. Mr. White said this application is the epitome of spot-zoning.

Mr. White stated that the Committee voted 5 to 0 to recommend to the Board that the application not be approved.

PLANNING AND ZONING COMMITTEE: (continued)

MR. WHITE read the following motion: "That the proposed amendment of Michael and Ralph DeAngelis Application 297 to amend the Master Plan of the City of Stamford, CT for a parcel of land bounded on the west by Hope Street, on the east by the New Canaan Branch Railroad line, on the north by M&M Realty, on the south by the access road to the Riverbend Executive Office Center (Peabody Galion Corp.) be changed from land use category 3 residential, multi-family, low density to land use category 6 commercial, neighborhood or local business as specifically shown on the attached map be approved."

The motion was moved and seconded.



MR. BLUM asked if Mr. White and his Committee looked at the property?

MR. WHITE said he went and looked at the property this time and also the last time.

MR. BLUM said that the last time the applicant was before the Board, he spoke in favor of the applicant. He still favors the applicant. Mr. Blum said that there is spot-zoning all along Hope Street with the different companies. Mr. Blum said with the railroad running in back of the warehouse, the applicant should be zoned favorably because if there was any expansion, the applicant may want a railroad siding.

MR. WHITE said the entire parcel was rezoned R5.

MR. BLUM said that he did not see that side of the street as being residential. Mr. Blum said that we had spot-zoning in the South End and why couldn't this be spot-zoned? Mr. Blum said that this area was not a completely residential area.

MR. DUDLEY asked if the warehouse was left alone and the application not approved, what would become of the property?

MR. WHITE said that if the application is not approved, the applicant can use the property as a warehouse as originally intended. The applicant is free to complete the building and use it as a warehouse.

MR. DUDLEY asked about the intention of a mini-shopping area.

MR. WHITE said that the applicant acknowledged at the public hearing that he intends to use the building for small shops; service shops. Mr. White said that then there would be a large building with different shops with parking going out to Hope Street.

MR. DUDLEY asked if Mr. White knew how many shops could fit into the building as it stands now?

MR. WHITE said that it would be difficult to answer that.

PLANNING AND ZONING COMMITTEE: (continued)

MR. DUDLEY said that there are small shops and stores in that area and that seems to conform to the neighborhood.

MR. WHITE said that there is no reason for spot-zoning even though there are certain areas with spot-zoning.

MR. MORRIS said that this area is in his district in Springdale and he wants the record to reflect that he will not be voting in favor of the application. Mr. Morris said the thrust of the area is residential housing. He said that a CN designation which would permit uses such as a bakery, a pharmacy, or a flower shop, or bank branch are not compatible with the neighborhood plan as devised in the Master Plan. Mr. Morris thanked Mr. White and his Committee for a job well done on this matter.

PRESIDENT GOLDSTEIN proceeded to a vote that the proposed amendment of Michael and Ralph DeAngelis Application 297 to amend the Master Plan of the City of Stamford, CT for a parcel of land as stated in Mr. White's motion, be approved.

21 votes are necessary for any action on this referral. A "yes" vote would be in favor of the application; a "no" vote would mean that you are opposed to the application.

President Goldstein said the motion was DEFEATED by a vote of 23 opposed, 5 yes and 5 abstentions. The Planning Board's decision was upheld.

3. PROPOSED RESOLUTION NOTICE OF INTENT TO DISCONTINUE A PORTION OF GAY STREET. This portion of Gay Street is to be conveyed to Thomas K. Standish for \$616,273.00. Submitted by Mayor Thom Serrani, 6/19/87. Planning Board approved 6/30/87. Board of Finance approved 7/16/87.

MR. WHITE said that on items 3 and 4, the Committee voted 5 to 0 to support the resolution and the publication of the ordinance for the reasons of fair market value, the preservation of the building and the fact that the buyer, Mr. Standish, is supportive of the cleaning-up and upgrading of the area. Moved. Seconded.

PRESIDENT GOLDSTEIN called for a vote to approve the resolution. APPROVED by a voice vote with one no vote, Mr. Blum.

4. FOR PUBLICATION - PROPOSED ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY ON THE NORTH SIDE OF BROAD STREET ADJACENT TO AND SOUTH OF THE BEDFORD STREET GARAGE, INCLUDING A PORTION OF GAY STREET FOR THE SUM OF \$616,273.00. Submitted by Mayor Thom Serrani, 6/19/87. Planning Board approved 6/30/87. Board of Finance approved 7/16/87.

MR. WHITE said the Committee voted 5 in favor and none against recommending approval of publication. Moved. Seconded.

PLANNING AND ZONING COMMITTEE: (continued)

MR. ZELINSKI referred to a letter received from Corporation Counsel where Counsel referred that a lease would be forthcoming relating to the Bedford Street property. He asked if we should have the lease at this time before we can vote on this item?

MR. WHITE said that when the lease is drawn, then we will vote on the lease.

MR. BURKE asked if the money received from this sale will go into the non-recurring capital account?

MR. WHITE said that it would.

PRESIDENT GOLDSTEIN called for a vote on the proposed ordinance for publication authorizing the sale of property on the north side of Broad Street, adjacent to and south of the Bedford Street garage, including a portion of Gay Street for the sum of \$616,273. APPROVED by voice vote.

MR. WHITE said he and the Committee thank Mr. Jon Smith, Tom Janke and their staff and Anne Kachaluba for helping with the maps, etc.

PUBLIC WORKS AND SEWER COMMITTEE - Richard Lyons, Chairman

MR. LYONS said that the Public Works and Sewer Committee held a public hearing on Wednesday, July 29, at the Government Center. Present were Reps. Lyons, Esposito, Pavia (and his brother) and Richard Robinson, Staff Counsel. There were no citizens present to speak on the ordinance.

The Committee met again on August 6. Present were Reps. Lyons, Terrence Martin, Fishman, Pavia and Esposito. The vote was 5 in favor and none opposed recommending approval for the final adoption of the ordinance.

1. FOR FINAL ADOPTION - PROPOSED ORDINANCE AMENDING ORDINANCE NO. 581 SUPPLEMENTAL CONCERNING CONDOMINIUM AND COOPERATIVE APARTMENT REFUSE COLLECTION, TO MODIFY APPLICATION DEADLINES FOR REIMBURSEMENT. Submitted by Rep. David Martin D-19, 6/12/87. Approved for publication 7/6/87.

MR. LYONS Moved for approval of the ordinance. Seconded.

PRESIDENT GOLDSTEIN called for a vote on the final adoption amending Ordinance No. 581 Supplemental concerning condominium and cooperative refuse collection reimbursement deadlines. APPROVED by a voice vote.

HEALTH AND PROTECTION COMMITTEE - Scott Morris, Chairman

1. MATTER OF THE STAMFORD WATER COMPANY SELLING WATER FROM THE STAMFORD RESERVOIR TO NEIGHBORING TOWNS AND CITIES. Submitted by Scott Morris, Chairman, Health & Protection Committee, 7/8/87 per letter from Mr. Emile A. LeGros.

HEALTH AND PROTECTION COMMITTEE: (continued)

MR. MORRIS said that after this item was placed on the Agenda, he discovered that this item could not be considered by the Committee. He said that all members received a letter from Emile LeGros and a copy of a letter Mr. Morris wrote to Mr. LeGros, which Mr. Morris states that the Stamford Water Company's operations and ways in which it conducts business is solely regulated by the State of Connecticut, Department of Public Utilities Control. This ended any discussion on the item.

PARKS AND RECREATION COMMITTEE - Thomas Pia, Chairman

Mr. Pia was not present at the meeting. Mrs. Powers delivered the report.

MRS. POWERS said that Parks and Recreation met on Thursday, July 30, 1987. Present were Committee members, Ruth Powers, Gerald Rybnick, William Heins, and Tom Pia. Also, Rep. John Boccuzzi. Rep. McGrath was excused. Also attending were Ed Condon and Robert Cook of the Parks Department, Bruno Giordano, Supt. of Recreation, Richard Mollo, Chairman of Board of Recreation, Vincent Akhimie, Director of Traffic and Parking and John Roman of WSTC.

Mr. Pia sent a copy of his report to Board members.

1. STATUS REPORT ON CITY BEACHES. Request by Rep. James L. Dudley D-6, 3/9/87. Held in Committee 4/6/87. Reports made and Held in Committee 5/4 and 6/1/87. Held in Committee 7/6/87.

HELD IN COMMITTEE

The report stated that Supt. Cook reported that at Cummings Park, repairs were made to the support structure of the pier, the handrail and the planking. The pavilion lights were refurbished, the shower stalls are to be painted within the next two weeks. The boardwalk lights have not been installed due to a conflict in the electrical contractor's schedule. The First Aid station was repaired and painted. The problem of the bunker fish is resolved.

Report on Cove Island was that the marina project is on target with little or no inconvenience to the citizens. The problem of lowering and raising of the flag is a police problem. The police have always lowered and raised the flags all over the city. Supt. Cook notified the Police Department of the problem and will notify the Committee of the results.

There were no problems at West Beach at this time.

MR. DUDLEY said that he first raised the issue of the deterioration of the beaches more than two years ago. He felt that we are being pacified by painting and repairing some planks. He said he is tired of the "lip service." The conditions at the pavilion and shower stalls were cleaned-up somewhat. The report states that the stalls are to be painted within the new two weeks. What happened to the summer? Mr. Dudley said these issues were raised at the beginning of the summer; to paint the stalls now, the season is over. These repairs should have been done prior to the opening of the beaches.

PARKS AND RECREATION COMMITTEE: (continued)

MR. DUDLEY said that action has to be taken. The report states that new boardwalk lights have not been installed because of a conflict in the electrical contractor's schedule. He said that he heard that last year. He said that how can we continue to let the people in charge get away with this? He said the report was totally unacceptable, and for the members of the Board, it is a slap in the face. He said that he has been fighting for two years and will not give up. He said that he may be leaving his term of office this year, but he will be back before the Board next year fighting again. He said he sees a preventative maintenance program in place but no personnel to maintain it. He said a check list should be set-up and personnel should be sent out now. He said a tot-lot was ripped up and now there are holes there. The fountain down there was leaking months ago and it is still leaking. He asked if the city was paying for the water?

Mr. Dudley said that he was appalled. He said that he was at the last two Committee meetings but was not at this one. He said that at the meetings he attended, representatives of the Park Commission were not present. He said that he would not waste his time if they do not have the decency to show up. Mr. Dudley said that he can go on and on about the problems, and they have to be corrected.

MRS. POWER stated that the Committee expressed their dissatisfaction with the work done at Cummings Beach, and they said that they do not want this to continue.

2. SENSE-OF-THE-BOARD RESOLUTION TO HAVE A YEAR-AROUND ON GOING MAINTENANCE MAINTENANCE PROGRAM FOR THE PARKS DEPARTMENT. Submitted by Rep. Lathon Wider D-3, 6/1/87. Held in Committee 7/6/87.

MRS. POWERS said that Mr. Cook and Mr. Giordano both expressed that they are having problems getting people to maintain the beaches at the salaries being paid. Both said they have problems with the policing. Mrs. Powers said that the private condominium associations are paying several dollars an hour more for special police so many have left. Mrs. Powers said that this is a problem and must be dealt with in terms of money or contracting some of the work out. If something is not done soon in the way of maintenance, beaches will be closed and there will be an outcry from the public.

MS. SUMMERVILLE said that this item will not be left alone. She hoped that the Parks and Recreation Committee let Mr. Cook and Mr. Giordano know that they are not going to receive another dime. It has nothing to do with money. The Board is telling them to get the job done. Ms. Summerville said that she plans to be around for a while and this item will be on the future agendas and for the Committee to get her message to the Parks Department and Recreation Department.

MRS. PERILLO expressed her disappointment with the problems. She said these were not new issues with the beaches, the ballfields and parks. This problem has been going on from the 15th Board to the present. Nothing seems to get done regardless.

PARKS AND RECREATION COMMITTEE: (continued)

MRS. PERILLO: (continuing) She said the only way things may get done is by not appropriating the money and let them do the job with the money they have. When the job is done, then she will vote to give the Parks and Recreation Departments money. Until the job is done, she will not vote to give them any money; they are not doing a very good job.

She said that being Mr. Dudley is not going to run for the Board of Representatives, she would like his name to be submitted for a Park Commissioner.

MRS. McGRATH said that she agreed with Mr. Dudley, Mrs. Perillo and Ms. Summerville. She wanted to go on record regarding the recent bunker problem, she said a week or longer was too much time to wait to see if the seagulls would eat the fish. She said people are there to use the beaches. She said the Long Island Sound is one of the best assets we have. This should have been cleaned up as soon as possible and not wait until everyone is complaining about the stink.

3. REQUEST FOR PERMISSION TO HANG A BANNER FROM AUGUST 24 TO SEPTEMBER 5, 1987, ON SUMMER STREET TO PUBLICIZE ANNUAL FAIR. Request by Gerry Lynch Katz, Publicity Committee, St. Leo Rectory, 24 Roxbury Road, Stamford, CT 06902, 7/6/87.

APPROVED ON CONSENT AGENDA

4. PROPER USE AND ENFORCEMENT OF BEACH STICKERS. Submitted by Rep. John J. Boccuzzi D-2, 7/13/87.

HELD IN COMMITTEE

MRS. POWERS said that this mainly referred to the Southfield Park. She said that Ed Condon and Robert Cook discussed this and they said that they do not enforce beach stickers nor do they require them at Southfield Beach. They spoke to the owners of the trucks parking there and they feel the problem may be resolved. They also discussed with Mr. Akhimie if there could be any limitations as to the weight of vehicles going into the park as the vehicles could damage the parking lot.

Mrs. Powers stated that the Committee felt that there should be an on-going program to improve Southfield Park. Mr. Akhimie said that he would work with the Parks Department.

MR. BOCCUZZI said that by him making phone calls and going to the Park, he is getting some results. He said that he has a problem when he is told that the Parks Department takes it upon themselves to decide where they are going to enforce beach stickers. Mr. Boccuzzi said the way that he interpreted the ordinance, if a beach sticker was not to be enforced at a particular park or event, that they would have to come before the Board to receive permission.

PARK AND RECREATION COMMITTEE: (continued)

MR. BOCCUZZI said he was bothered when he was told that the trucking company can buy a sticker for the truck, regardless how large they were, and the truck could go on the beach. He did not believe that that was the intent of the ordinance. He said if that loophole is in the ordinance, it will have to be plugged-up. He said the only way we are going to preserve our beaches and parking lots is to make sure that vehicles going in are not cement mixers, cherry-pickers, etc. That type of vehicle should not be allowed in the parks. Mr. Akhimie should not get involved regarding the weight limit of trucks; the Parks Department should keep the trucks out. Mr. Boccuzzi said that if stickers are not going to be enforced, the approval for that must come from this Board.

Mr. Boccuzzi said that he must give credit to the Parks Department because they did clean up the building, they did paint, signs were also obtained and he must take care of a few other things. He said it was a hard job because you have to keep after the Parks Department. Mr. Boccuzzi said that perhaps after Charter Revision if Parks and Recreation are joined, a new system will be set-up.

MR. ZELINSKI said that at one time he was told that the sticker was not a beach sticker; it was some type of recreation sticker. Mr. Zelinski said that at Dorothy Heroy park, he found about five vehicles with New York license plates and a couple with New Jersey license plates. He said that some of them had stickers. He said that perhaps we should look over the ordinance and if changes have to be made, we should put this on the Agenda.

MRS. POWERS said that it seems that there are problems at all the parks or beaches except Cove Island. Mrs. Powers said that the Committee asked for a plan; what needs to be done; money, etc; whatever to try to correct the problems.

5. DISCUSSION ON ORGANIZATIONS REQUESTING PERMISSION TO HANG BANNERS.
Submitted by Rep. Thomas Pia, Chairman, Parks & Recreation Committee
10/8/86. Held in Committee 11/3, 12/8/86, 1/12 to 6/1/87.

HELD IN COMMITTEE

MRS. POWERS said that Director Akhimie said a letter would be coming. The Committee wants something in writing stating that no non-profit organization will be charged for hanging a banner. The Traffic Commission wants to retain the right to waive the banner fees.

6. POOR CONDITIONS OF BALLFIELDS. Submitted by Rep. Mildred Perillo D-9,
7/15/87.

HELD IN COMMITTEE

PARKS AND RECREATION COMMITTEE: (continued)

MRS. POWERS said there was a discussion about the ballfields. A meeting was held between the commissioners and various leagues. The Committee suggested that someone be present where there are games going at all times to clear the field inbetween the different games.

MRS. POWERS Moved the Consent Agenda. Seconded. Carried by voice vote.

MRS. POWERS ask for Suspension of the Rules to approve a banner request. Moved, seconded, Carried by voice vote.

7. REQUEST FOR PERMISSION TO HANG A BANNER FROM SEPTEMBER 12 TO SEPTEMBER 26, 1987, ON SUMMER STREET TO PUBLICIZE UNITED WAY.
Submitted by Anthony J. Tomanio, Exec. Dir., United Way of Stamford, 62 Palmer's Hill Road, Stamford, CT 06902, 8/7/87.

MRS. POWERS Moved to approve a banner request from United Way. Seconded.

PRESIDENT GOLDSTEIN called for a vote on the banner request. APPROVED by voice vote.

EDUCATION, WELFARE AND GOVERNMENT COMMITTEE - Ruth Powers, Chairwoman

MRS. POWERS said the Education, Welfare and Government Committee met on August 3rd, at 7:00 p.m. for a public hearing. Present were Reps. Fishman, Bromley, Powers and Maihock. No members of the public were present. The Committee placed item #1 on Consent 4 - 0.

1. FOR FINAL ADOPTION - PROPOSED ORDINANCE AMENDING CHAPTER 21 OF THE CODE OF ORDINANCES (1985) TO ADD RESTRICTIONS REGARDING NAMING OR RENAMING CITY-OWNED PROPERTY. Submitted by Reps. Maria Nakian D-20 and Ruth Powers D-8, 5/27/87.

APPROVED ON CONSENT AGENDA.

MRS. POWERS Moved the Consent Agenda. Seconded. Carried by voice vote.

HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE - Lathon Wider, Chairman - No report.URBAN RENEWAL COMMITTEE - Annie M. Summerville, Chairwoman

1. REQUEST FOR MEETING WITH URBAN RENEWAL COMMISSION OFFICIALS, DAVID CRANDALL OF CANTERBURY GREEN, AND ST. JOHN'S EPISCOPAL CHURCH TO INQUIRE ABOUT THE 16 AFFORDABLE UNITS AT PROJECT. Submitted by Rep. Barbara McInerney R-20, 2/17/87. Held in Committee 3/2/87. Held on Pending Agenda since 3/18/87.

MS. SUMMERVILLE said the Committee did not meet. The submitter of the proposal said that it appeared that all of the questions were answered. This will be removed from Agenda.

ENVIRONMENTAL PROTECTION COMMITTEE - Audrey Maihock, Chairwoman

MRS. MAIHOCK said there were no items on her Agenda. She did go with Lathon Wider to look at a problem he has in his district about oil leakage.

TRANSPORTATION COMMITTEE - Thomas Clear, Chairman - No report.LABOR CONTRACTS LIAISON COMMITTEE - Thomas Burke, Chairman - No report.SPECIAL COMMITTEESHOUSE COMMITTEE - Gerald Rybnick, Chairman - No report.COLISEUM AUTHORITY LIAISON COMMITTEE - Joseph DeRose, Chairman - No report.CHARTER REVISION COMMITTEE - Claire Fishman & Maria Nakian, Co-Chairpersons

1. FORMATION OF QUESTIONS FOR THE NOVEMBER BALLOT. Submitted by Maria Nakian and Claire Fishman, Co-Chairpersons, Charter Revision Committee 6/11/87. Held in Committee 7/6/87.

HELD IN COMMITTEESPECIAL COMMITTEE TO ASSESS PRIORITY ISSUES - Scott Morris & David Blum, Co-Chairmen

MR. MORRIS said the Special Committee to Assess Priority Issues met on Wednesday, July 15, 1987. Committee members present were Reps. Morris, Pia, Boccuzzi and Donahue. Other members present were Reps. Goldstein, Perillo and Maihock.

1. DISCUSSION ON POSSIBLE ACTION TO BE TAKEN ON THE PRIORITY ISSUES OF AFFORDABLE HOUSING AND TRAFFIC AND TRANSPORTATION. Submitted by Scott A. Morris and David Blum, Co-Chairmen and Stanley Esposito, Vice Chairman, Special Committee to Assess Priority Issues 7/8/87.

HELD IN COMMITTEE

MR. MORRIS said the participants present engaged in discussion basically on the issue of affordable housing. There was no conclusion reached at the meeting. The Committee lacked a quorum and the Committee will continue their discussions. There will be no meeting in August. Mr. Morris asked all members of the Board for any constructive input they may have on this item.

SPECIAL COMMITTEE TO ASSESS PRIORITY ISSUES: (continued)

MS. SUMMERVILLE said that she believed that the charge of the Committee was that before the end of this Board's term, the Committee would come back with recommendations.

MR. MORRIS stated that his Committee was aware of that.

RESOLUTIONS - None

PETITIONS - None

ACCEPTANCE OF THE MINUTES

1. MAY 27, 1987 SPECIAL MEETING FOR APPROVAL OF FINAL REPORT OF 14TH CHARTER REVISION COMMISSION. Held 7/6/87.

APPROVED AS CORRECTED by Reps. Mollo and Maihock.

2. JUNE 1, 1987 REGULAR BOARD MEETING.

APPROVED AS CORRECTED BY Rep. Maihock.

3. JULY 6, 1987 REGULAR BOARD MEETING - APPROVED.

COMMUNICATIONS FROM OTHER BOARD AND INDIVIDUALS

MS. SUMMERVILLE said that Rep. Lathon Wider is doing well. He can receive visitors and cards. The Board sent Lathon a basket of fruit. Lathon sent a message to all Board members that we conduct ourselves in an orderly way. Ms. Summerville said that no one said his favorite word, "very concerned." She will tell him that. Lathon is doing fine and the nurses said all they can do is "to hold him down."

NEW BUSINESS - The Chair appointed Rep. John Zelinski to Captain the Board's baseball team, "Sandy's Sluggers." The "Sluggers" will challenge the Mayor's team. Rep. Zelinski and the Mayor's staff will arrange the time and place for the game.

NEW BUSINESS: (continued)

The Chair accepted a Motion to change the September meeting to September 9th.
Moved. Seconded. Carried by voice vote.

ADJOURNMENT

There being no further business to come before the Board, upon a Motion made,
Seconded and Carried by voice vote, the meeting was adjourned at 11:50 p.m.

By Anne A. Kachaluba
Anne A. Kachaluba, Acting Administrative
Assistant and Recording Secretary
19th Board of Representatives

APPROVED:

Sandra Goldstein
Sandra Goldstein, President
19th Board of Representatives

SG:ak
Enclosures

STAMVOTE - ATTENDANCE

21:20:33

08-10-1987

NO	NAME
1	PRS BEGEL, ROSANNE
2	N/P NAKIAN, MARIA
3	N/P PIA, THOMAS
4	PRS BIANCARDI, VICTOR
5	PRS MC GRATH, PATRICIA
6	PRS LYONS, RICHARD
7	N/P HEINS, WILLIAM
8	PRS RYBNICK, GERALD
9	PRS MOLLO, FRANK
10	PRS BURKE, THOMAS
11	N/P SANTY, JEANNE-LOIS
12	PRS MARTIN, DAVID
13	PRS RUBINO, JAMES
14	PRS ESPOSITO, STANLEY
15	PRS MAIHOCK, AUDREY
16	PRS PAVIA, NICHOLAS
17	PRS MC INNERNEY, BARBARA
18	PRS BROMLEY, ELLEN
19	PRS TOOHER, JAMES
20	PRS SUMMERVILLE, ANNIE

NOT PRESENT 6

NO	NAME
21	PRS LIVINGSTON, JEREMIAH
22	PRS CLEAR, THOMAS
23	N/P WIDER, LATHON
24	PRS DONAHUE, DONALD
25	PRS PERILLO, MILDRED
26	PRS SIGNORE, S. A.
27	PRS GLOVER, KATIE
28	PRS MARTIN, TERRENCE
29	PRS MORRIS, SCOTT
30	N/P FISHMAN, CLAIRE
31	PRS ZELINSKI, JOHN
32	PRS DUDLEY, JAMES
33	PRS DE ROSE, JOSEPH
34	PRS POWERS, RUTH
35	PRS BLUM, DAVID
36	PRS JACHIMCZYK, DAVID
37	PRS RINALDI, MARY LOU
38	PRS WHITE, W. DENNIS
39	PRS BOCCUZZI, JOHN
40	PRS GOLDSTEIN, SANDRA

PRESENT 34

STAMVOTE - VOTE PROCESSING

08-10-1987

21:36:47

VOTE NUMBER 1
appts 1

NO	NAME
1	N/V BEGEL, ROSANNE
2	N/P NAKIAN, MARIA
3	N/P PIA, THOMAS
4	NO BIANCARDI, VICTOR
5	NO MC GRATH, PATRICIA
6	NO LYONS, RICHARD
7	N/P HEINS, WILLIAM
8	NO RYBNICK, GERALD
9	N/V MOLLO, FRANK
10	ABS BURKE, THOMAS
11	N/P SANTY, JEANNE-LOIS
12	NO MARTIN, DAVID
13	YES RUBINO, JAMES
14	NO ESPOSITO, STANLEY
15	ABS MAIHOCK, AUDREY
16	YES PAVIA, NICHOLAS
17	YES MC INNERNEY, BARBARA
18	NO BROMLEY, ELLEN
19	NO TOOHER, JAMES
20	NO SUMMERVILLE, ANNIE

N/P 6 N/V 3

YES 5

NO 22 ABS 4

NO	NAME
21	NO . LIVINGSTON, JEREMIAH
22	NO CLEAR, THOMAS
23	N/P WIDER, LATHON
24	NO DONAHUE, DONALD
25	NO PERILLO, MILDRED
26	YES SIGNORE, S. A.
27	NO GLOVER, KATIE
28	NO MARTIN, TERRENCE
29	NO MORRIS, SCOTT
30	N/P FISHMAN, CLAIRE
31	ABS ZELINSKI, JOHN
32	NO DUDLEY, JAMES
33	YES DE ROSE, JOSEPH
34	NO POWERS, RUTH
35	ABS BLUM, DAVID
36	NO JACHIMCZYK, DAVID
37	N/V RINALDI, MARY LOU
38	NO WHITE, W. DENNIS
39	NO BOCCUZZI, JOHN
40	NO GOLDSTEIN, SANDRA

MOTION TO APPROVE ANNA STAMATIN FOR BOARD OF RECREATION - DEFEATED 22 NO,
5 YES and 4 ABSTENTIONS.