

*The Regular Meeting of the 25th Board of Representatives of the City of Stamford will be held Tuesday, September 7, 1999 at 8:00 p.m. in the Legislative Chambers of the Board of Representatives in the Government Center, 888 Washington Boulevard, Stamford, Connecticut.*

# Minutes

**INVOCATION:** By Rep. Mobilio

"Dear Lord, thank you for the privilege of being here tonight as this board serves the people of Stamford. Please grant us the wisdom to face the challenges ahead, and allow us to use the gifts and the abilities you have given us to help serve others . Lord, Ms. Rosa Parks has said the following: "If you want to be respected for your actions, then your behavior must be above reproach. One should always respect oneself and live right." If our lives demonstrate that we are peaceful, humble and trusted, this is recognized by others. Dear Lord, we pray for your guidance in helping us achieve this goal as we serve our community. We ask this in your name. Amen.

**PLEDGE OF ALLEGIANCE TO THE FLAG:** Led by President Carmen Domonkos.

**ROLL CALL:** Conducted by Clerk of the Board Annie Summerville. There were thirty-nine members present; one member absent, Rep. Gaztambide.

**MACHINE TEST VOTE:** The machine was in good working order.

**PAGES:**

**RESIGNATION:** President Domonkos read a letter of resignation from Rep. Lasko, who recently moved out of his district. Clerk of the Board Summerville stated that there were now thirty-eight members present. Rep. Lasko's letter of resignation is attached hereto and made a part hereof.

**MOMENTS OF SILENCE:** For the late:

Josephine Davis, by Rep. Mellis;  
Helen D. Zoppino, by Reps. Mellis and Zelinsky;  
Molly B. Hanson, by Reps. Mellis and Zelinsky;  
Robert Siefert, by Reps. Mellis and Zelinsky;  
James P. McArdle, by Reps. Boccuzzi, Giordano, and MacInnis;  
Frank "Stibber" Czarnecki, by Reps. Boccuzzi and Zelinsky;  
Evelyn A. MacDougall, by Reps. Giordano and Zelinsky;  
Larry J. Chrostowski, by Reps. Giordano and Zelinsky;  
Augustine DeLeo, by Rep. Giordano;  
Joseph Cipri Jr., by Reps. Giordano and Zelinsky;  
Donald A. Hall Sr., by Reps. Giordano, Loglisci, and Zelinsky;  
Megan B. Fraser, by Reps. Giordano and Sherer;  
Ralph T. Coppola, by Reps. Loglisci, Poltrack and Zelinsky;  
David S. Lapine, by Reps. Loglisci and Sherer;  
Anna Altomaro, by Rep. Loglisci;  
Faye Ellerin, by Rep. Loglisci;  
Anthony S. Cappiello, by Rep. Loglisci;  
Lois Marie Richardson, by Reps. Poltrack, Mobilio and Zelinsky;  
Fred R. Morabito, by Reps. White, Zelinsky and Lyons;  
Michael Aide Sr., by Reps. White, Zelinsky and Lyons;  
Mary Conway, by Rep. Zelinsky;  
John Kieran Connell, by Reps. O'Neill, Fortunato, Lyons and White.

**STANDING COMMITTEES**

**STEERING COMMITTEE:** Meeting: Wednesday, August 11, 1999  
*(Report)* 7:00 p.m. - Democratic Caucus Room

Upon motion duly made and seconded and approved by unanimous voice vote, the Steering Committee report was waived.

**APPOINTMENTS COMMITTEE:** Paul A. Esposito, Chair  
*(Report)* Annie M. Summerville, Vice Chair  
Meeting: Tuesday, August 17, 1999  
7:00 p.m. - Democratic Caucus Room

Chair Esposito reported that the Appointments Committee met on Tuesday, August 17, 1999 at 7:00 p.m. Present were Committee Members Reps. Esposito, Summerville, Corelli, Mobilio, Mellis, Boccuzzi, Nanos, Fedeli, and Blackwell. Also, present were Rep. Giordano.

1. [A25.080](#) Personnel Appeals Board  
Margie Lanier (D) Reappointment  
27 Lindstrom Road  
Stamford, CT 06902  
Term Expires: 12/01/01  
03/24/99 - Submitted by Mayor Dannel P. Malloy  
06/07/99 - Defeated without Prejudice  
06/16/99 - Resubmitted by Mayor Dannel P. Malloy  
07/06/99 - Held in Committee  
08/17/99 - Committee approved 7-0-0  
**APPROVED  
ON CONSENT  
AGENDA**
  
2. [A25.085](#) Zoning Board of Appeals  
Claire D. Friedlander (D) Reappointment  
33 Lolly Lane  
Stamford, CT 06903  
Term Expires: 12/01/01  
03/24/99 - Submitted by Mayor Dannel P. Malloy  
06/07/99 - Defeated without Prejudice  
06/16/99 - Resubmitted by Mayor Dannel P. Malloy  
07/06/99 - Held in Committee  
08/17/99 - Committee approved 7-0-0  
**APPROVED  
ON CONSENT  
AGENDA**
  
3. [A25.090](#) Golf Authority  
Brien Malloy (D) Reappoint.  
20 Ralsey Road South  
Stamford, CT 06902  
Term Expires: 01/01/02  
06/23/99 - Submitted by Mayor Dannel P. Malloy  
08/17/99 - Committee approved 9-0-0  
**APPROVED  
BY MACHINE  
VOTE (19-17-2)**

Chair Esposito moved the item. Said item was seconded.

Rep. DeLuca asked why we would reappoint someone to the Golf Authority who worked to push a contract through, without adhering to proper bidding procedures, that would benefit his brother's firm. Rep. DeLuca added that when the story about this contract appeared in the Advocate, the decision was overturned the next day and another firm was assigned the contract. Rep. DeLuca stated that during Mr. Malloy's interview, he made derogatory statements about the employees at the E. Gaynor Brennan Golf Course, accusing them of issuing permits to non-residents. Rep. DeLuca stated that this was an inappropriate forum for Mr. Malloy to discuss this matter, Mr. Malloy showed arrogance on his part and arrogant people should not be reappointed. Rep. DeLuca stated that revenues were increased at Sterling Farms because of green fees and driving range fees, and recommended the Board deny this appointment.

Rep. Lyons asked that the Board reject this appointment without prejudice.

Rep. Martin stated that the Board either has to reject or approve the motion that is on the floor.

Upon motion duly made and seconded, Item No. 3, was approved by machine vote (19-17-2).

4. [A25.091](#)     Economic Development Commission  
Joel Paul Selden (D) Reappoint.  
165 Echo Hill Drive  
Stamford, CT 06903  
Term Expires: 12/01/01  
06/23/99 - Submitted by Mayor Dannel P. Malloy  
08/17/99 - Committee approved 9-0-0  
**APPROVED  
ON CONSENT  
AGENDA**
  
5. [A25.092](#)     Commission on Aging  
Melvin Spat (D) Repl. Doonan  
73 Three Lakes Drive  
Stamford, CT 60902  
Term Expires: 12/01/01  
07/08/99 - Submitted by Mayor Dannel P. Malloy  
08/17/99 - Committee approved 7-0-0  
**APPROVED  
ON CONSENT  
AGENDA**
  
6. [A25.093](#)     Economic Development Commission  
Francine Pastore (D) Repl. Hill  
135 Alpine Street  
Stamford, CT 06905  
Term Expires: 12/01/01  
07/08/99 - Submitted by Mayor Dannel P. Malloy  
08/17/99 - Committee approved 9-0-0  
**APPROVED  
ON CONSENT  
AGENDA**
  
7. [A25.094](#)     Social Services Commission  
Miguel Garcia (D) Reappoint.  
27 Northhill Street, Unit 1R  
Stamford, CT 06907  
Term Expires: 12/01/01  
07/08/99 - Submitted by Mayor Dannel P. Malloy  
08/17/99 - Committee approved 8-0-0  
**APPROVED  
ON CONSENT  
AGENDA**
  
8. [A25.095](#)     Traffic Hearing Officer  
Carmine V. Longo, Sr. (D) Reappoint.  
830 Hope Street  
Stamford, CT 06907  
Term Expires: 12/01/01  
07/08/99 - Submitted by Mayor Dannel P. Malloy  
08/17/99 - Committee approved 7-0-0  
**APPROVED  
ON CONSENT  
AGENDA**

Upon motion duly made and seconded, the Consent Agenda, consisting of Item Nos. 1, 2 and 4-8, was approved by unanimous voice vote.

**FISCAL**

David Martin, Chair

**COMMITTEE:**

Bobby E. Owens, Vice Chair  
Meeting: Monday, August 23, 1999  
7:00 p.m. - Democratic Caucus Room

Vice Chair Owens reported that the Fiscal Committee met on Monday, August 23, 1999 at 7:00 p.m. Present were committee members Reps. Owens, Poltrack, DeLuca, Green-Carter, Giordano, Loglisci, Mellis, Nanos and Sherer. Also present were Reps. Domonkos, Skigen Zelinsky, Patricia Broom and John Byrne.

1. [F25.150](#)      ADDITIONAL APPROPRIATION (Capital Budget);      **HELD IN**  
[\\$1,000,000.00](#)      Administration, Year 2000 Compliance; to replace existing      **COMMITTEE**  
computer chips at Board of Education; to upgrade computer  
fueling system for Operations; to upgrade Operations  
facilities.  
02/28/99 - Submitted by Mayor Dannel P. Malloy  
03/09/99 - Approved by Planning Board  
03/30/99 - Approved by Board of Finance  
04/05/99 - \$50,000 approved, \$1,000,000 Held  
07/06/99 - Held in Committee  
08/23/99 - Held in Committee

*Secondary Committee: Administration & Technology*

2. [F25.190](#)      ADDITIONAL APPROPRIATION (Capital Budget);      **HELD IN**  
[\\$95,000.00](#)      Traffic Engineering; Scofieldtown Road; to complete      **COMMITTEE**  
improvement of intersection with Gary Road for traffic  
safety and drainage improvements; source of funds:  
bonding.  
07/12/98 - Submitted by Mayor Dannel P. Malloy  
08/12/99 - Held by Board of Finance  
08/23/99 - Held in Committee

*Secondary Committee: Transportation*

3. [F25.191](#)      ADDITIONAL APPROPRIATION (Operating Budget);      **HELD IN**  
[\\$50,000.00](#)      SEMS; Contracted Services; to fund the balance of the      **COMMITTEE**  
negotiated amount for the first year of the new contract.  
07/26/98 - Submitted by Mayor Dannel P. Malloy  
08/12/99 - Held by Board of Finance  
08/23/99 - Held in Committee

*Secondary Committee: Public Safety, Health & Welfare*

4. [F25.192](#)      ADDITIONAL APPROPRIATION (Operating Budget);      **APPROVED BY**  
[\\$86,044.00](#)      Glenbrook Fire Department; Salaries; to augment approved      **UNANIMOUS**  
      budget due to typographical error in budget book.      **VOICE VOTE**  
      07/26/98 - Submitted by Mayor Dannel P. Malloy  
      08/12/99 - Approved by Board of Finance  
      08/23/99 - Committee approved 8-0-0

*Secondary Committee: Public Safety, Health & Welfare - Concur*

Rep. Loglisci stated that while he is aware that there were typographical errors in the budget, he is interested in knowing why the Board of Finance (who knew about these typos prior to final adoption of budget) did not put money aside in the contingency fund.

Chair Martin stated that not only did the Board of Finance know about these errors but also the Fiscal Committee was aware of the errors. Chair Martin also stated that the Board of Finance was asked to correct this and they chose not to, and the Board of Representatives could not make corrections.

Vice Chair Owens moved the item; said motion was seconded and approved by unanimous voice vote.

5. [F25.193](#)      ADDITIONAL APPROPRIATION (Operating Budget);      **APPROVED BY**  
[\\$67,508.00](#)      Belltown Fire Department; Salaries; to augment approved      **UNANIMOUS**  
      budget due to typographical error in budget book.      **VOICE VOTE**  
      07/26/98 - Submitted by Mayor Dannel P. Malloy  
      08/12/99 - Approved by Board of Finance  
      08/23/99 - Committee approved 8-0-0

*Secondary Committee: Public Safety, Health & Welfare - Concur*

6. [F25.194](#)      ADDITIONAL APPROPRIATION (Capital Budget);      **HELD IN**  
[\\$386,280.00](#)      Smith House; Renovations; new two-story addition at East      **COMMITTEE**  
      Wing, new walks, concrete pad, enclosures, additional  
      common area; Smith House Foundation to fund an  
      undetermined amount.  
      07/30/98 - Submitted by Mayor Dannel P. Malloy  
      08/10/99 - Approved by Planning Board  
      08/12/99 - Approved by Board of Finance  
      08/23/99 - Held in Committee

*Secondary Committee: Public Safety, Health & Welfare*

7. [F25.197](#)            REVIEW; of matter of additional state funding for Smith            **HELD IN**  
House Nursing Home and response to the Mayor's Report.            **COMMITTEE**  
7/14/98 - Submitted by Rep. Martin  
08/23/99 - Held in Committee

*Secondary Committee: Personnel*

8. F25.198            RESOLUTION; authorizing the Mayor to enter into an            **APPROVED**  
agreement with the U.S. Environmental Protection Agency            **ON CONSENT**  
and to establish a Brownfields cleanup Revolving Loan            **AGENDA**  
Fund for the City of Stamford; amount of grant:  
\$500,000.00.  
08/09/98 - Submitted by Mayor Dannel P. Malloy  
08/23/99 - Committee approved 8-0-0

*Secondary Committee: Land Use - Concur*

Upon motion duly made and seconded, the Consent Agenda, consisting of Item No. 8, was approved by unanimous voice vote.

**LEGISLATIVE &**            Maria Nakian, Chair  
**RULES COMMITTEE:**        William MacInnis, Vice Chair  
*(Report)*                        Meeting: Monday, August 30, 1999  
7:00 p.m. - Democratic Caucus Room

Chair Nakian reported that the Legislative & Rules committee met on Monday, August 30, 1999 at 7:00 p.m. Present were committee members Reps. Nakian, MacInnis, Esposito, Gasparrini, Mitchell, Skigen, Spandow, Day, and Sherer. Reps. Lasko and Fedeli were excused. Also present were Rep. Giordano and Andrew McDonald, Corporation Council.

A public hearing was held on Nos.1 - 5 and no one from the public to speak on these items.

- |                                |   |  |
|--------------------------------|---|--|
| 1.<br>LR25.061                 | <p>PROPOSED ORDINANCE; <u>for final adoption</u>; amending Chapter 154 of the Code of Ordinances regarding Closing Out Sales.</p> <p>04/09/99 - Submitted by Rep. Nakian<br/> 04/26/99 - Held in Committee<br/> 05/17/99 - Held in Committee<br/> 08/30/99 - Committee approved 7-0-0</p>   | <b>APPROVED<br/>ON CONSENT<br/>AGENDA</b>  |
| 2.<br><a href="#">LR25.058</a> | <p>PROPOSED ORDINANCE; <u>for final adoption</u>; for property located at 1616 Washington Boulevard and owned by Friends of Laurel House.</p> <p>03/11/99 - Submitted by Elyse Deutscher, Laurel Hse.<br/> 05/03/99 - Approved for publication<br/> 05/17/99 - Held in Committee<br/> 06/28/99 - Held in Committee<br/> 08/30/99 - Committee approved 7-0-0</p> | <b>APPROVED<br/>ON CONSENT<br/>AGENDA</b>  |
| 3.<br>LR25.087                 | <p>PROPOSED ORDINANCE; <u>for final adoption</u>; amending Chapter 220 of the Code of Ordinances to provide eligibility for tax abatements for newly qualifying organizations.</p> <p>05/12/99 - Submitted by Steering Committee<br/> 08/02/99 - Approved for publication<br/> 08/30/99 - Committee approved 7-0-0</p>  | <b>APPROVED<br/>ON CONSENT<br/>AGENDA</b>  |
| 4.<br>LR25.088                 | <p>PROPOSED ORDINANCE; <u>for final adoption</u>; precluding any member of the Board of Representatives from serving on any board, commission or authority whose members are appointed by the Board of Representatives.</p> <p>06/07/99 - Submitted by Rep. Dmonkos<br/> 08/02/99 - Approved for publication<br/> 08/30/99 - Committee approved 5-2-0</p>       | <b>APPROVED BY<br/>VOICE VOTE (Reps.<br/>Loglisci, Sherer, Day,<br/>Mobilio, Fedeli, DeLuca,<br/>Corelli, Conrad,<br/>Imbrogno, Gasparrini<br/>and Zelinsky opposed)</b> |
| 5.<br>LR25.091                 | <p>PROPOSED ORDINANCE; <u>for final adoption</u>; amending Chapter 40, Article XVI of the Code of Ordinances concerning the Director of Parks and Recreation.</p> <p>07/06/99 - Submitted by Rep. Nakian<br/> 08/02/99 - Approved for publication<br/> 08/30/99 - Committee approved 7-0-0</p>  | <b>APPROVED<br/>ON CONSENT<br/>AGENDA</b>  |
| 6.<br>LR25.093                 | <p>PROPOSED ORDINANCE; <u>for publication</u>; concerning uniform valuation of personal property.</p> <p>07/21/99 - Submitted by Mayor Dannel P. Malloy<br/> 08/30/99 - Committee approved to waive publication and for final adoption 8-0-0</p>  | <b>APPROVED<br/>FOR FINAL<br/>ADOPTION BY<br/>UNANIMOUS<br/>VOICE VOTE</b>   |

Chair Nakian moved the item; said motion was seconded. Chair Nakian moved to waive publication and said motion was seconded and approved by unanimous voice vote.

The main motion was approved for final adoption by unanimous voice vote.

Rep. Poltrack has left the floor of the Board.

- |                |  |   |
|----------------|--|---|
| 7.<br>LR25.094 | PROPOSED ORDINANCE; <u>for publication</u> ; regarding surplus property sales.<br>07/30/99 - Submitted by Mayor Dannel P. Malloy<br>08/30/99 - Committee approved 8-0-0  | <b>APPROVED<br/>ON CONSENT<br/>AGENDA</b> |
| 8.<br>LR25.095 | PROPOSED ORDINANCE; <u>for publication</u> ; amending Chapter 154 of the Code of Ordinances and other various licenses required by ordinance.<br>06/07/99 - Submitted by L. Reynolds, Controller<br>08/30/99 - Held in Committee | <b>HELD IN<br/>COMMITTEE</b>              |

Upon motion duly made and seconded, the Consent Agenda, consisting of Item Nos. 1, 2, 3, 5 and 7, was approved by unanimous voice vote.

**PERSONNEL COMMITTEE:** Randall Skigen, Chair  
Ralph Loglisci, Vice Chair  
Meeting: Wednesday, September 1, 1999  
7:00 p.m. - Democratic Caucus Room

Chair Skigen reported that the Personnel Committee met on Wednesday, September 1, 1999 at 7:00. Present were committee members Reps. Loglisci, Fortunato, Fedeli, Spandow, Gasparrini, Cannady, MacInnis and Skigen. Also present were Reps. Deluca, Conrad, Hamilton, Director of Administration; Hazelkamp, Director of Human Resources; Pat Broom, Director of Operations; Glenn McWilliams and Bill Stover.

- |                            |   |                              |
|----------------------------|---|------------------------------|
| 1. <a href="#">P25.057</a> | APPROVAL; of City of Stamford Motor Vehicle Use Policy.<br>07/26/99 - Submitted by Mayor Dannel P. Malloy<br>08/12/99 - Referred to Committee - Board of Finance<br>09/01/99 - Held in Committee  | <b>HELD IN<br/>COMMITTEE</b> |
| 2. <a href="#">P25.058</a> | RESOLUTION; approving a policy to allow all city employees fifteen days paid leave per year in military service, armed services or naval forces.<br>07/23/99 - Submitted by Mayor Dannel P. Malloy<br>09/09/99 - To be considered by Board of Finance<br>09/01/99 - Held in Committee | <b>HELD IN<br/>COMMITTEE</b> |
| 3. <a href="#">P25.059</a> | REVIEW; of use of Clerks of the Works.  | <b>REPORT</b>                |

07/26/99 - Submitted by President Domonkos  
09/01/99 - Report Made

**MADE**

Rep. Zelinsky asked if the Board will receive a written report pertaining to the issue of the Clerks of the Works. Rep. Skigen replied that he will prepare such a report and provide all representatives with a copy of it.

**LAND USE COMMITTEE:** Donald B. Sherer, Co-Chair  
**(Report)** Patrick White, Co-Chair  
Meeting: Thursday, September 2, 1999  
7:30 p.m. - Democratic Caucus Room

Chair Sherer stated that the Land Use Committee met on Thursday, September 2, 1999 at 7:30 p.m. Present were Committee members Reps. Boccuzzi, Conrad, Day, Loglisci, MacInnis, O'Neill, Poltrack, Sherer and White. Also present were Reps. Skigen, Lyons, Domonkos and Owens.

1. [LU25.027](#) RESOLUTION; approving the Mayor's Report and the Additional **APPROVED**  
**Report** of the Director of Administration, and authorizing the Mayor **BY MACHINE**  
to proceed with the discontinuance of a portion of North State Street **VOTE [\(32-5-1\)](#)**  
(a/k/a Clinton Avenue Extension).  
08/06/99 - Submitted by Mayor Dannel P. Malloy  
08/10/99 - Approved by Planning Board  
08/12/99 - Approved by Board of Finance  
09/02/99 - Committee approved 5-1-0

Chair Sherer moved the item; said motion was seconded. Chair Sherer stated that at the end of the resolution, the following language was added: ", in accordance with the understanding of the Mayor and the Director of Administration that said discontinuance shall be conditioned upon the transfer of properties to the City of Stamford as remediated, with appropriate indemnifications benefiting the City of Stamford."

Rep. Loglisci stated that he voted for this, and there was a lot of information given to the Committee, including glorious reviews of all that was done. Rep. Loglisci also stated everyone should realize what the City has received in return for the street were, actually, if you read some of the rules for the amenities and for bonuses and all, we got what we were supposed to get, and people should realize that it was not that we received more than what we should have gotten, some of the rules require that to get the extra square footage and to be able to build on the waterfront, required almost all of what you see given to the City, so while I guess we'll say it is a fair exchange, I just don't want people to think that the City was given the piece of a garden of Eden.

Rep. White stated that he voted against this in Committee, and there are several reasons for his vote. First, Rep. White stated he is against giving up city streets for projects, but while he

concedes there are some cases where it is necessary, it is not so for this project. Rep. White stated that the street does serve a purpose, as a cut through from North State Street to Richmond Hill. Secondly, stated that this allows the developer to intensify the intensity of this project. Obviously Dreyfuss had this project in mind all along because a number of properties were assembled for this purpose. He stated that people would argue that they have a right to develop this to a certain level. Beyond that, he doesn't feel that the property suits a developer the way it is situated right now. Rep. White stated that this street is an integral part for a developer to really go in and build an office building that would be attractive to various tenants, and that is why the developer initially had the entire plan of assembling these properties and making a trade-off with the City.

Rep. White said that in terms of what the City gets in terms of land, the City gets a little bit more, roughly two R-10 building lots. Also, in terms of landscaping the river, this is really in the interest of the developer because they want to attract fine tenants, so they have to landscape around the building. In terms of the size of the 1,400 car parking garage, the developer says that they are attracting tenants that will utilize only half of the parking garage, but the point is if you are building a 1,400 car parking garage, it will be used by the tenants. The argument that the City can use some of those parking spaces now for the railroad station is fine, but in the future, this parking may not be available. This does not really benefit the City in any way.

In terms of the strain on City services, it intensifies this strain, especially in terms of the sewage treatment plant, where we are already at capacity and involved in a \$60 million expansion as well as the nitrogen upgrade. Rep. White added that he thinks the tax benefit is in effect a wash (in light of the expenses related to the sewage treatment plant upgrade). Rep. White added that in terms of the argument by the City appraiser that there is no Class A commercial development left in the City of Stamford, Rep. White says "so what." He stated you can build all of Stamford with Class A commercial property, and it would be filled up, and he questions if that is what Stamford wants. Rep. White stated that is not an argument to allow a project of this density and size to go through.

Rep. White also stated that the traffic problem will only get worse. He stated that the traffic study prepared by the developer was reviewed by the City, and the City did not have any outside consultant look at this. So, the City is taking the developer's word on traffic impact. The net result is that it will worsen traffic on I-95 and city streets. He added that when you have a 5-minute delay at the point of where this actual project will be going in, there will be an arithmetic progression. You go down a couple of intersections, there will be a 10-minute delay, you go down a few more intersections, there will be a 15 minute delay and so on.

Rep. Deluca stated that unlike Swiss Bank, where we saw \$5,000,000 worth of free land given by the City plus tax benefits from the State, Dreyfuss has paid for everything they have received, and this will be a plus. He stated he wanted to emphasize to the community that we did not give the land free like we did for the Swiss Bank project.

Rep. Lyons stated that there are certain aspects of this agreement that deserve applause because of how the public and private side worked on this project. Rep. Lyons stated that there is potentially multi-million dollar cleanup costs regarding the land around the river, which are

prohibitive for the City to ever undertake. Rep. Lyons also stated that while this is an intensive project, the City is now erecting buildings closer to the major transit ways – I-95 and the railroad stations.

Rep. O’Neill stated he believes that this is a quality project, and there is a lot of oversight on the part of the City is incorporated in the contract, including architectural, landscape and streetscape design. Rep. O’Neill stated that the environmental benefits will be great, both for the neighborhood and for the City. Rep. O’Neill added that it is a large building, and he could argue the point of whether we really want five or six smaller buildings or one large building. Rep. O’Neill stated that this is placed where it should be according to our master plan and in compliance with our zoning practices. Rep. O’Neill added that as far as the traffic studies, the State Department of Transportation has reviewed this project and while he does not agree with all of their conclusions, overall he believes this is a quality project that will be of benefit to the City.

Rep. Skigen stated that he shares some of the concerns expressed by Mr. White and others. He stated that he is reluctantly voting in favor of the project, and his major concern is traffic as he does not know if that has been adequately addressed. He stated the reason he is voting in favor of the project is that the Mayor did make a commitment at the Committee meeting that he would send down a further agreement between the city and the developer that would give this Board the opportunity to have more input regarding the final shape of this project in terms of some of the amenities and some of the procedures that would be undertaken by the developer to minimize traffic concerns and other dislocations that would be caused by the project.

Rep. Biancardi stated that the way the Clinton Avenue Extension stands now, it is a deserted and dangerous street, and this construction can only benefit the area as it will provide security. Rep. Biancardi also stated that the representatives of the district are supporting this project. Rep. Biancardi feels that this project can only benefit the area and will promote positive growth and he is in favor of it.

Rep. MacInnis stated that this project has gone through the process, it has been approved by the Environmental Protection Board, Planning Board, Zoning Board, and the State Department of Transportation. Rep. MacInnis added that he is in possession of the report from the State of Connecticut Department of Transportation Traffic Investigation Unit (the agency that investigated this project), and they recommended that the State Traffic Commission issue a certificate for this project. The State also listed requirements with which this developer must comply, including erecting signs, installing traffic lights, grading and sidewalks. Rep. MacInnis added that the best thing the State Traffic Commission did was to reserve the right to require additional improvements or changes as deemed necessary due to the traffic resulting from the development in the future, and all costs of additional improvements or changes shall be born by the owner of the development. Rep. MacInnis concluded by stating this project is good for the City, it will raise an additional \$1 million in tax revenue and will provide an ideal site for affordable housing.

Rep. Zelinsky stated that he has mixed feelings on this project, asking whether we really want to be another New York City with intense development in our City, clogged roads and traffic

congestion. Rep. Zelinsky stated that it is easy to make decisions based on Traffic Studies prior to anything being built, but what the actual results will be are undetermined. Rep. Zelinsky also stated that our own representatives on this board have met with the developer and expressed their concerns and reached some agreements and they feel it would not be a burden to their neighborhoods or their districts, and after all, they live there. Rep. Zelinsky stated that even though he has mixed feelings, out of respect for his fellow representatives, he will be voting in favor of this.

The motion was approved by Machine Vote (32-5-1).

**OPERATIONS  
COMMITTEE:**

Bobby E. Owens, Chair  
Susan Nabel, Vice Chair  
Meeting: Thursday, August 26, 1999  
7:00 p.m. - Democratic Caucus Room

Chair Owens reported that the Operations Committee met on Thursday, August 26, 1999 at 7:00. Present were committee members Reps. Corelli, Imbrogno, Zelinsky, Biancardi and Owens. Also present were Pat Broom, Director of Operations and Manny Polo, Senior Engineer.

1. [O25.021](#) APPROVAL; of engineering consulting agreement with Fuss & O'Neill, Inc. for West Avenue Widening and Sidewalk Reconstruction project; amount of contract: \$154,400.00.  
07/16/99 - Submitted by Mayor Dannel P. Malloy  
08/12/99 - Approved by Board of Finance  
08/26/99 - Committee approved Consent **APPROVED  
ON CONSENT  
AGENDA**
  
2. [O25.022](#) APPROVAL; of agreement between Waste Management, Inc. and the City of Stamford for loading, hauling and disposal of municipal solid waste; cost of contract: \$62.50 to \$69.25 per ton.  
08/02/99 - Submitted by Mayor Dannel P. Malloy  
08/12/99 - Held by Board of Finance  
08/26/99 - Committee approved Consent **APPROVED  
ON CONSENT  
AGENDA**

Upon motion duly made and seconded, the Consent Agenda, consisting of Item Nos. 1 and 2, was approved by unanimous voice vote.

**PUBLIC SAFETY & HEALTH  
COMMITTEE:**

*(Report)*

Alice Fortunato, Chair  
Lucy F. Corelli, Vice Chair  
Meeting: Thursday, August 26, 1999  
7:00 p.m. - Central Fire Station

Chair Fortunato reported that the Public Safety & Health Committee met on Thursday, August, 26, 1999. Present were Committee members Reps. Biancardi, DeLuca, DePina, Lyons,

MacInnis, O'Neill, Skigen, Poltrack, and Fortunato. Excused were Reps. Corelli and Mobilio who stated he would be of conflict since he is employed by the Stamford Health Systems.

- |                             |  |   |
|-----------------------------|--|---|
| 1. PS25.019                 | UPDATE; regarding Stamford Health System (formerly Stamford Hospital).<br>04/07/99 - Submitted by Rep. Fortunato<br>05/03/99 - Held in Committee<br>05/20/99 - Held in Committee<br>06/07/99 - Held in Committee<br>08/26/99 - Report Made | <b>REPORT<br/>MADE</b>  |
| 2. <a href="#">PS25.021</a> | APPROVAL; of SEMS Contract and lease.<br>07/09/99 - Submitted by Mayor Dannel P. Malloy<br>08/10/99 - Approved by Planning Board<br>07/15/99 - Approved by Board of Finance<br>08/26/99 - Committee approved 9-0-0                         | <b>APPROVED<br/>BY<br/>UNANIMOUS<br/>VOICE VOTE<br/>(as amended*)</b> |

\*Rep. Skigen moved an amendment to the contract concerning the definition of "The Hospitals." The new definition reads: "The Hospitals means the Stamford Hospital and Stamford Health System Strawberry Hill Campus, collectively." Said motion was seconded and approved by unanimous voice vote."

Chair Fortunato stated that the Committee had some concerns regarding the payment plan, and therefore the contract was returned to the Office of Legal Affairs. She stated that Section 3.1 Compensation has been amended to provide for quarterly payments and an additional \$32,864 to compensate SEMS for loss of investment income due to the amended payment schedule. Chair Fortunato moved the item. Said motion was seconded.

Rep. Zelinsky stated that he plans to vote strongly in favor of this because he believes SEMS has been doing an excellent job in the community, and several of his constituents have had to use their services and were satisfied with the professionalism and the good care they received. He also stated that SEMS sponsors several community functions throughout the year including free blood screenings and other activities for children. Rep. Zelinsky feels that SEMS is a real asset to our community.

Rep. Loglisci stated that he is in favor of the contract but he believes that by the City dividing the amounts up to be paid over time, it is going to force City and SEMS personnel to spend more management time devoted to investments and other financial matters.

Rep. Skigen stated for the record that what we are voting on tonight is the contract that was transmitted to Mr. Byrne by Richard Robinson on August 27, 1999, which incorporated some concerns from the August 26<sup>th</sup> meeting. Rep. Skigen stated that there is a memo on everyone's desk tonight dated September 3<sup>rd</sup> from Mr. Robinson to Mr. Byrnes that includes one other change – the definition of "hospital." Rep. Skigen moved the amendment in the definition of "hospital" in the Contract. Said motion was seconded and approved by unanimous voice vote.

Rep. Mobilio stated he will vote in favor of this contract, adding that as an emergency room registered nurse, he can say that our SEMS system is second to none in the State of Connecticut. Rep. Mobilio also stated that he has had the privilege of working with the SEMS program since it began in 1986.

The motion was approved by unanimous voice vote.

3. PS25.022 REVIEW; of accomplishments of the Stamford Fire & Rescue. **REPORT  
MADE**  
07/14/99 - Submitted by Rep. Fortunato

**PARKS & RECREATION  
COMMITTEE:**

Herman P. Alswanger, Co-Chair  
Mary L. Fedeli, Co-Chair  
Meeting: Wednesday, August 25, 1999  
7:00 p.m. - Republican Caucus Room

Chair Fedeli reported that the Parks & Recreation Committee met twice this month once on August 4, 1999. Present were committee members Reps. Fedeli, Imbrogno, White, O'Neill and Lyons. Also present were John Hiddlestone, Palace Theater, Earl Govin and Peter Vicentin. They also met on Wednesday, August 25, 1999 at 7:00 pm. Present were committee members Alswanger, Cannady, Fedeli, Imbrogno, Lyons, O'Neill, Sherer, and Poltrack. Also present were Carmen Domonkos; Andrew McDonald, Corporation Counsel; Brien Malloy and Pat McGrath, Golf Authority; Julianna Sciolla and Robbie Jenkins, Stamford Cultural Development Corporation; and Susan Elan, Advocate.

1. PR25.038 REVIEW; plans for Kiwanis Park. **REPORT  
MADE**  
07/13/99 - Submitted by President Domonkos  
08/25/99 - Report Made
2. [PR25.039](#) APPROVAL; of agreement between the City of Stamford and the Stamford Cultural Development Corporation regarding a community arts partnership program. **APPROVED  
ON CONSENT  
AGENDA**  
07/21/99 - Submitted by Mayor Dannel P. Malloy  
08/12/99 - Approved by Board of Finance  
08/25/99 - Committee approved 8-0-0
3. [PR25.040](#) APPROVAL; of lease between Sterling Farms Golf Course and the City of Stamford; term of lease: 5 years; annual rent: 11% of gross revenue. **HELD IN  
COMMITTEE**  
08/03/99 - Submitted by Mayor Dannel P. Malloy  
08/10/99 - Approved by Planning Board  
09/09/99 - To be considered by Board of Finance  
08/25/99 - Held in Committee

4. [PR25.041](#) APPROVAL; of Keep America Beautiful's Stamford Adopt-a-Spot Program. **HELD IN COMMITTEE**  
08/06/99 - Submitted by Mayor Dannel P. Malloy  
08/25/99 - Held in Committee

Upon motion duly made and seconded, the Consent Agenda, consisting of Item No. 2, was approved by unanimous voice vote.

**EDUCATION COMMITTEE:** Ellen Mellis, Chair  
Philip Giordano, Vice Chair  
Meeting: Wednesday, August 25, 1999  
6:30 p.m. - Democratic Caucus Room

Chair Mellis reported that the Education Committee met on Wednesday, August 25, 1999. Present were Committee members Reps. Alswanger, Conrad, Green-Carter, Giordano, Imbrogno, Poltrack and Mellis. Excused were Susan Nabel and Harry Day. Also present were Reps., Carmen Domonkos, Lucy Corelli, Linda Cannady, Bill MacInnis, and Brian O'Neill; John Leydon and Martin Levine, Board of Education; Patricia Broom; Glen MacWilliams; Burt Forrest; Anthony Mazzullo; and Susan Elan.

1. E25.025 REVIEW; of assumption of facilities and custodian services by the Department of Operations. **REPORT MADE**  
07/23/99 - Submitted by Ellen Mellis
2. E25.026 DISCUSSION; with the new superintendent of schools, Dr. Anthony Mazzullo. **REPORT MADE**  
07/23/99 - Submitted by Ellen Mellis
3. E25.027 REVIEW; status and schedule of school construction projects. **REPORT MADE**  
08/11/99 - Submitted by Reps. Mellis and DeLuca

**URBAN REDEVELOPMENT COMMITTEE:** Jim Shapiro, Chair  
Joseph Gasparrini, Vice Chair

**HOUSING/COMMUNITY DEVELOPMENT/ SOCIAL SERVICES COMMITTEE:** Elaine Mitchell, Chair  
Vincent Mobilio, Vice Chair  
Meeting: Tuesday, August 31, 1999  
6:30 p.m. - Democratic Caucus Room

Chair Mitchell reported the Housing, Community Development and Social Services Committee met on Tuesday, August 31, 1999. Present were Committee Members Reps. Blackwell, Cannady, Conrad, Green-Carter, Giordano, and Mitchell. Excused were Reps. Mellis and Mobilio. Also present were Reps. Dmonkos and Summerville; Ed Schwartz, Housing Authority; John McClutchy, Rippowam Park Associates; and others.

- 1 [HCD25.012](#) PROPOSED ORDINANCE; for final adoption; amending Chapter 13 of the Code of Ordinances concerning Community Development Block Grant funding.  
10/08/98 - Submitted by Rep. Mitchell (D-2)  
06/07/99 - Returned to Committee  
06/22/99 - Committee approved publication 5-0-0  
08/31/99 - Committee approved final adoption **APPROVED ON CONSENT AGENDA**
  
- 2 [HCD25.026](#) APPROVAL; of a request by the Housing Development Assistance Fund (HDF) to assign Year 24 and 25 funds for the Adopt-A-House Program to HDF.  
07/08/99 - Submitted by Tim Beeble, Director, Community Development  
08/31/99 - Committee approved 5-0-0 **NO ACTION TAKEN**
  
3. [HCD25.027](#) REVIEW; of privatization of Rippowam Park apartments.  
07/08/99 - Submitted by Reps. Dmonkos and Mitchell  
08/31/99 - Report Made **REPORT MADE**

Chair Mitchell stated that Rippowam Park was formerly known as William C. Ward or the Connecticut Avenue Apartments, and it is a 430-unit complex, with 40 units being federally-funded apartments. Chair Mitchell stated that according to Mr. Schwartz, privatization also brought the opportunity for a safe place to live, total rehabilitation of the apartments with air conditioning, new heating systems, police protection and management on site. Chair Mitchell also stated that twenty families were able to purchase homes with the assistance of the Richmond Group. Chair Mitchell also stated that with privatization came the loss of apartments being rented according to income, and the rents are now at market rate and broken down into 3 categories: 215 apartments are allocated to 60% of median income; 107 apartments are allocated to 50% of median income; and 107 apartments are allocated to 30-35 of median income. Therefore, there are only 107 units left for low income families.

Rep. Mitchell stated her concerns for this project and other projects is that it has been proven that with privatization, there are initially a large number of low income units, and these are cut in less than half. Therefore, every time we privatize we are losing low income housing.

Upon motion duly made and seconded, the Consent Agenda, consisting of Item No. 1, was approved by unanimous voice vote.

**TRANSPORTATION COMMITTEE:**

Gabe DeLuca, Chair  
Peter C. Nanos, Vice Chair  
Meeting: Monday, August 23, 1999  
7:00 p.m. - Democratic Caucus Room  
(in conjunction with Fiscal Committee)

**ADMINISTRATION &  
TECHNOLOGY  
COMMITTEE:**

Gloria DePina, Chair  
Ellen S. Mellis, Vice Chair

**HOUSE COMMITTEE:**

Annie M. Summerville, Chair

**SPECIAL COMMITTEE ON PARKS:**

Lisa Poltrack, Co-chair  
Paul Esposito, Co-chair

**SPECIAL REVALUATION  
COMMITTEE:**

Maria Nakian, Chair

**RESOLUTIONS**

**MINUTES**

1. [August 2, 1999 Regular Meeting](#)

**APPROVED BY  
UNANIMOUS  
VOICE VOTE**

**COMMUNICATIONS**

**1. President Domonkos announced that the Hart School Playground dedication ceremony will be on Thursday, September 9, 1999 at 11:00 a.m.**

**2. President Domonkos announced that the CCM annual convention will be held on October 5, 1999. Additionally, CCM will offer training on Conducting Public Business on 9/30/99. Any representative interested in attending should contact the Board Office.**

**3. President Domonkos announced that the Board has its own Web Site. All representatives will be notified of the Web address this week.**

#### **OLD BUSINESS**

**1. Rep. DeLuca announced that the Board of Representatives lost to the Mayor's Team in the annual softball game by a score of 16-13.**

#### **NEW BUSINESS**

#### **ADJOURNMENT**

**Upon motion duly made and seconded and approved by unanimous voice vote, the meeting was adjourned at 10:30 p.m.**

*The proceedings are available on audio tape at the  
Offices of the Board of Representatives.*