

The Regular Meeting of the 25th Board of Representatives of the City of Stamford will be held Monday, November 4, 1998 at 8:00 p.m. in the Legislative Chambers of the Board of Representatives in the Government Center, 888 Washington Boulevard, Stamford, Connecticut.

Minutes

The meeting was called to order by President Domonkos at 9:15 p.m.

INVOCATION: Given by Rep. Sherer

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

ROLL CALL: Conducted by Clerk of the Board Annie M. Summerville. There were thirty-four (34) members present. Absent and excused were Reps. Curtis, DeLuca, O'Neill, Johnson, Coscarelli-Curtis, and Ventura.

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

PAGES:

MOMENTS OF SILENCE: For the late:

Helen Gordon, by Rep. Zelinsky;
Rose A. Devito, by the 25th Board of Representatives;
Betty A. Sabini, by Rep. Giordano;
Deborah N. Sullo, by Reps. Mellis and Loglisci;
Gloria M. Cerullo, by Rep. Giordano;
Mary C. Aguirre, by Rep. Giordano;
Thomas M. Duffin, by Rep. Loglisci;
Theresa "Terry" Giuliani DeBlasi, by Reps. Giordano and Loglisci;
Peter Ferraris Sr., by Rep. Giordano;
Mike Adler, by Rep. Sherer;
James Stratoudakis, by Rep. Giordano;
Jean M. Tamburri, by Rep. Loglisci;

Josephine Cortese, by Rep. Loglisci;
Daniel Sabia, by Rep. Loglisci;
Rev. John Norton, by Rep. Summerville, and
Arthur Hoch, by Rep. Fedeli.

STANDING COMMITTEES

STEERING COMMITTEE: Meeting: Wednesday, October 14, 1998
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
Annie M. Summerville, Vice Chair
Meeting: Tuesday, October 20, 1998
7:30 p.m. - Democratic Caucus Room

The Appointments Committee met on Tuesday, October 20, 1998 at 7:30 p.m. Present were Committee Members Reps. Esposito, Boccuzzi, Nanos, Mobilio, and DePina. Also, present was Rep. Skigen. Rep. Summerville was excused.

- | | | |
|----------------------------|--|---|
| 1. A25.037 | <u>Board of Ethics</u>
Dr. Melvin N. Grove (D) Reappointment
790 Newfield Avenue
Stamford, CT 06905
Term Expires: 06/30/03
08/12/98- Submitted by Mayor Dannel P. Malloy
10/20/98 - Committee approved 6-0-0 | APPROVED
ON CONSENT
AGENDA |
| 2. A25.038 | <u>Acting Director of Health</u>
Eugene S. Conrad, Ph.D., MPH Repl. McBride
237-1 Strawberry Hill Avenue
Stamford, CT 06902
Term Expires: 04/28/99
09/15/98 - Submitted by Mayor Dannel P. Malloy | ITEM
WITHDRAWN |
| 3. A25.039 | <u>Golf Commission</u> | APPROVED |

2. [F25.092](#) ADDITIONAL APPROPRIATION (Operating Budget); School Readiness Grant; to increase previously approved estimated budget amount; this increase covers administrative expenses (as now allowed by the State) including conferences and training, office supplies, mailing and audit costs. **APPROVED ON CONSENT AGENDA**
\$14,839.00
09/24/98 - Submitted by Mayor Dannel P. Malloy
10/08/98 - Approved by Board of Finance
10/19/98 - Committee approved 8-0-0

Secondary Committee: Education

Report Waived

3. [F25.093](#) ADDITIONAL APPROPRIATION (Operating Budget); Police Department; Office Supplies and Expenses; to fund reorganization expenses of \$12,000 telephone expense; \$10,000 automated gas pump system and \$8,000 for car phones. **APPROVED ON CONSENT AGENDA**
\$30,000.00
09/28/98 - Submitted by Mayor Dannel P. Malloy
10/08/98 - Approved by Board of Finance
10/19/98 - Committee approved 8-0-0

Secondary Committee: Public Safety, Health & Welfare

Concur 10-0-0

4. [F25.095](#) ADDITIONAL APPROPRIATION (Operating Budget); Labor Settlement; to fund the Personnel Commission's 7/1/98 approved merit increases for non-union, appointed and elected officials. **HELD IN COMMITTEE**
\$36,632.00
09/29/98 - Submitted by Mayor Dannel P. Malloy
10/08/98 - Held by Board of Finance
10/19/98 - Held in Committee

Secondary Committee: Personnel

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

LEGISLATIVE & RULES COMMITTEE Maria Nakian, Chair
(Report) William MacInnis, Vice Chair
Meeting: Monday, October 26, 1998
7:00 P.M. - Democratic Caucus Room

The Legislative & Rules Committee met on Monday, October 26, 1998 at 7:00 p.m. Present were Committee Members Reps. Nakian, MacInnis, Gasparini, Lasko, Mitchell, Skigen, Spandow, Fedeli and Sherer. Reps. Drucker and Ventura were excused. Also present were Rep. Giordano, Thomas Cassone, Corporation Counsel and Patricia Broom, Director of Operations.

1. [LR25.006](#) REVIEW; City of Stamford's existing Code of Ordinances to determine if any additions, deletions or changes are necessary. **HELD IN COMMITTEE**
01/20/98 - Submitted by Rep. Domonkos (D-18)
10/26/98 - Held in Committee

2. LR25.018 PROPOSED ORDINANCE; for publication; to update certain sections by amending Chapter 23 of the Code of Ordinances, entitled "Finances." **APPROVED ON CONSENT AGENDA**
05/07/98 - Submitted by Rep. Nakian (D-20)
06/01/98 - Held in Committee
07/06/98 - Held in Committee
09/09/98 - Held in Committee
10/05/98 - Held in Committee
10/26/98 - Committee approved 6-0-0

3. [LR25.029](#) PROPOSED ORDINANCE, for publication; allowing for a ten percent reduction in sewer use rate charges for those seniors who are eligible for tax reductions through the "Elderly Freeze" and "Circuit Breaker" programs. **HELD IN COMMITTEE**
10/05/98 - Submitted by 25th Board of Representatives
10/26/98 - Committee approved 7-0-0

Upon motion duly made and seconded, it was approved by unanimous voice vote that the President send a letter to the Stamford delegation requesting that enabling legislation be enacted that would allow Stamford to offer a reduction in fees.

4. LR25.030 REVIEW; of Water Pollution Control Authority ordinance fee setting structure. **REPORT MADE**
10/09/98 - Submitted by President Domonkos
10/26/98 - Held in Committee 9-0-0

Rep. Loglisci stated that Thomas Cassone was correct and this information backs up his letter.

PERSONNEL COMMITTEE Randall Skigen, Chair
Ralph Loglisci, Vice Chair
(Report) Meeting: Tuesday, October 27, 1998
7:00 p.m. - Democratic Caucus Room

The Personnel Committee met on Tuesday, October 27, 1998 at 7:00 p.m. Present were committee members Reps. Fedeli, Fortunato, Gasparrini, Lasko, Loglisci, MacInnis, Spadow and Skigen. Rep. Owens was excused. Also present were David Cohen, Esq., representing Harriet Roth; Thomas Cassone, Esq., Director of Legal Affairs; John Byrne, Director of Public Safety; Jim Haselkamp, Director of Human Resources; Bill Stover, Labor Relations Specialist; Chief Joe Cappola, Belltown Fire Chief; Jim Romanello, Firefighter Union President; and Rep. Giordano.

1. [P25.030](#) APPROVAL, of tentative agreement of a new collective bargaining agreement between the Belltown Fire Department and Glenbrook (New Hope) Fire Company and the International Association of Firefighters, Local #786.
10/01/98 - Submitted by Mayor Dannel P. Malloy
10/08/98 - Favorable opinion by Board of Finance
10/27/98 - Committee approved 7-0-0
**APPROVED
ON CONSENT
AGENDA**

2. [P25.031](#) APPROVAL; of tentative agreement of a new management agreement between the Belltown Fire Department and the City of Stamford.
**APPROVED BY
UNANIMOUS
VOICE VOTE**

10/01/98 - Submitted by Mayor Dannel P. Malloy (as amended*)
10/27/98 - Committee approved 7-0-0

Upon motion duly made and seconded, a motion to divide the question into four separate items (Item No. 2) was approved by unanimous voice vote.

Rep. Skigen moved to amend the Management Agreement in three places (see footnote). Said motions were seconded and approved by unanimous voice vote.

2a. [P25.034](#) APPROVAL; of tentative agreement of a new management agreement between the Glenbrook Fire Department and City of Stamford. **APPROVED BY UNANIMOUS VOICE VOTE (as amended*)**
10/01/98 - Submitted by Mayor Dannel P. Malloy
10/27/98 - Committee approved 7-0-0

* Rep. Skigen moved to amend Paragraph 7 in this Agreement to read as follows:

“For the term of this Agreement, the City shall provide the Company with an annual budget allocation, to be determined through the regular budgetary process applicable to City departments, in an amount sufficient to pay the Company’s costs for its operation as a volunteer fire company. Such budget allocation shall be made specifically to pay the costs of the Company and shall not be part of a general allocation to the City’s volunteer fire companies. No City official shall withhold or delay the payment of any budgeted appropriations made to the Company. Further, payments of appropriated funds to the Company shall be made in accordance with the current disbursement practice. In addition the City shall continue to be responsible for paying all costs associated with maintaining the Company’s fire station and fire apparatus through the regular budgetary process.

Said motion was seconded and approved by unanimous voice vote.

Rep. Skigen moved to amend Paragraph 15 as follows: \$750,000 is changed to \$250,000. Said amendment was seconded and approved by unanimous voice vote.

Rep. Skigen moved to amend Paragraph 17 as follows: the reference to “IAFF” is removed from the language, the remainder of the paragraph remains the same. Said amendment was seconded and approved by unanimous voice vote.

* The identical amendments to Item No. 2, P25.031, were approved to this contract.

2b. [P25.035](#) APPROVAL; of Memorandum of Agreement between the Glenbrook Fire Department, the New Hope Professional Fire Fighters Association, the City of Stamford and the International Assn. Of Fire Fighters (discontinuing Glenbrook's employment of career fire fighters). **APPROVED BY UNANIMOUS VOICE VOTE**
10/01/98 - Submitted by Mayor Dannel P. Malloy
10/27/98 - Committee approved 7-0-0

2c. [P25.036](#) APPROVAL; of Memorandum of Agreement between the Belltown Fire Department, the Belltown Paid Driver's Association, the City of Stamford and the International Assn. Of Fire Firghters (discontinuing Belltown's employment of career fire fighters). **APPROVED BY UNANIMOUS VOICE VOTE**
10/01/98 - Submitted by Mayor Dannel P. Malloy
10/27/98 - Committee approved 7-0-0

Rep. Skigen moved the same amendments as in the previous contract. Said motion was seconded and approved by a unanimous voice vote.

Rep. Skigen recused himself at this point due to a conflict of interest, and turned the report over to Rep. Loglisci.

3. [P25.032](#) RESOLUTION; concerning Ordinance No. 827 and the accrued sick leave rights of Harriet Roth. **HELD IN COMMITTEE**
10/07/98 - Submitted by Mayor Dannel P. Malloy
10/27/98 - Held in Committee

Rep. Skigen resumed giving the Personnel Committee Report at this time.

4. P25.033 REVIEW; status of contract negotiations. **REPORT MADE**
10/09/98 - Submitted by Rep. Skigen (D-19)

Rep. Skigen stated that Mr. Haselkamp and Mr. Stover said there are currently three contracts under negotiation: city attorneys, school custodians and the UAW. Because the contracts are under negotiation, the Personnel Committee met in executive session.

LAND USE COMMITTEE Gerald M. Fox III, Co-Chair
Donald B. Sherer, Co-Chair
Meeting: Thursday, October 29, 1998
7:30 p.m. - Democratic Caucus Room

The Land Use Committee met on Thursday, October 29, 1998 at 7:30 p.m. Present were Committee Members Reps. Boccuzzi, Fox, Loglisci, Shapiro, Sherer, and Spandow. Reps. Drucker, Nakian, and White were excused. Also present was a representative of the Office of Economic Development.

1. [LU25.012](#) PROPOSED ORDINANCE, for publication, **APPROVED**
designating a portion of the City as an Entertainment **BY VOICE**
District. **VOTE (Rep.**
09/15/98 - Submitted by Mayor Dannel P. Malloy **White opposed)**
10/29/98 - Committee approved 6-0-0

Rep. White stated he does not believe something like this should be put into ordinance form and that if it refers to a specific project, then it should be taken up by the Land Use Boards and judged solely on its merit. Rep. White fears that the residents in this area are going to be forced out because land speculators will come in. He added that the residents of this area are typically renters, and will gain little from this designation. Rep. White also stated that he cannot see how this will benefit the City.

Rep. Owens agreed with Rep. White, and stated that this group was invited to talk to the South End Neighborhood Revitalization Zone, however this has not happened.

Rep. Fox stated that the item is for publication this month, and next month he will have the Revitalization Zone matter on his agenda.

Rep. Sherer stated this is an economic tax incentive program designated in order to bring jobs into this community. He added that the history of this Enterprise Zone has demonstrated great success.

Rep. Summerville agreed with Rep. Sherer, stating that as a result of her research on this matter, she believes the term "Entertainment Zone" is a bad choice of words, and the term could frighten residents. She added that the definition of "Entertainment Zone" should be included in any publications regarding this matter.

President Domonkos asked Rep. Fox to provide a copy of the ordinance which enables this designation, and to forward it to all representatives. Rep. Fox advised he has Section 32-76, the regulation which sets out the entertainment district designation, and one of the things that you specifically cannot have are businesses that primarily sell alcohol or gambling facilities. He also stated that the legislation mandates the name Entertainment District be used. Rep.

Loglisci asked whether this allows for sports arena complexes. Rep. Fox stated that it did not.

2. [LU25.013](#) PROPOSED ORDINANCE; for publication; **HELD IN COMMITTEE**
concerning withholding the approval of building permits when sewer use fees are delinquent.
10/05/98 - Submitted by Mayor Dannel P. Malloy
10/29/98 - Committee approved 6-0-0

OPERATIONS COMMITTEE Bobby E. Owens, Chair
Patrick J. White, Vice Chair
No meeting

PUBLIC SAFETY & HEALTH COMMITTEE Alice Fortunato, Chair
Lucy F. Corelli, Vice Chair
(Report) Meeting: Wednesday, October 21, 1998
6:00 p.m. - Police Department Headquarters

The Public Safety & Health Committee met on Wednesday, October 21, 1998 at 6:00 p.m. Present were Committee Members Reps. Corelli, DeLuca, DePina, Green-Carter, MacInnis, Mobilio, O'Neill, Poltrack, Skigen, and Fortunato. Rep. Curtis was excused. Also present was John Byrne, Director of Public Safety & Health Welfare and Glen Lamont, Halcyon Day Properties.

1. [PS25.009](#) APPROVAL; of amendment to management contract between Halcyon Day Properties, Ltd. and the City of Stamford for the management of Smith House for the period 11/26/98 through 11/26/00. **APPROVED ON CONSENT AGENDA**
09/28/98 - Submitted by Mayor Dannel P. Malloy
10/08/98 - Approved by Board of Finance
10/21/98 - Committee voted 9-0-0
2. PS25.010 REVIEW; of the location policies for pay telephone booths . **REPORT MADE**
10/09/98 - Submitted by Rep. O'Neill (D-10)
3. PS25.011 REVIEW; of pedestrian crosswalk safety, especially those crosswalks where incidents have occurred and **HELD IN COMMITTEE**

of the existing jaywalking ordinance.
10/13/98 - Submitted by Reps. Fortunato (D-17) and
DeLuca (R-14)

Rep. Fortunato stated that a written report has been provided to all representatives.

PARKS & RECREATION COMMITTEE Herman P. Alswanger, Co-Chair
Mary L. Fedeli, Co-Chair
(Report) Meeting: Wednesday, October 28, 1998
7:00 p.m. - Democratic Caucus Room

The Parks & Recreation Committee met on Wednesday, October 28, 1998 at 7:00 p.m.
Present were Committee Members Sherer, DeLuca, Fox, O'Neill, Poltrack, White, Imbrogno,
Johnson and Nabel. Also present were Reps. Boccuzzi and Giordano.

Rep. Sherer was acting Chair of the Parks & Recreation Committee and provided the
Committee Report.

1. [PR25.016](#) RESOLUTION; supporting the relocation of the **ITEM**
World War I Doughboy Statue from Veteran's Park **WITHDRAWN**
to St. John's Park (including fountain-pedestal).
9/21/98 - Submitted by Frank Fedeli

Rep. Sherer reported this item was withdrawn by the proponents of the item.

2. [PR25.011](#) REVIEW; of maintenance, restoration and use issues **REPORT**
regarding veterans' parks and review of boundaries. **MADE**
05/26/98 - Submitted by Veterans of Foreign Wars of
the United States

Rep. Sherer reported the Committee previously heard Mr. Pia complain of past problems
with the maintenance of the park. However, since that time, there have been substantial
improvements to the park, including landscaping, replacement of benches, and as a result,
the veterans are extremely happy with the condition of the park.

3. PR25.017 APPROVAL; of installation of a sign in St. John's **ITEM**
Park indicating the work and plantings were donated **DEFEATED BY**
by the neighboring hotel. **MACHINE VOTE**
9/21/98 - Submitted by Frank Fedeli, Customer **12-20-0**
Service Supervisor

10/28/98 - Committee voted 0-7-0

Rep. Sherer stated that the City of Stamford does not have an “Adopt a Park” policy , however, the Holiday Inn Select has done some nice things to this park since it is right in front of their property, and they see it as an adjunct to their own property. Holiday Inn has planted tulips, fixed some broken pipes and aerated and fertilized the lawn. Holiday Inn Select has requested a sign acknowledging its maintenance of the park. Rep. Sherer reported the Committee had reservations, with some representatives feeling that this was a memorial park and other members feeling that Stamford’s parks should not be commercialized. He stated the Committee voted 0-7-0.

Rep. White stated he does not want to see our parks become commercial centers for free advertisement and that signs destroy the aesthetics of the parks. He believes that if you maintain this area it should be because your a good citizen of Stamford, not because you want free advertising. Rep. Giordano agreed with Rep. White, stating that this is a memorial to the war dead, and that hotel advertisements should not be allowed.

The vote for approval of the sign in St. John’s Park was defeated by machine vote (a copy of said vote is attached hereto and made a part hereof).

4. PR25.018 REVIEW; of Rosa Hartman Park project status and **REPORT**
license and operating agreement with North **MADE**
American Properties/Stamford Golf Centre LLC.
10/6/98 - Submitted by 25th Board of Representatives

Rep. Sherer stated a report was provided to all representatives regarding Item No. 4.

5. [PR25.019](#) REVIEW; of background work of the Stamford **REPORT**
Cultural Development Corporation and status report **MADE**
of the McKinsey & Company cultural economic
impact study.
10/6/98 - Submitted by Juliana Sciolla, Exec. Dir.,
Stamford Cultural Development Corp.

Rep. Sherer reported that Ms. Sciolla appeared before the Committee simply to open the lines of communication between her agency and the Board.

5. PR25.020 REVIEW; of rain check policy at E. Gaynor Brennan **REPORT**
Golf Course. **MADE**
10/6/98 - Submitted by Rep. DeLuca (R-14)

Rep. Sherer reported that E. Gaynor Brennan has a rain check policy that was not being honored as a result of a few individuals taking advantage of the rain check policy. The Golf Course has agreed to reinstate the supplying of rain checks and to enforce its policy whereby those who abuse the policy will be banned from the Course due to violations of its rules and regulations.

EDUCATION COMMITTEE

Ellen Mellis, Chair

Philip Giordano, Vice Chair

(Report)

Meeting: Wednesday, October 28, 1998

6:00 p.m. - Republican Caucus Room

The Education Committee met on Wednesday, October 28, 1998 at 6:00 p.m. Present were Committee Members Reps. Green-Carter, Giordano, Imbrogno, Nabel, Poltrack and Mellis. Reps. Alswanger, Esposito and Ventura were excused. Also present were: Reps. Loglisci, White and Skigen; John Mallozzi, John Leydon, Robert King and Mark Peyser, Board of Education; Michael Nast, Superintendent of Schools; Lynda Hautala, David Merkle, and Ethan Margolis, of Stamford Public Schools; a representative of the Northeast Parents Group; Thomas Cassone, Esq., Director of Legal Affairs; Patricia Broom, Direction of Operations; Phil Brown, Engineering Department; Sherry Williams, Operations Department; Joe Fuller, Fuller and D'Angelo; representatives from Turner Construction; and Tobin Coleman, the Stamford Advocate.

1. [E25.011](#) APPROVAL; of contract between the City of Stamford and Turner Construction for the expansion of Rippowam School and Scofieldtown School.
09/10/98 - Submitted by Mayor Dannel P. Malloy
10/08/98 - Approved by Board of Finance **APPROVED
BY MACHINE
VOTE (22-11-1)**

2. [E25.013](#) APPROVAL; of contract with Fuller & D'Angelo for alterations to Rippowam School addition and alterations to Scofieldtown School.
09/15/98 - Submitted by Mayor Dannel P. Malloy
10/08/98 - Approved by Board of Finance **APPROVED
BY MACHINE
VOTE (22-11-1)**

Rep. Mellis stated the Committee discussed the two contracts simultaneously. A written report has been provided to all representatives. Superintendent Nast and Patricia Broom emphasized, to the Committee, the critical need to move forward with these contracts because of the shortage of classroom space for middle school children by the year 2000. Plans are to use UCONN as a magnet middle school for 540 children, and a theme for the program has not been chosen. Mr. Nast also mentioned the possibility of expanding UCONN for use as a regional high school for 500 children: 350 from Stamford and 150

from New Canaan, Greenwich and Darien. If a regional high school is pursued, the State would pay \$22,000,000 in construction costs, and the towns that supply students would pay \$6,000 per student for the first year, whether they attend or not.

The Committee felt that there were approximately 1,000 to 1,400 more students to be accommodated in middle and high school by the Year 2000, that construction costs to place the students in additional settings have not been determined, nor have operating costs. The Committee did, however, receive some material that partially answers some of these questions.

The contractors explained that the work to be performed would accommodate high school students, and if middle schools were located there, minor alterations would be made. The \$6,000,000 at Rippowam is for ADA compliance, and the \$18,000,000 would be for a magnet middle school.

Traffic concerns regarding Scofieldtown Road were also raised. The paper road from UCONN to High Ridge cannot be used because of wetlands.

Rep. Mellis stated that in summary, while the critical need for classroom space was emphasized, the Committee felt many questions were raised regarding long range, comprehensive facility planning. The Board of Education members expressed support for the plans. The Committee voted 3-3 on both contracts. Rep. Mellis moved the first contract, E25.011. Said motion was seconded.

Rep. Zelinsky asked whether Stamford would receive the \$22,000,000 in construction funds if the other three towns do not participate. Rep. Mellis stated the funds are only available for regional projects, and the commitment between the towns has to be made before construction.

President Domonkos emphasized that the vote is just on the design and renovations to the existing building on Scofieldtown Road, and the Board is not approving a magnet high school.

Rep. Nable stated that the Board should realize it is voting on these two contracts based on the Board of Education's plans as put forth in its minutes of April 14, 1998. These minutes reflect that the magnet middle school, which is presently housed at Rippowam, is being relocated to the UCONN site with only the possibility of a magnet high school at this site; Rippowam Center will become a traditional middle school. She added that discussions about whether this site would be used for a regional school or a magnet school are somewhat premature in the context of what the Board is voting on tonight.

Rep. Domonkos stated that in discussions with the Mayor, he has committed that the two designs for Rippowam and the UCONN site are not placing any specific school grade level, and that these contracts are for work to prepare the buildings for occupancy. The

Mayor agreed to put together a group, including representatives from the Board of Education, the Mayor's cabinet and the Board of Finance, to discuss the future plans for housing secondary students in this community. She reiterated that these contracts are only to get the schools ready for occupancy, and that the use of them will be discussed in the future. She further advised that she would send a communication to the Board of Education stating that the Board of Representatives merely approved these two contracts, and approval of them does not imply approval of any usage for the buildings.

Rep. Drucker questioned whether the Board of Education's resolution could be altered. Rep. Nable read from the Board of Education's April 14, 1998 resolution: "... upon the recommendation of the Superintendent of Schools, that the Board of Education pursue the use of the UCONN property for the magnet middle school with the possible future expansion to include a 9-12 magnet program." Rep. Corelli thought that this was changed the following month

Rep. Skigen stated that what is before the Board tonight is Phase One of the construction of space to house approximately 500 secondary school students, to be used for middle school students at this time. Rep. Skigen stated that the Board is not approving a budget that would allow for the construction of the Second Phase.

Rep. Mellis stated that much of the Committee's concern results from conflicting information that has been forthcoming. She added that the Committee really does not understand the scope of these renovations.

Rep. Owens stated he was opposed to parts of the contracts, so he would vote no.

Rep. Martin stated at a recent meeting, the Board discussed how it is faced with complicated contracts and it often doesn't have the time and expertise to review the details of the contracts. Rep. Martin added that the combining of two schools under one contract makes it difficult to separate the two issues, and after his review, he is uncertain as to the scope of the work. Rep. Martin again called for independent counsel to the Board to review complicated contracts and provide guidance, and due to the complexity of these contracts, he cannot support them. He added that he cannot discern what is expected from the vendors, and challenged other representatives to explain to him what work the contractors are required perform under these contracts. Rep. Martin also stated that the same people preparing these contracts are those who want them approved.

Rep. Martin stated that the Board doesn't know whether there is a plan to put a regional high school at UCONN or not, and that even if there is a plan to do this, it is quite possible there projections are still 1,000 seats short.

Rep. Shapiro stated he shares many of Rep. Martin's concerns, however, his concerns over contract problems are trivial in the face of future classroom shortages. He stated he would vote in favor of the contracts, despite the reservations he shares with Rep. Martin.

Rep. Green-Carter stated she sympathizes with the urgency to make arrangements for future classroom space, but at the same time she does not think that the Board should approve a plan with this many gray areas. In her experience, poorly negotiated contracts will end up costing significant amounts of money later. She stated she would not support the projects as presented and wished that they were presented separately so that the Rippowam plan could go forward.

Rep. Boccuzzi stated that by approving the contracts, the Board is not committing to any use of the buildings, just preparation of the two buildings so that when decisions as to use are made, the buildings will be ready. He added that the contracts have been looked at by the Board of Finance already, and they were thoroughly reviewed as the Board of Finance held them. He stated that if the buildings are not prepared on time, the City may be looking at double school sessions and other makeshift solutions.

Rep. Summerville stated that she is having trouble with the concept of preparing a building when you don't know how you will use the building. She added that someone knows what this building will be used for, they just aren't saying it. Rep. Boccuzzi replied that before you put anything in a building, the building has to be up to Code, with proper heating, structural safety, adequate septic systems, etc.

Rep. Nable stated that, as a parent of two middle schoolers, she finds it distressing not to be able to support these contracts, however, she feels that the Mayor and the Department of Operations are trying to find solutions to make seats for students, but she agrees with Representative Summerville that the physical seats have to be backed up with a curricular program and plan. She doesn't think it is the Board of Representatives nor the Department of Operations responsibility to do the Board of Education's job. She added the City should not spend money without knowing the purpose of the dollars spent.

Rep. Loglisci stated he believes the Board of Education is preparing the curriculum. He was unaware of the Board of Education's commitment to a magnet middle school at Scofield, however, the Board of Education has created the problem by dragging its feet. However, he stated that there must be adequate room for the students, and although he feels the Board is being pressured to approve these, in the interest of the students, he will vote for this item tonight.

Rep. MacInnis stated although this is an imperfect plan with rather nebulous contract provisions, since the alternative is the possibility of double sessions and temporary contracts, he will vote for the contracts.

Rep. Martin stated that part of the problem in this particular case is that it is clear that the numbers put forward are way off the mark. He said the possibility of a 500-student regional high school at Scofieldtown Road, does not address the issue of needing perhaps 1,000 or 1,250 seats. He also said that if you don't plan for any more capacity at

Rippowam, the City will be stuck. The problem also is the expansion of Rippowam is not being studied, and the City is locking itself in to the Scofieldtown Road site. Rep. Martin stated that before the concrete is poured, it will be obvious the designs are wrong, and the City will be locked in to an inadequate plan. Rep. Martin said he cannot proceed with this plan that is ill-conceived and does not address fundamentals that have to be addressed.

Rep. Zelinsky stated he is most concerned with Stamford students having adequate space, however, the issue of having two separate construction contracts within one contract concerns him, and his recollection is that we have not received contracts like this in the past. He believes it will be prudent to hold these two items for one month, send them back for redrafting into two separate contracts and specifically put in the contracts what exactly will be done. Rep. Zelinsky moved to send the contracts back to committee. Said motion was seconded.

Rep. Loglisci asked what happens if the contracts are returned to Committee. The motion failed by voice vote.

Rep. Sherer moved the question. Said motion was seconded and approved by unanimous voice vote.

Rep. Martin requested that an item be placed on the Steering Committee agenda that both of these contracts be reviewed, specifically addressing the scope of the work to be performed.

Upon motions duly made and seconded, both contracts were approved by machine vote (copies of said votes are attached hereto and made a part hereof).

President Domonkos also stated that she would send a letter advising that the Board does want a committee formed and that the Board is in no way approving anything other than these contracts. Rep. Zelinsky also requested that this letter include a request for separate contracts for each school in the future.

3. E25.015	REVIEW; of the design and build RFP and response thereto for renovations at Northeast School. 10/14/98 - Submitted by President Domonkos 10/08/98 - Approved by Board of Finance	REPORT MADE
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Rep. Mellis reported that the design and build concept was described. A further report has been provided to all representatives.

**URBAN REDEVELOPMENT
COMMITTEE**

Jim Shapiro, Chair
Joseph Gasparrini, Vice Chair
Meeting: Thursday, October 15, 1998
7:00 p.m. - Democratic Caucus Room

Chair Shapiro reported that the Urban Redevelopment Committee met on Thursday, October 15, 1998. Present were Reps. Boccuzzi, Fox, Gasparrini, MacInnis, Corelli, Loglisci, Drucker, Mobilio, Sherer and Shapiro.

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|-----------------------------|---|------------------------|
| 1. UR25.004 | REVIEW; of the Urban Redevelopment Commission's actions regarding the Mill River Corridor Project, including its Statement of Policy and the Delineation & Eligibility Report.
09/11/98 - Submitted by E. Steinberg, Executive Director, URC | REPORT
MADE |
|-----------------------------|---|------------------------|

Secondary Committee: Land Use

Rep. Shapiro said the Committee felt in general that this was a good plan, however, it may need some revisions. The Report establishes a green belt along the Mill River, and certain redevelopment zones on Clinton Avenue and West Main Street. The purpose of the meeting was to discuss the boundaries of the zone, and the Committee will meet again prior to a vote. Rep. Shapiro stated that it does not necessarily agree with some of the URC's definitions of desirable uses, and there are also places where the Committee feels market forces could be better used to deal with the problems in the zone. Rep. Shapiro added that some committee members expressed problems that were beyond the zones, such as eminent domain and the future of the residents in the zone. Further, a public hearing time will be discussed at the next meeting.

Rep. Loglisci stated he is concerned that the URC was started over thirty years ago, and they still have not completed what they started. Now, the Board is looking at creating a new, large area. He stated that the URC has awesome power, and that power is the ability to take private property from someone and to give it to another private individual or consortium or group to build something larger – eminent domain. Rep. Loglisci stated that he doesn't necessarily agree with some of the goals, i.e., removing all gas stations, automobile dealerships from downtown and the creation of high density. He said that a couple of the parcels being left out of the project should be included in terms of the Green Belt, and that perhaps it is the ownership of the property that caused it to be excluded. Rep. Loglisci stated it is the methods used by the URC that should cause the Board of Representatives to use great caution to decide whether or not it wants to open this area up to this type of thing.

Rep. Loglisci stated that the Board has been told that the Mill River Project has been under design for a long time, however, he feels most people thought that the vision was for a grassy area, open parkland, on the Mill River. He feels that no one envisioned moving Mill River

West, taking down perfectly good buildings, etc., and creating such a large area. With respect to those that worked on the project, he stated that the Mill River is not the mighty Ohio or the Mississippi, and Stamford is not on a vast area of water, and when we look at big cities that have done this, the Board should take a look and realize that during the day there may be several hundred thousand people, but it is really a town of 106,000 to 110,000 people.

Rep. Loglisci wants the Board to think back over the way the Board has been treated in its many dealings with the URC in the past. He is not saying that he is against the project, or some form of the project, but feels the Board should do a lot of planning before it approves it. He added that every time he looked in the paper, the project is being pushed, and although it is characterized as being twenty years in the future, it may not be. He stated that the values of the property will drop as soon as the area is designated as urban renewal, and a lot of people could lose money, while others will make a tremendous profit off the backs of the little people.

President Domonkos stated she has talked with Mr. Shapiro and Mr. Gasparrini about how the Board can be involved in the discussions, because she is aware that not every representative can attend the committee meetings. Mr. Shapiro and Mr. Gasparrini will be making presentations to the Board in open session, so that comments can be given during the Board meeting. President Domonkos asked that at the next meeting the Board be updated on the stage of the project so that the Board can provide feedback.

President Domonkos stated that she wants this project to be discussed on an ongoing basis, in stages. That is, if the URC is discussing one portion of it, then this should be reported back to the full Board so it can provide feedback. Wider discussions should be held at the committee meetings.

Rep. Loglisci stated that the Board should not approve the boundaries unless it knows what is going to happen within the boundaries, because once the area is approved, the Board's role ends. President Domonkos stated she is not referring to approval, she is referring to giving comment and feedback to the URC. Rep. Loglisci stated he doesn't want to work backwards by giving approval to an area without a good feel for what will go on within the area. He said that this project will affect all of Stamford's citizens.

**HOUSING/COMMUNITY DEVELOPMENT/
SOCIAL SERVICES COMMITTEE**
(Report)

Elaine Mitchell, Chair
Rachel Drucker, Vice Chair
Meeting: Thursday, October 22, 1998
6:30 p.m. - Democratic Caucus Room and
Wednesday, November 4, 1998
6:30 p.m. - Democratic Caucus Room

Rep. Mitchell reported that the Housing/Community Development/Social Services Committee met on Thursday October 22, 1998. Present were Committee Members Reps. Drucker, Green-Carter, Gaztambide, Giordano, Johnson, Mellis and Mitchell; Rep. Owens was also present, along with Tim Beeble, Community Development; Jackie Heftner, Planning Board; Thomas Cassone, Esq., Director of Legal Affairs; Bob King, Director of the Yerwood Center; Helen McDonald and Lorell Guyden, along with several South End residents. The Committee also met on Wednesday, November 4, 1998. Present were committee members Reps. Drucker, Green-Carter, Giordano, Mellis, Mitchell, Owens; Sandy Dennies, Grants Director; Tim Beeble, Community Development; and Robin Stein, Land Use Bureau Chief.

1. [HCD25.012](#) REVIEW; of Chapter 13 of the Code of Ordinances concerning Community Development Block Grant funding.
10/08/98 - Submitted by Rep. Mitchell (D-2) **HELD IN COMMITTEE**

2. [HCD25.010](#) APPROVAL; of reorganization of Stamford Community Development Office including elimination of the secretary position and funding of a new grant technician position.
09/15/98 - Submitted by Mayor Dannel P. Malloy
11/04/98 - Committee approved 4-1-0 **APPROVED BY VOICE VOTE (Rep. Drucker opposed)**

Rep. Mitchell reported that the Committee approved this item 4-1-0, and Rep. Mitchell moved the item. Said motion was seconded and approved by voice vote with Rep. Drucker opposed.

3. [HCD25.011](#) APPROVAL; of lease agreement between the City of Stamford and Domus Foundation for property located on the First Floor of Government Center.
09/16/98 - Submitted by Mayor Dannel P. Malloy
09/23/98 - Approved by Planning Board
10/08/98 - Approved by Board of Finance
10/22/98 - Committee approved 6-0-0 **APPROVED ON CONSENT AGENDA**

Rep. Mitchell reported that the Domus Foundation has received a grant from the Office of Juvenile Probation to help locate jobs for juveniles at risk. The lease is for three years, and the Committee approved it 3-0-0.

4. [HCD25.015](#) APPROVAL; of Stamford South End Neighborhood Revitalization Zone Strategic Plan.
10/09/98 - Submitted by Rep. Owens
09/15/98 - Approved by South End Neighborhood **APPROVED ON CONSENT AGENDA**

Revitalization Initiative
10/22/98 - Committee approved 6-0-0

Rep. Mitchell reported that after two and a half years of meetings, with an average of 45 people attending the meetings, the South End residents and businesses have established a plan that establishes affordable housing, transportation, methods to rid the area of blighted area, crime, education and increased home ownership. They are requesting that the full Board approve the plan. There is also an accompanying resolution that requires the rules be suspended. The approval of the plan is on the Consent Agenda.

5. [HCD25.013](#) APPROVAL; of Yerwood Center request to use Years 18 and 19 CDBG allocations (along with Year 23 funding) to make needed roof repairs. **NO ACTION TAKEN**
10/09/98 - Submitted Robert E. King, President
Yerwood Center
10/22/98 - Committee approved 6-0-0

Rep. Mitchell reported that no Board action is required on this item, and the Committee approved it 6-0-0.

6. HCD25.14 REVIEW; of the eviction of Stamford Family Housing Corporation from the Chester Addison Community Center. **HELD IN COMMITTEE**
10/09/98 - Submitted by Rep. Mitchell (D-2)

Upon motion duly made and seconded and approved by unanimous voice vote, the Rules were suspended to take up the following item:

7. [HCD25.015](#) RESOLUTION; adopting the South End Neighborhood Revitalization Zone Strategic Plan and Designating the South End Neighborhood Revitalization Zone Committee. **APPROVED BY UNANIMOUS VOICE VOTE**
10/09/98 - Submitted by Rep. Owens
11/04/98 - Committee approved 5-0-0

Upon motion duly made and seconded, Item No. 7 was approved by unanimous voice vote. President Domonkos complemented the Neighborhood Revitalization Board, which Mr. Owens sits on. President Domonkos extends the Board's appreciation to this group for their hard work and the excellent job they did.

Upon motion duly made and seconded, the Consent Agenda, consisting of Item Nos. 3 and 4, was approved by unanimous voice vote.

TRANSPORTATION COMMITTEE Gabe DeLuca, Chair
([Report](#)) Peter C. Nanos, Vice Chair
Meeting: Thursday, October 22, 1998
7:00 p.m. - Republican Caucus Room

Representative Poltrack reported that the Transportation Committee met on Thursday, October 22, 1998. A report has been provided to all representatives.

1. [T25.012](#) REVIEW; of Traffic Advisory Committee's **REPORT**
installation of traffic lights; installation and **MADE**
placement of road signs (e.g., stop signs, children
playing).
09/29/98 - Submitted by Rep. DeLuca (R-14)

ADMINISTRATION & TECHNOLOGY COMMITTEE Gloria DePina, Co-Chair
Paul Ventura, Co-Chair
No meeting.

HOUSE COMMITTEE Annie M. Summerville, Chair
No meeting.

SPECIAL COMMITTEE ON PARKS Lisa Poltrack, Co-chair
Paul Esposito, Co-chair
Meeting: Monday, November 2, 1998
7:30 p.m. - Republican Caucus Room

Representative Poltrack reported that the Special Committee on Parks met on Monday, November 2, 1998. Present were Committee Members Reps. Esposito, Nanos and Poltrack; Moira McNulty, Dan Colleluori; and Lori Albano.

1. REVIEW; of proposed Cove Island Resident/Non- **REPORT**
Resident Pass Program and usage of Stamford parks **MADE**
and beaches.
05/07/98 - Submitted by Carmen L. Domonkos,
President, 25th Board of Reps.
06/17/98 - Placed on Pending Agenda

Rep. Poltrack stated that Moira McNulty provided an overview and a result of the surveys that were conducted from May to August, a record of parking tickets and a record of Cove Island drop offs. The collection rate on the parking tickets is about 80%; the Committee also asked about plans to adopt the Cove Park entrance enhancements, and next month the Committee will survey other municipalities for how they handle parking around their parks.

SPECIAL REVALUATION COMMITTEE: Maria Nakian, Chair

No report.

RESOLUTIONS

MINUTES

1. [October 5, 1998 Regular Meeting](#)

**APPROVED BY
UNANIMOUS
VOICE VOTE**

COMMUNICATIONS

1. President Domonkos reminded all representatives that the Holiday Party is scheduled for Sunday, December 6, 1998. All representatives should forward their checks to the Board Office as Rep. DeLuca is on vacation.
2. President Domonkos stated she is scheduling a meeting for representatives to meet with City department heads and managers. The meeting will be held at approximately 4:00 in the afternoon on a date to be determined.
3. President Domonkos stated that the goals and objectives and the Board's Mission Statement will be posted in the caucus room area.

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Upon motion duly made and seconded and approved by unanimous voice vote, the meeting was adjourned at 11:45 p.m.

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