

COMMON COUNCIL MEETING AGENDA

JULY 1, 1986

Meeting to be called to order at 8:00 O'Clock P.M. by the Honorable Mayor James E. Dyer.

PLEDGE OF ALLEGIANCE TO THE FLAG

PRAYER

ROLL CALL

Council Members - Johnson, Sollose, Philip, Torcaso, Godfrey, Flanagan, Zotos, Hadley, Rotello, Cassano, McManus, Gallo, Esposito, Charles, Boynton, Butera, DaSilva, Eriquez, Farah, Smith, Torian.

19 Present 0 Absent.

NOTICES FROM MAYOR DYER

(Consent Calendar) (Minutes of 6/3 & 6/12)

01 CLAIMS

Noel Roy - Western World Insurance Co. Inc. - Arthur Eibel - Estelle Glover - Cheri Calsetta -

The Claims were

02 RESOLUTION

Women, Infants, Children's Supplemental Nutrition Program.

The Resolution was

03 RESOLUTION

Grant from Meserve Memorial Fund to Danbury Library

The Resolution was

04 RESOLUTION

Reimbursement from State - Rehabilitation of Bridge - Rt. 6.

The Resolution was

05 RESOLUTION

East Franklin St. Bridge

The Resolution was

06 RESOLUTION

Thorpe St. Bridge

The Resolution was

07 RESOLUTION

Alzheimers Disease Adult Day Care Program.

The Resolution was

08 COMMUNICATION

Zoning Commission Appeal

The Communication was

08-1 COMMUNICATION

Taxation of Private Roadways

(WITHDRAWN)

COMMON COUNCIL MEETING AGENDA - July 1, 1986

- 09 ✓
COMMUNICATION - Affordable Housing Program
The Communication was

- 010 ✓
COMMUNICATION - Old Library Lease
The Communication was

- 011 ✓
COMMUNICATION - Household Hazardous Waste Days
The Communication was

- 012 ✓
COMMUNICATION - Capital Development Fund
The Communication was

- 013 ✓
COMMUNICATION - Property for West Side Fire Station
The Communication was

- 014 ✓
COMMUNICATION - Connecticut Neighborhood Assistance Act Program
The Communication was

- 015 ✓
COMMUNICATION - Request of Union Carbide Corporation to abandon a portion of Serre Road.
The Communication was

- 016 ✓
COMMUNICATION - Request of Brady Travel Ctr to purchase property at White and National Place.
The Communication was

- 017 ✓
COMMUNICATION - Request of Kenneth Lorentz to purchase property on Hakim St. Ext.
The request was

- 018 ✓
COMMUNICATION - Request of A & S Auto Sales to purchase property on Balmforth Ave.
The Request was

- 019 ✓
COMMUNICATION - Request of Rene LeDuc for water to 54 Kenosia Avenue
The Request was

- 020 ✓
COMMUNICATION - Request of Ridgeland Development Associates for extension of water line to the Shadow Lake Property - Briar Ridge Road.
The Request was

021 ✓
PETITION - Opposition to sewers in the Lake Kenosia Area.

The Petition was

022 ✓
COMMUNICATION - Sewer Easement - 49 Stadley Rough Road.

The Communication was

023 ✓
COMMUNICATION - Request for Sewer Assessment Tax Abatement -- Abbott Avenue.

The Request was

024 ✓
COMMUNICATION - Request to waive Road Standards for Tarrywile Lake Road.

The Request was

025 ✓
COMMUNICATION - Fact Finding Report re: City of Danbury & IAFF Local 801

The Communication was

026 ✓
COMMUNICATION - Legal Assistance for Post Office Street Project.

The Communication was

027 ✓
COMMUNICATION - Appointments to the Conservation Commission.

The Communication was

028 ✓
COMMUNICATION - Appointments to the Danbury Library Board.

The Communication was

029 ✓
COMMUNICATION - Appointments to the Environmental Impact Commission

The Communication was

030 ✓
DEPARTMENT REPORTS

Fire Chief
Fire Marshal
Health Inspector
Housing Inspector
Environmental & Occupational Health Services
Building Dept.

The Reports were

AD HOC COMMITTEE REPORTS

031 ✓
REPORT Request of Metro Mobile to lease property at Danbury Airport
The Report was

032 ✓
REPORT & CERTIFICATION Funds for King St. Volunteer Fire Dept. for Dry Hydrants
The Report was & transfer of funds

033 ✓
REPORT Charter Revision Commission
The Report was

034 ✓
REPORT Offer from the State of Connecticut to purchase property at the Danbury Airport.
The Report was

035 ✓
REPORT Drainage Easement - Kenosia Avenue
The Report was

036 ✓
REPORT Rental of Land on Kenosia Avenue
The Report was

037 ✓
REPORT Mountainville Road Curve
The Report was

038 ✓
REPORT Trees on Barnum Road
The Report was

039 ✓
REPORT Request to rename Oak Lane
The Report was

040 ✓
REPORT Land on Chambers Road & Zinn Road - Road widening strips.
The Report was

041 ✓
REPORT Offer of Land for road widening on Boyce Road.
The Report was

COMMON COUNCIL MEETING AGENDA - JULY 1, 1986

Page - 5

042 ✓
REPORT Drainage problem - 10 Ridge Road.

The Report was

043 ✓
REPORT Drainage Problem on Forty Acre Mountain Road.

The Report was

044 ✓
REPORT Application of Dan DiBuono (Frank Zenobia) for Sewer & Water to Hospital Avenue.

The Report was

045 ✓
REPORT Application of G & K Associates for sewers - 11-17 Newtown Road

The Report was

046 ✓
REPORT Hawthorne Cove Road

The Report was

047 ✓
REPORT Road Widening Parcels - Chambers Road (Fagan)

The Report was

048 ✓
REPORT NorthEast Danbury Water Supply Improvements (Nabby Road)

The Report was

049 ✓
REPORT &
FINANCE Sewer Use Charges

The Report was & Ordinance _____.

050 ✓
REPORT &
FINANCE Water Rates

The Report was & Ordinance _____.

051 ✓
REPORT Transfer of funds to the Tax Suspense List.

The Report was

PUBLIC SPEAKING SESSION

There being no further business to come before the Common Council, a motion was made by _____ & seconded by _____ for the meeting to be adjourned at _____ O'Clock P.M.

052 ✓
REPORT - Ordinance - Regional Resource Recovery Authority.

The Report was accepted and Ordinance deferred for public hearing.

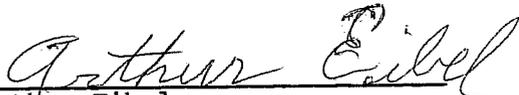
053 ✓
COMMUNICATION - Request from Volunteer Fire Co. for Pagers
The Communication was

RECEIVED
JUN 19 1986
OFFICE OF CITY CLERK

June 18, 1986

I was coming from Danbury on Mountainville Avenue which turns into Reservoir Street, Bethel at approximately 1:00 p.m. Another vehicle was travelling over the bridge from Bethel to Danbury on the wrong side of the road causing me to drive in the extreme shoulder of the road. A piece of ledge was sticking out of the road and pierced my rear right tire.

I had just purchased new tires.


Arthur Eibel



New Tires - All Brands - Wholesale and Retail
 Truck Tires and Road Service our Specialty

748-0889
 748-7077

7 BEECH ST. - BETHEL, CONN. 06801

1% PER MONTH SERVICE CHARGE WILL BE ADDED TO ALL ACCOUNTS 30 DAYS OLD - INTEREST
 AFTER 30 DAYS 1% PER MONTH PLUS COLLECTION COSTS INCLUDING ATTORNEY'S FEES ON ALL
 PAST DUE ACCOUNTS.

EIBEL 17

BETHEL CT 06801 06/18/86

DATE	REFERENCE	CHARGES	CREDITS	BALANCE FORWARD
	ESTIMATE.			
1	650X16	TUBE		8.85
1	650X16	COOPER ROADMASTER	71.36	
		TAX	6.02	
		TOTAL	86.23	
NET 10th OF MONTH - NO DISCOUNT				

RECEIVED

JUN 6 1986

OFFICE OF CITY CLERK

1 ✓
Estelle Glover

24 A Irving Place

Danbury Ct 06810

C/o Patricia Bombo
Vogues

City Clerk

Deedell Ave

Danbury Ct 06810

Re: Claim

To whom it may concern:

I am seeking a claim against
The City of Danbury, Police Dept.
On the 31st of May, around 11:00
or 11:30; I was lying down in my car
listening to the radio. Having just
returned from going for a ride. I
was outside of where I am temporarily
living. I have been homeless on and
off for 2 1/2 years. My car is the only
thing I own. The only place I can
go when I wish to be alone. I had
been depressed and wanted to be
Halone. I pulled up in front of where
I live. My friends daughter came over
to the car (windows up doors locked)
I mentioned and told her I wished

1

to be left alone. Apparently she
did not hear me. Somebody else
came over and asked me to sit up
and talk to them, told me to open
the window. I refused. It appears
my friend's daughter called the Police,
so summoned the Fire Dept and an
ambulance. They did not have a
lock jimmy. They thought I was
committing suicide, which was not
the case. The Police broke the
door with a crow bar and when
that didn't work smashed my window
with it. I now have no window,
a door that works. I'm indigent.
I want to be compensated for damages.
I also feel my rights were violated.
I spoke to them and told them
many times that I was fine and
to please leave me alone. I was
forced to go to the hospital; even
though my blood pressure and pulse
were normal. I received all glass
shivers in my feet. I was told the
Police Dept would pay the ^{full} damages;
until I went to the Dept. I was

1
told I would have to write a
letter to file a claim. Also that
it would take a month or more,
without a functioning door or window.
I am sending ^{an estimated} and expect to have
the right front door restored to
its original condition and quickly!

Sincerely,
Estelle Glavin

Estimate Report

1149404

NAME Estelle Slave DATE 6/2/86 BUS. PHONE 790-5683 PHONE RES: _____
 ADDRESS 291 Sunnyside Place CITY Dan. STATE _____ ZIP _____
 YEAR 72 MAKE Olds MODEL 98 4 dr. I.D. NO. _____
 PAINT CODE _____ PROD. DATE _____ TRIM _____ MILEAGE _____ LICENSE NO. _____
 WRITTEN BY _____ INS. CO. _____ FILE NO. _____ CLAIM NO. _____ P.O. NO. _____
 ADJUSTER _____ LIC. NO. _____ PHONE _____ Deductible/Betterment _____

Line No.	Re-pair	Re-Place	DESCRIPTION OF DAMAGE	PARTS	LABOR	PAINT	ALL OTHER
1			RIF door glass	110 10	1 1		
2			replace door hinge		1 0		
3			RIF door lock assembly	55 75	.8		
4							
5			(Deposit)				
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							

259.49

TOTALS 2.9

I hereby authorize the above work and acknowledge receipt of copy. signed X

ALBERT'S AUTO BODY INC.
 36 Tamarack Avenue
 Danbury, Connecticut 06811
 Phone (203) 743-3867

PARTS Prices subject to invoice	\$ 165.85
LABOR 2.9 hrs. @ \$ 28	\$ 81.20
Shop Supplies	\$ n/c
PAINT _____ hrs. @ \$ _____	\$ _____
Paint Supplies	\$ _____
Towing/Storage	\$ _____
Sublet/Miscellaneous	\$ _____
SUB TOTAL	\$ _____
TAX	\$ 12.44
TOTAL ESTIMATE	\$ 259.49

RUBENSTEIN & URY
ATTORNEYS AND COUNSELORS AT LAW
121 POST ROAD EAST
P.O. BOX 5143
WESTPORT, CONNECTICUT 06881
(203) 222-0022

MARK A. RUBENSTEIN
FREDERIC S. URY
JESSICA L. BRAUS

NEIL J. BOYER
OF COUNSEL

June 20, 1986

RECEIVED
JUN 27 1986
OFFICE OF CITY CLERK

City of Danbury
c/o Town Clerk
Town Hall
Danbury, CT 06810

Dear Sirs:

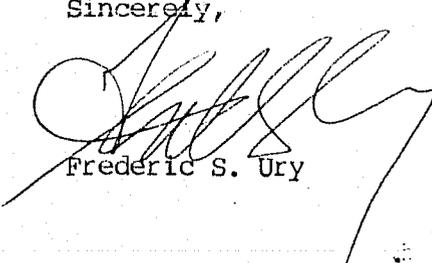
My office represents Cheri Calsetta who was injured on May 28, 1986, at approximately 11:20 a.m. when she was walking back to her car which was parked in a municipal lot behind Fitzwillie's restaurant. She felt from a defect in the sidewalk which was in between two parking meters. The parking meter is number 30-2 and 29-2.

Mrs. Calsetta has suffered a sprained ankle and cuts and bruises to her left arm.

On said date, Mrs. Calsetta reported the accident to the Parking Authority and also gave them a statement.

I would appreciate your turning this letter over to your insurance carrier so that they can contact me.

Sincerely,


Frederic S. Ury

FSU:ls

cc: Mrs. Cheri Calsetta

RECEIVED AND FILED

JUN 28 1986
9:32
TOWN CLERK'S OFFICE
DANBURY, CONN.
Michael A. Sear
Town Clerk

GERARD LEFEBVRE, CHAIRMAN
JOHN McGARRY, VICE CHAIRMAN
FRANK CAPPIELLO, SECRETARY
ALBERT CAVALIER
LOUIS NAJAMY
CHARLES A. BARDO, EXECUTIVE DIRECTOR



ADDRESS ALL COMMUNICATIONS
TO BUSINESS OFFICE:
2 NATIONAL PLACE
DANBURY, CONN. 06810
(203) 748-6423

PARKING AUTHORITY
CITY OF DANBURY
DANBURY, CONN. 06810

RECEIVED
MAY 30 1986
OFFICE OF CITY CLERK

May 28, 1986

On May 28, 1986 Mrs. Cheri Culsetta of 10 Hillside Street, Danbury, CT 06810 fell on the sidewalk between Meters 30 and 32, in Lot # 2, at 11:15 A.M.

She was walking from Post Office Street to the Parking Lot. She scrapped her arm. Officer John Gudele and I checked the area. There was a break in the sidewalk but it was by the meter, not where it could cause a fall.

Mrs. Culsetta claimed no serious injury and refused any treatment.

I told her to file a report and she said that she did not want to.

Charles A. Bardo
Executive Director

5/28/86 11:30 A.M.

73 SANDPIT ROAD
DANBURY, CONN. 06810

PRIMARY CARE CENTER
PETER W. PRATT, M.D.
06-1049213

MEDICAL CENTER OF
WESTERN CONNECTICUT
743-9797

7:22 pm
80

INSURANCE OR EMPLOYER Aetna	PATIENT NAME Cheri Calsetta
DATE 5/28/86	DOCTOR Pratt/Goodman

✓	DESCRIPTION	FEE	✓	DESCRIPTION	FEE
✓	EMERGENCY VISIT			THROAT CULTURE	
	OFFICE VISIT	35		MONO SPOT	
	EXTENDED VISIT			URINALYSIS	
	HISTORY & PHYSICAL			URINE DIP	
	FOLLOW-UP			STOOL FOR O.B.	
	PRE-EMPLOYMENT PX			SMEAR/STAIN	
	SCHOOL/SPORTS PX			HEMATOCRIT	
	REFERRAL			SED RATE	
	EKG			WHITE COUNT	
	MINOR SURGERY			RED COUNT	
				KOH PREP	
				PELVIC TRAY	
				B.P. CHECK	
				BLOOD DRAWING	
	FX			LABORATORY SERVICES & INTERPRETATION	
✓	MEDS & SUPPLIES <i>crutches</i>	25		OTHER	
	LAB WORK X RAY <input checked="" type="checkbox"/> <i>double</i>				

CURRENT CHARGES <i>60</i>	CUR. PAYMENTS <i>0</i>	BALANCE DUE <i>60</i>	<i>KB</i>
------------------------------	---------------------------	--------------------------	-----------

THIS STATEMENT HAS NAME, DATE, CHARGES, DOCTOR'S SIGNATURE AND DIAGNOSIS. COMPLETE SUBSCRIBERS SECTION ON YOUR INSURANCE FORM, ATTACH COPY AND SUBMIT DIRECTLY TO YOUR INSURANCE COMPANY. IT IS NOT NECESSARY TO RETURN YOUR INSURANCE FORM TO US TO BE FILLED OUT.

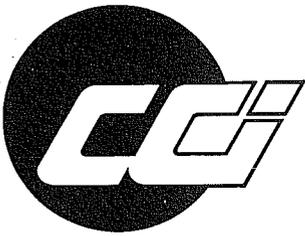
DIAGNOSIS *Double sprain*
 DR. SIGNATURE *W. M. Pelaney*
 RETURN _____ DAY(S) _____ WEEKS _____ MONTHS

1

On May 28, 1986, at approximately 11²⁰/_{Am}, I was walking back to my car parked in the municipal parking lot (behind Fitzwilly's restaurant) directly across from where there is some office construction is going on. I had parked in the lot after driving around once looking for a spot on Main Street to park, as I had errands to run at Post Office + Seaman-Lynch, and Woolworths. I had my two daughters with me, Amy, age 4, and Alyssa, age 2 - I was walking on the sidewalk where the parking meters are located down the middle of the lot. I had my two year old's hand and stepped between two meters and all of a sudden, before I knew what happened - I was on the ground. I twisted both of my ankles and scrapped, scraped my left forearm and wrist and also my ~~wai~~ right wrist was scraped. I picked myself up, returned to my car and had intentions of driving around the block and ask the policeman directing traffic on Main Street who owned the parking lot. But then I noticed the building here marked "Municipal Parking Office" and drove over here, spoke with the secretary, who told me to wait for the manager. The manager and a policeman arrived within 5 minutes and

went with me to look where I fell. I gave ^{them} my name, and went home. My ankle felt sore and after being on it, it swelled, while I fixed supper, and I went to the "Primary Care" center on Sand Pit Road at 7²⁰ pm, where my left ankle was X-rayed. Diagnosed as sprain, they put me on Tylenol for pain, ice, wrap with ace bandage, and stay off my feet as much as possible. Gave me crutches to use and was told not to work 5/29/86.

Cheri & Catsetta
10 Hillside Street
Danbury, CT 06810



May 29, 1986

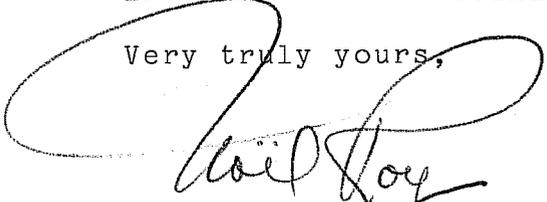
City Clerk
City of Danbury
Deer Hill Avenue
Danbury, CT 06810

Dear Mrs. Eriquez:

Small rocks falling from an uncovered City dump truck (#21) which I was following in a northerly direction on Backus Ave. at 10:23 AM this date, cracked the windshield of my automobile. It scared the heck out of me and I had to pull off the road for a minute--beeped but the driver kept going--probably didn't hear me. I contacted a Fern Blair at the City Garage, who instructed me to contact your office.

Enclosed is the estimate for damages which you requested.

Very truly yours,


Noel Roy

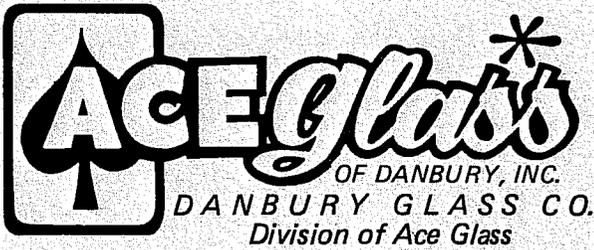
34 Juniper Ridge Dr.
Danbury, Ct. 06811

RECEIVED
JUN 6 1986
OFFICE OF CITY CLERK

CREDIT CENTER, INC.

North Street Shopping Center, Suite 151, Peacock Alley, Danbury, Ct. 06811, 203 792 0220

AUTO GLASS
MIRRORS
PLATE GLASS
TABLE TOPS



18 NORTH STREET
DANBURY, CT 06810
743-7400 or 743-7457

┌ Noel Roy / ┐
└ ───────────┘

ESTIMATE

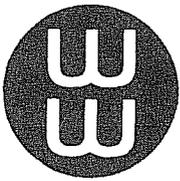
№ 40224

INSURANCE CLAIMS HONORED

DATE June 2, 1986

1980 Cadillac Seville
Supply & Install windshield

Mat.	\$ 175.78
1 Kit	<u>6.00</u>
	179.78
Tax	13.48
Labor 3.6 hrs.	<u>36.00</u>
	\$ 229.26



WESTERN WORLD INSURANCE COMPANY, INC.
48 South Franklin Turnpike, Ramsey, N.J. 07446-0504
Telephone (Area Code 201) 825-3300
Telex: 130-324 / Cable Address: Westworld

June 20, 1986

RECEIVED

JUN 24 1986

OFFICE OF CITY CLERK

City of Danbury
Deer Hill & West Street
Danbury, CT 06810

Re: Amt. of Retention \$1000/5000
Amt. Due \$1,795.50 for claim of
Northside Realty
Policy #PE-1136
Claim #26434
D/A: 7/12/83

Dear Sir:

Pursuant to the Retention Agreement on your policy of insurance issued by this Company, you are obligated to pay up to \$5,000 toward expenses and/or settlement.

This Company has closed the claim for non-payment but incurred \$1,795.50 in legal or investigative costs and reimbursement is required at this time.

Please forward your remittance in the sum of \$1,795.50.

Very truly yours,

Marie Curcio
Senior Claims Clerk

MC:jp
cc: #43 Connecticut U/W, Inc.

RECEIVED
FINANCE DEPT.

JUN 24 1986



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

JUL 1 1986

A. D., 19

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, the State of Connecticut Department of Health Services through the U.S.D.A. has made grant funds available from October 1, 1985 through September 30, 1986 to full-time local health departments to be used for the Women, Infants, Children's Supplemental Nutrition Program; and

WHEREAS, the City of Danbury through the Danbury Health Department has formulated a W.I.C. Program for Danbury area residents; and

WHEREAS, a grant award of up to \$139,586.00 has been processed by the Danbury Health Department; and

WHEREAS, the State of Connecticut Department of Health Services has approved and funded the grant proposal; and

WHEREAS, this resolution is intended to supersede the terms of a resolution adopted by the Common Council on September 4, 1985;

NOW, THEREFORE, BE IT RESOLVED THAT the actions of the Danbury Health Department in applying for the said grant be and hereby are ratified and that any and all further actions by the Danbury Health Department required to accomplish said program be and hereby are authorized; and

BE IT FURTHER RESOLVED THAT to accomplish said program James E. Dyer, Mayor of the City of Danbury, is authorized to make, execute, and approve on behalf of the City of Danbury any and all contracts or amendments thereof with the State of Connecticut Department of Health Services.



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

3 ✓

DANBURY PUBLIC LIBRARY
170 MAIN STREET

(203) 797-4505

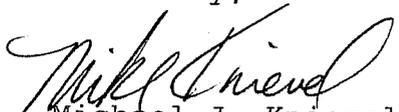
June 16, 1986

Dear Honorable Council Members:

Danbury Public Library respectfully requests your support for the attached resolution. The resolution calls for the acceptance of a \$2,000 grant to the Library from the Meserve Memorial Fund. The purpose of the grant is to establish and promote a "Foundation Collection" of materials on private philanthropy and public grantsmanship. The collection will serve students, performing artists, scholars, non-profit organizations, service agencies and local philanthropists. By helping people identify additional or alternative sources of financial support, the Library hopes to achieve new levels of excellent artistic and social services.

I thank you for your kind and thoughtful consideration.

Sincerely,


Michael J. Knievel
Director

3

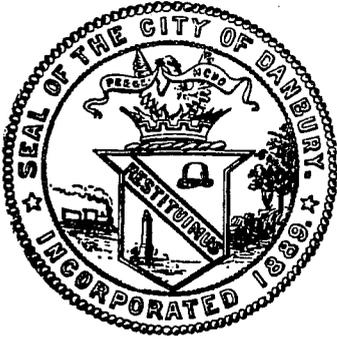
RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

July 1, 1986

A. D., 19

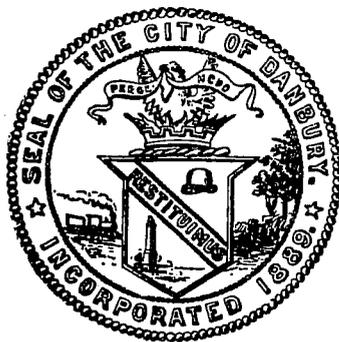
RESOLVED by the Common Council of the City of Danbury:



WHEREAS, the Meserve Memorial Fund has made grant funds available to the Danbury Public Library in the amount of \$2,000 for the purpose of establishing a collection of source materials on information concerning private philanthropy and public grants; and

WHEREAS, such a collection is deemed to be in the public interest and a valuable addition to the Danbury Public Library;

NOW, THEREFORE, BE IT RESOLVED THAT Mayor James E. Dyer be and hereby is authorized to accept said grant on behalf of the City of Danbury and the Danbury Public Library and further authorized to take any action necessary to accomplish the purposes hereof.



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

_____ A. D., 19

RESOLVED by the Common Council of the City of Danbury:

4

WHEREAS, State plans to rehabilitate Bridge No. 00456, Route 6 over property of the Consolidated Rail Corporation, State Project No. 34-211 will involve adjustment to municipal utilities; and

WHEREAS, the State of Connecticut is willing to reimburse the City for fifty (50%) percent of the net cost of said adjustments subject to the provisions of Connecticut General Statutes § 13a-126 in the amount of Seven Hundred, Sixty-Six Dollars (766.00);

NOW, THEREFORE, BE IT RESOLVED THAT Mayor James E. Dyer be and hereby is authorized to execute an agreement with the State of Connecticut to accept said reimbursement, as well as any amendments thereto as required, and to perform any additional acts that may be necessary to effectuate the purposes hereof.

No paperwork was
found in the file.

Sorry for the
inconvenience, we
will continue to
update files if
information becomes
available.

No paperwork was
found in the file.

Sorry for the
inconvenience, we
will continue to
update files if
information becomes
available.



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

JUL 1 1986

A. D., 19

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, The Administration on Aging of the U. S. Department of Health and Human Services through the Connecticut Department on Aging has made available funds to public agencies in accordance with Title III of the Older Americans Act and Sections 17-137 et seq. of the Connecticut General Statutes; and

WHEREAS, the Danbury Commission on Aging has developed an Alzheimer's Disease Adult Day Care Program which will improve care to those elderly clients having Alzheimer's Disease; and

WHEREAS, a grant application of \$2,545 has been processed by the Danbury Commission on Aging;

NOW, THEREFORE, BE IT RESOLVED THAT the past actions of the Danbury Commission on Aging in applying for said grant be and hereby are ratified, and that any and all additional acts by the Commission on Aging and Mayor James E. Dyer necessary to effectuate the purposes hereof be and hereby are authorized.



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

July 1, 1986

THEODORE H. GOLDSTEIN
CORPORATION COUNSEL

ERIC L. GOTTSCHALK
SANDRA V. LEHENY
LAWRENCE M. RIEFBERG

ASSISTANT CORPORATION
COUNSEL

PLEASE REPLY TO:
P. O. Box 1261
DANBURY, CT 06810

Hon. James E. Dyer, Mayor
Hon. Members of the Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: Appeal by the Zoning Commission

Dear Mayor and Council Members:

The Zoning Commission of the City of Danbury denied the application of Dimitrios Filippakos d/b/a Mykonos Pizza Restaurant which would allow him an expanded liquor license. The Superior Court of the State of Connecticut, Judicial District of Danbury, overruled the denial of the Zoning Commission.

On June 17, 1986 the Zoning Commission voted to appeal said decision. Under Section 6-4 of the Charter of the City of Danbury the approval of the Council must be obtained to allow the Corporation Counsel to appeal from such judgment. In view of the fact that but a limited time is allowed in court actions to take an appeal, an extension having already been granted, I ask the Common Council to give its earliest possible attention to a favorable response to this request.

Very cordially yours,

Theodore H. Goldstein
Corporation Counsel

THG:cr

c: Atty. Sandra V. Leheny
Assistant Corporation Counsel

Russell M. Foti, Chairman
Zoning Commission



CITY OF DANBURY

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

9

HEALTH AND HOUSING DEPARTMENT
20 WEST STREET

June 24, 1986

(203) 797-4625

The Honorable James E. Dyer
Mayor of the City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut

RE: Affordable Housing Program

Dear Mayor Dyer:

This is to inform you that we have completed our evaluation of City-owned sites suitable for carrying out the City's proposed moderate income lease-purchase housing program.

We have determined that the best available site is the 14 acre parcel located on Hospital Avenue on the east side of Broadview Junior High School. This site is already properly zoned and has sufficient area to accommodate the number and type of units that will be developed under this program. The topography of the site also appears ideal to provide natural screening as a buffer between the new units and the existing housing in the neighborhood.

We hereby request that the Common Council be asked to designate this site for use in connection with this project. Title to the land would be transferred to The Non-Profit Development Corporation of Danbury, Incorporated in order to develop the units under conditions and restrictions established by the City as part of this innovative cooperative venture to provide affordable housing to first-time homebuyers of moderate income. I ask that this request be placed on the July Council Agenda.

We look forward to discussing this request with the Council.

Respectfully yours,

Paul Schierlow

Associate Director for Housing

PS:jg

cc: Len Sedney
Phil Cappozzi
Eric Gottschalk
Bill Quinn
Paul Valeri
Jerry Lombardi
Clarice Osiecki
Jerry Juretus



CITY OF DANBURY
DANBURY, CONNECTICUT 06810

9

JAMES E. DYER, MAYOR

HEALTH AND HOUSING DEPARTMENT
20 WEST STREET

(203) 797-4625

June 24, 1986

The Honorable James E. Dyer
Mayor of the City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut

RE: Affordable Housing Program

Dear Mayor Dyer:

I am please to report to you that The Homeownership Group, working in cooperation with our informal City working group, has completed the initial feasibility report in connection with the development of a lease-purchase housing program for moderate income City residents.

A copy of the consultant's written report summarizing our progress to date and outlining the proposed structure of the program is included for transmittal to the Common Council as per the terms of the City's contract. I would respectfully suggest that this report be referred for review to the original committee chaired by Councilman Eriquez. I request that this item be added to the July Council Agenda.

Our work to date has confirmed that it is feasible to undertake this program in Danbury. Although much work remains to be done, we are enthusiastic about the prospects for the successful implementation of this badly needed program.

Respectfully yours,

Paul Schierloh
Associate Director for Housing

PS:jg



09

CITY OF DANBURY

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

HEALTH AND HOUSING DEPARTMENT
20 WEST STREET

(203) 797-4625

June 24, 1986

The Honorable James E. Dyer
Mayor of the City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut

RE: Affordable Housing Program

Dear Mayor Dyer:

I am please to report to you that The Homeownership Group, working in cooperation with our informal City working group, has completed the initial feasibility report in connection with the development of a lease-purchase housing program for moderate income City residents.

A copy of the consultant's written report summarizing our progress to date and outlining the proposed structure of the program is included for transmittal to the Common Council as per the terms of the City's contract. I would respectfully suggest that this report be referred for review to the original committee chaired by Councilman Eriquez. I request that this item be added to the July Council Agenda.

Our work to date has confirmed that it is feasible to undertake this program in Danbury. Although much work remains to be done, we are enthusiastic about the prospects for the successful implementation of this badly needed program.

Respectfully yours,

Paul Schierloh

Associate Director for Housing

PS:jg

THE HOMEOWNERSHIP GROUP, INC.

COMMONWEALTH BUILDING

SUITE 201

UNIVERSITY OFFICE PLAZA

NEWARK, DELAWARE 19702

302-731-8411

MEMORANDUM

To: Mr. Paul Schierloh
City of Danbury

From: The Homeownership Group, Inc.

Date: June 24, 1986

Re: Preliminary Report - Lease/Purchase Housing Program

This is to provide a preliminary feasibility analysis of the proposed lease/purchase, affordable housing program for the City of Danbury. The preliminary feasibility analysis is based on our own analysis along with input from City officials, the Affordable Housing Group and the bond counsel firm of Robinson and Cole.

It is proposed that the initial phase of the program consist of 75 units of condominium housing. It is anticipated that the project will be developed on City owned property located at the Hospital Avenue Site on the east side of the Broadview Junior High School. Units will be constructed under a turnkey construction arrangement with a builder with the units then being leased to moderate income families for up to a two year period. The tenants will receive conditional mortgage commitments before being approved for a lease. Net income generated during the construction/lease period and the mortgage proceeds will be used to retire the bond issue at the end of the lease period.

Re-sale and anti-speculation restrictions will be developed to assure that the housing remains affordable and continues to serve moderate income persons.

What follows is a detailed description of the proposed structure of the program and a financial feasibility analysis based on current assumptions of construction costs and interest rates.

PROGRAM STRUCTURE

The program will be structured around the sale of a tax exempt revenue bond to be issued by the Housing Site Development Agency (HSDA) with the proceeds of the issue being loaned to the Non Profit Development Corporation of Danbury (NPDCD). Title to the property would be transferred to NPDCD; and, NPDCD would act as the owner/developer of the project until the bonds were retired. The City's Health and Housing Department will provide oversight and staff services to NPDCD and the Affordable Housing Group would continue to provide advice and input. NPDCD would be required under state law to develop the project for housing predominantly for low and moderate income families. It is our understanding that "predominantly" is defined as at least 50% and "low and moderate income families" are defined as those whose incomes do not exceed the limits established by the Connecticut Housing Finance Authority (CHFA) in conjunction with their tax exempt mortgage revenue bond program.

It is anticipated that NPDCD, with the assistance of the City and the Homeownership Group, will sell the bonds to a local

9

lending institution or consortium of local lending institutions. The sale of the bonds will be contingent upon receiving an opinion from the bond counsel firm of Robinson and Cole, of Hartford, Connecticut, that interest on the bonds will be exempt from federal income taxes. To receive a favorable opinion, it will be necessary to comply with the requirements of the final provisions of the Tax Reform Act now being considered by Congress. As you know, the U.S. House of Representatives adopted its version of the Act last December and the U.S. Senate is nearing completion of its version. It is expected that a compromise Bill will be reported by a Conference Committee of the House and Senate and approved by the President sometime in September. Both the House and Senate Bills would allow HSDA to issue tax exempt bonds to finance the above described lease/purchase housing program; however, both versions require that the arbitrage earned on the bond issue be rebated to the U.S. Treasury. Further, the House Bill is somewhat more restrictive than the Senate Bill as far as municipal bond issues are concerned. Therefore, this preliminary feasibility analysis is designed to comply with the more restrictive elements of the House Bill. These elements include the following: (1) at least 5% of the bond proceeds, in addition to closing costs, should be spent within 30 days of issuance; (2) we must obtain a "cap" allocation from the state for the projected amount of the bond issue; and, (3) any projected arbitrage earnings must be rebated to the U.S. Treasury. Items (1) and (3) have been incorporated into the financial

analysis that follows and the "cap" allocation will be requested once the amount of the bond issue becomes more clear. It should be pointed out that in the event a less restrictive version is reported from the Conference Committee, the program will be financially more attractive than presented in the analysis that follows.

FINANCIAL ANALYSIS

As previously mentioned it is anticipated that phase one of the lease/purchase program will consist of 75 units of condominium housing developed by NPDCD under a turnkey construction contract with a builder. The builder will be selected under a competitive process that will be determined by NPDCD. The financial analysis assumes that the final construction cost will be \$60 per square foot for the actual construction (1,000 square feet per unit on the average) and \$5,000 per unit for site development. The actual cost will not be determined until the builder is selected. It has also been assumed that the construction will be completed within 1 year with full occupancy at the beginning of the 14th month.

Attached are four cash flow analyses that show how the funds for the project will be received, disbursed and reinvested during the construction and lease period. Two of the analyses are based on a gross rent of \$595 per month (it is assumed that NPDCD will require 18% of gross rents for management related expenses during the lease period) and two are based on a gross rental of \$650. Under each rental amount we have assumed a 7%

reinvestment rate on idle bond proceeds and bond rates of 5.5% and 6%.

Under these assumptions the sale price of the units would range from approximately \$69,000 (rent of \$650 with a 5.5% bond rate) to \$71,100 (rent of \$595 with a 6% bond rate). These prices assume that the arbitrage earned would have to be rebated to the U.S. Treasury.

Again, the attached financial analyses are based on the assumptions stated and are likely to change as we proceed to develop the project. However, by the time we are prepared to proceed with the bond issue, we would have a turnkey construction contract with a builder along with a performance and completion bond, and the interest rates for investment and the bonds should be locked in. This will allow us to precisely determine the sale price of the units so that the tenant will have a fixed option price.

9

The Homeownership Group, Inc.
Danbury, Connecticut
Lease/Purchase Program

Date: 6/24/86

Principal Amount of Bond Issue: 6,643,258
 Interest Rate on Bonds: 0.0550
 Return on Investment Earnings: 0.0700
 Initial Deposit into Construction Fund: 4,875,000
 Initial Deposit into Construction Cont Fund: 487,500
 Initial Deposit into Capitalized Interest Fund: 365,379
 Initial Deposit into Debt Service Reserve Fund: 365,379
 Finance/Development Costs Paid at Closing: 175,000
 Initial Deposit into Escrow Fund: 375,000

Gross Rent 650
 Net Rent 533
 Total Units 75
 Security Dep 75,000
 Available Fund 1,651,268
 Mort. Proceeds
 Required: 4,991,990
 Mortgage Per Unit: 66,560
 =====
 Arbitrage: 114,583

Month	Construction Fund	Debt Service Reserve	Accumulated Investment Earnings	Accumulated Net Rent	Capitalized Interest Balance	Escrow Funds	Total Invested Funds	Investment Earnings Monthly
1	5,362,500	365,379	0		365,379	375,000	6,468,258	37,732
2	5,362,500	365,379	37,732		365,379	122,837	6,253,827	36,481
3	4,956,250	365,379	74,212		365,379	122,837	5,884,058	34,324
4	4,550,000	365,379	108,536		365,379	122,837	5,512,131	32,154
5	4,143,750	365,379	140,690		365,379	122,837	5,138,035	29,972
6	3,737,500	365,379	170,662		365,379	122,837	4,761,757	27,777
7	3,331,250	365,379	198,439		182,690	122,837	4,200,595	24,503
8	2,925,000	365,379	222,942		182,690	122,837	3,818,848	22,277
9	2,518,750	365,379	245,219		182,690	122,837	3,434,875	20,037
10	2,112,500	365,379	265,256		182,690	122,837	3,048,661	17,784
11	1,706,250	365,379	283,039		182,690	122,837	2,660,195	15,518
12	1,300,000	365,379	298,557		182,690	122,837	2,269,463	13,239
13	893,750	365,379	311,796		0	122,837	1,693,762	9,880
14	487,500	365,379	321,676	39,975	0	122,837	1,337,367	7,801
15	487,500	365,379	329,477	79,950	0	122,837	1,385,144	8,080
16	487,500	365,379	337,557	119,925	0	122,837	1,433,199	8,360
17	487,500	365,379	345,918	159,900	0	122,837	1,481,534	8,642
18	487,500	365,379	354,560	199,875	0	122,837	1,530,151	8,926
19	487,500	365,379	180,796	239,850	0	122,837	1,396,363	8,145
20	487,500	365,379	188,942	279,825	0	122,837	1,444,483	8,426
21	487,500	365,379	197,368	319,800	0	122,837	1,492,884	8,708
22	487,500	365,379	206,076	359,775	0	122,837	1,541,568	8,992
23	487,500	365,379	215,069	399,750	0	122,837	1,590,535	9,278
24	487,500	365,379	224,347	439,725	0	122,837	1,639,788	9,565
25	487,500	365,379	51,223	479,700	0	122,837	1,506,639	8,789
26	487,500	365,379	60,011	519,675	0	122,837	1,555,403	9,073
27	487,500	365,379	69,085	559,650	0	122,837	1,604,451	9,359
28	487,500	365,379	78,444	599,625	0	122,837	1,653,785	9,647
29	487,500	365,379	88,091	639,600	0	122,837	1,703,407	9,937
30	487,500	365,379	98,028	679,575	0	122,837	1,753,319	10,228
31	487,500	365,379	(74,434)	719,550	0	122,837	1,620,832	9,455
32	487,500	365,379	(64,979)	759,525	0	122,837	1,670,262	9,743
33	487,500	365,379	(55,236)	799,500	0	122,837	1,719,980	10,033
34	487,500	365,379	(45,203)	839,475	0	122,837	1,769,988	10,325
35	487,500	365,379	(34,878)	879,450	0	122,837	1,820,288	10,618
36	487,500	365,379	(24,260)	919,425	0	122,837	1,870,882	10,913

The Homeownership Group, Inc.
Danbury, Connecticut
Lease/Purchase Program

Date: 6/24/86

Principal Amount of Bond Issue:	6,718,750
Coupon Rate on Bonds:	0.0600
Rate on Investment Earnings:	0.0700
Initial Deposit into Construction Fund:	4,875,000
Initial Deposit into Construction Cont Fund:	487,500
Initial Deposit into Capitalized Interest Fund:	403,125
Initial Deposit into Debt Service Reserve Fund:	403,125
Issuance/Development Costs Paid at Closing:	175,000
Initial Deposit into Escrow Fund:	375,000

Gross Rent	650
Net Rent	533
Total Units	75
Security Dep	75,000
Available Fund	1,619,711
Mort. Proceeds	
Required:	5,099,039
Mortgage Per Unit:	67,987
Arbitrage:	77,273

Month	Construction Fund	Debt Service Reserve	Accumulated Investment Earnings	Accumulated Net Rent	Capitalized Interest Balance	Escrow Funds	Total Invested Funds	Investment Earnings Monthly
1	5,362,500	403,125	0		403,125	375,000	6,543,750	38,17
2	5,362,500	403,125	38,172		403,125	119,063	6,325,984	36,90
3	4,956,250	403,125	75,073		403,125	119,063	5,956,636	34,74
4	4,550,000	403,125	109,820		403,125	119,063	5,585,133	32,58
5	4,143,750	403,125	142,400		403,125	119,063	5,211,463	30,40
6	3,737,500	403,125	172,801		403,125	119,063	4,835,613	28,20
7	3,331,250	403,125	201,008		201,563	119,063	4,256,008	24,82
8	2,925,000	403,125	225,835		201,563	119,063	3,874,585	22,60
9	2,518,750	403,125	248,437		201,563	119,063	3,490,937	20,36
10	2,112,500	403,125	268,801		201,563	119,063	3,105,051	18,11
11	1,706,250	403,125	286,913		201,563	119,063	2,716,913	15,84
12	1,300,000	403,125	302,762		201,563	119,063	2,326,512	13,57
13	893,750	403,125	316,333		0	119,063	1,732,271	10,10
14	487,500	403,125	326,438	39,975	0	119,063	1,376,101	8,02
15	487,500	403,125	334,466	79,950	0	119,063	1,424,103	8,30
16	487,500	403,125	342,773	119,925	0	119,063	1,472,385	8,58
17	487,500	403,125	351,362	159,900	0	119,063	1,520,949	8,87
18	487,500	403,125	360,234	199,875	0	119,063	1,569,796	9,15
19	487,500	403,125	167,829	239,850	0	119,063	1,417,366	8,26
20	487,500	403,125	176,097	279,825	0	119,063	1,465,609	8,54
21	487,500	403,125	184,646	319,800	0	119,063	1,514,133	8,83
22	487,500	403,125	193,478	359,775	0	119,063	1,562,941	9,11
23	487,500	403,125	202,596	399,750	0	119,063	1,612,033	9,40
24	487,500	403,125	211,999	439,725	0	119,063	1,661,412	9,69
25	487,500	403,125	20,128	479,700	0	119,063	1,509,516	8,80
26	487,500	403,125	28,934	519,675	0	119,063	1,558,296	9,09
27	487,500	403,125	38,024	559,650	0	119,063	1,607,361	9,37
28	487,500	403,125	47,400	599,625	0	119,063	1,656,713	9,66
29	487,500	403,125	57,064	639,600	0	119,063	1,706,352	9,95
30	487,500	403,125	67,018	679,575	0	119,063	1,756,280	10,24
31	487,500	403,125	(124,300)	719,550	0	119,063	1,604,938	9,36
32	487,500	403,125	(114,938)	759,525	0	119,063	1,654,275	9,65
33	487,500	403,125	(105,288)	799,500	0	119,063	1,703,900	9,93
34	487,500	403,125	(95,348)	839,475	0	119,063	1,753,814	10,23
35	487,500	403,125	(85,118)	879,450	0	119,063	1,804,020	10,52
36	487,500	403,125	(74,594)	919,425	0	119,063	1,854,518	10,81

9

The Homeownership Group, Inc.
Danbury, Connecticut
Lease/Purchase Program

Date: 6/24/86

Principal Amount of Bond Issue:	6,643,258
Interest Rate on Bonds:	0.0550
Interest on Investment Earnings:	0.0700
Initial Deposit into Construction Fund:	4,875,000
Initial Deposit into Construction Cont Fund:	487,500
Initial Deposit into Capitalized Interest Fund:	365,379
Initial Deposit into Debt Service Reserve Fund:	365,379
Finance/Development Costs Paid at Closing:	175,000
Initial Deposit into Escrow Fund:	375,000

Gross Rent	595
Net Rent	488
Total Units	75
Security Dep	75,000
Available Fund	1,567,785
Mort. Proceeds	
Required:	5,075,474
Mortgage Per Unit:	67,673
Arbitrage:	113,365

Month	Construction Fund	Debt Service Reserve	Accumulated Investment Earnings	Accumulated Net Rent	Capitalized Interest Balance	Escrow Funds	Total Invested Funds	Investment Earnings Monthly
1	5,362,500	365,379	0		365,379	375,000	6,468,258	37,732
2	5,362,500	365,379	37,732		365,379	122,837	6,253,827	36,481
3	4,956,250	365,379	74,212		365,379	122,837	5,884,058	34,324
4	4,550,000	365,379	108,536		365,379	122,837	5,512,131	32,154
5	4,143,750	365,379	140,690		365,379	122,837	5,138,035	29,972
6	3,737,500	365,379	170,662		365,379	122,837	4,761,757	27,777
7	3,331,250	365,379	198,439		182,690	122,837	4,200,595	24,503
8	2,925,000	365,379	222,942		182,690	122,837	3,818,848	22,277
9	2,518,750	365,379	245,219		182,690	122,837	3,434,875	20,037
10	2,112,500	365,379	265,256		182,690	122,837	3,048,661	17,784
11	1,706,250	365,379	283,039		182,690	122,837	2,660,195	15,518
12	1,300,000	365,379	298,557		182,690	122,837	2,269,463	13,239
13	893,750	365,379	311,796		0	122,837	1,693,762	9,880
14	487,500	365,379	321,676	36,593	0	122,837	1,333,985	7,782
15	487,500	365,379	329,458	73,185	0	122,837	1,378,359	8,040
16	487,500	365,379	337,498	109,778	0	122,837	1,422,992	8,301
17	487,500	365,379	345,799	146,370	0	122,837	1,467,885	8,563
18	487,500	365,379	354,362	182,963	0	122,837	1,513,040	8,826
19	487,500	365,379	180,498	219,555	0	122,837	1,375,769	8,025
20	487,500	365,379	188,523	256,148	0	122,837	1,420,387	8,286
21	487,500	365,379	196,809	292,740	0	122,837	1,465,265	8,547
22	487,500	365,379	205,356	329,333	0	122,837	1,510,405	8,811
23	487,500	365,379	214,167	365,925	0	122,837	1,555,808	9,076
24	487,500	365,379	223,243	402,518	0	122,837	1,601,476	9,342
25	487,500	365,379	49,895	439,110	0	122,837	1,464,721	8,544
26	487,500	365,379	58,439	475,703	0	122,837	1,509,858	8,808
27	487,500	365,379	67,247	512,295	0	122,837	1,555,258	9,072
28	487,500	365,379	76,319	548,888	0	122,837	1,600,923	9,339
29	487,500	365,379	85,658	585,480	0	122,837	1,646,854	9,607
30	487,500	365,379	95,264	622,073	0	122,837	1,693,053	9,876
31	487,500	365,379	(77,549)	658,665	0	122,837	1,556,832	9,082
32	487,500	365,379	(68,468)	695,258	0	122,837	1,602,506	9,348
33	487,500	365,379	(59,120)	731,850	0	122,837	1,648,447	9,616
34	487,500	365,379	(49,504)	768,443	0	122,837	1,694,655	9,885
35	487,500	365,379	(39,618)	805,035	0	122,837	1,741,133	10,157
36	487,500	365,379	(29,462)	841,628	0	122,837	1,787,882	10,429

9

The Homeownership Group, Inc.
Danbury, Connecticut
Lease/Purchase Program

Date: 6/24/86

Principal Amount of Bond Issue: 6,718,750
 Coupon Rate on Bonds: 0.0600
 Rate on Investment Earnings: 0.0700
 Initial Deposit into Construction Fund: 4,875,000
 Initial Deposit into Construction Cont Fund: 487,500
 Initial Deposit into Capitalized Interest Fund: 403,125
 Initial Deposit into Debt Service Reserve Fund: 403,125
 Issuance/Development Costs Paid at Closing: 175,000
 Initial Deposit into Escrow Fund: 375,000

Gross Rent 595
 Net Rent 488
 Total Units 75
 Security Dep 75,000
 Available Fund 1,536,228
 Mort. Proceeds Required: 5,182,522
 Mortgage Per Unit: 69,100
 Arbitrage: 76,461

Month	Construction Fund	Debt Service Reserve	Accumulated Investment Earnings	Accumulated Net Rent	Capitalized Interest Balance	Escrow Funds	Total Invested Funds	Investment Earnings Monthly
1	5,362,500	403,125	0		403,125	375,000	6,543,750	38,17
2	5,362,500	403,125	38,172		403,125	119,063	6,325,984	36,90
3	4,956,250	403,125	75,073		403,125	119,063	5,956,636	34,74
4	4,550,000	403,125	109,820		403,125	119,063	5,585,133	32,58
5	4,143,750	403,125	142,400		403,125	119,063	5,211,463	30,40
6	3,737,500	403,125	172,801		403,125	119,063	4,835,613	28,20
7	3,331,250	403,125	201,008		201,563	119,063	4,256,008	24,82
8	2,925,000	403,125	225,835		201,563	119,063	3,874,585	22,60
9	2,518,750	403,125	248,437		201,563	119,063	3,490,937	20,36
10	2,112,500	403,125	268,801		201,563	119,063	3,105,051	18,11
11	1,706,250	403,125	286,913		201,563	119,063	2,716,913	15,84
12	1,300,000	403,125	302,762		201,563	119,063	2,326,512	13,57
13	893,750	403,125	316,333		0	119,063	1,732,271	10,10
14	487,500	403,125	326,438	36,593	0	119,063	1,372,718	8,00
15	487,500	403,125	334,446	73,185	0	119,063	1,417,318	8,26
16	487,500	403,125	342,714	109,778	0	119,063	1,462,179	8,52
17	487,500	403,125	351,243	146,370	0	119,063	1,507,300	8,79
18	487,500	403,125	360,036	182,963	0	119,063	1,552,686	9,05
19	487,500	403,125	167,530	219,555	0	119,063	1,396,773	8,14
20	487,500	403,125	175,678	256,148	0	119,063	1,441,513	8,40
21	487,500	403,125	184,087	292,740	0	119,063	1,486,515	8,67
22	487,500	403,125	192,758	329,333	0	119,063	1,531,778	8,93
23	487,500	403,125	201,694	365,925	0	119,063	1,577,306	9,20
24	487,500	403,125	210,895	402,518	0	119,063	1,623,100	9,46
25	487,500	403,125	18,800	439,110	0	119,063	1,467,598	8,56
26	487,500	403,125	27,361	475,703	0	119,063	1,512,751	8,82
27	487,500	403,125	36,186	512,295	0	119,063	1,558,168	9,08
28	487,500	403,125	45,275	548,888	0	119,063	1,603,850	9,35
29	487,500	403,125	54,631	585,480	0	119,063	1,649,798	9,62
30	487,500	403,125	64,255	622,073	0	119,063	1,696,015	9,89
31	487,500	403,125	(127,415)	658,665	0	119,063	1,540,938	8,98
32	487,500	403,125	(118,426)	695,258	0	119,063	1,586,519	9,25
33	487,500	403,125	(109,171)	731,850	0	119,063	1,632,366	9,52
34	487,500	403,125	(99,649)	768,443	0	119,063	1,678,481	9,79
35	487,500	403,125	(89,858)	805,035	0	119,063	1,724,865	10,06
36	487,500	403,125	(79,796)	841,628	0	119,063	1,771,519	10,33



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

LEONARD G. SEDNEY
Planning Director

PLANNING DEPARTMENT
797-4525

TO: Mayor James E. Dyer, and
Members of the Common Council

FROM: Leonard G. Sedney, Planning Director

RE: Old Library Lease

DATE: June 25, 1986

The Old Library building on Main Street has been undergoing partial renovations which are expected to be completed in the Fall. When completed, the first floor will be occupied by the Women's Center, the Danbury Preservation Trust, the Cultural Commission, and the Music Centre. The second floor will be designated for Music Centre performances.

The Women's Center has been occupying the building for some time, and it is recommended that they continue to do so. The Cultural Commission is a City agency, and therefore the Mayor can designate the Old Library for their use. The Danbury Preservation Trust and Music Centre are private organizations, and it is recommended that the City enter into a lease with these two (2) groups. The following basic framework for a lease is suggested for Council approval.

Preservation Trust

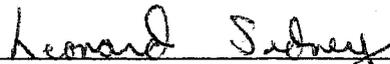
- Preservation Trust is entitled to use office space on first floor for a period of ten (10) years at \$1/year.
- Interior furnishings will be the responsibility of the Preservation Trust.

(continued)

-
- . Preservation Trust will be responsible for insuring its own possessions and documents, if any.
 - . Preservation Trust can occupy building as soon as current heating and air conditioning work is completed. (Approximately August/September)
 - . No structural changes without City's permission.

Music Centre

- . Music Centre entitled to use the second floor of the Old Library Building and office space on first floor for a period of ten (10) years a \$1/year.
- . City will have the right to use the second floor for special events.
- . Music Centre can occupy building as soon as current heating and air conditioning work is completed. (Approximately August/September)
- . No Structural changes without City's permission.
- . Music Centre will provide janitorial services for building except for Women's Center.
- . The City will pay for utilities.
- . Music Centre will provide carpeting on both levels.
- . Music Centre will carry its own property insurance to cover its possessions.



Leonard G. Sedney



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

LEONARD G. SEDNEY
Planning Director

PLANNING DEPARTMENT
797-4525

TO: Mayor James E. Dyer, and
Members of the Common Council

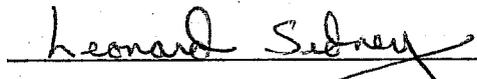
FROM: Leonard G. Sedney, Planning Director

RE: Household Hazardous Waste Days

DATE: June 23, 1986

The concept of a Household Hazardous Waste day was approved by Council at the February Council meeting. A State grant is available for a maximum of fifty percent (50%). It is estimated that the total cost will not exceed \$50,000 with the State reimbursing the City \$25,000. This grant is not guaranteed and is disbursed on a first come - first serve basis.

Current plans are to hold a Household Hazardous Waste Day in early October and apply for fifty percent (50%) reimbursement. Approval is needed for this \$50,000 expenditure before any further work on planning for this day can proceed.


Leonard G. Sedney



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

LEONARD G. SEDNEY
Planning Director

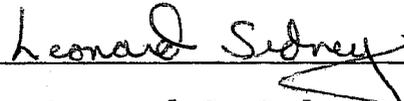
JAMES E. DYER, MAYOR

12

PLANNING DEPARTMENT
797-4525

TO: Connie McManus, President, Common Council
FROM: Leonard G. Sedney, Planning Director
RE: Capital Development Fund
DATE: June 23, 1986

The Mayor has requested that the Planning Department study the possibility of a capital development fund to finance capital improvements necessitated by new development in the City. Attached for Council's consideration is a proposed ordinance establishing such a fund.



Leonard G. Sedney

A special revenue fund is hereby established to fund capital improvements and other development necessitated by new construction in the City. Eligible projects include park and recreation improvements, road and drainage projects, sidewalk construction and rehabilitation, and construction of low and moderate income housing.

A fee based on the following formula will be imposed for any privately developed multi-family residential, commercial, or industrial structure. This fee will be imposed only on new construction and additions for existing buildings and shall be paid in full prior to the issuance of a Certificate of Occupancy. Any development which has received Special Exception or Site Plan approval prior to adoption of this ordinance shall be exempt from this fee.

Formula

- \$1,000 per unit of market rate mult-family residential units over five (5) units.
- \$1.00 per square foot for any commercial or industrial building over ten thousand (10,000) square feet.



13

CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

FIRE DEPARTMENT
19 NEW STREET

JAMES E. DYER, MAYOR

CHARLES J. MONZILLO, CHIEF
(203) 748-5260

May 21, 1986

Constance McManus, President
Danbury Common Counsel
155 Deer Hill Avenue
Danbury, Conn. 06810

Dear President McManus:

As you know, the Fire Department, along with many other organizations and people in the City of Danbury, has been discussing the construction of a West side fire station.

Recently there have been newspaper articles, addressing the possibility of leasing City property in the area of Backus and Kenosia Avenues.

In January Councilman Gallo, Deputy Chief Murphy and I, as the West Side Committee, visited three separate locations for the purpose of deciding which of the three sites would serve the community at the highest level. Chosen was the City owned property (Backus and Kenosia) near the Airport with direct access to all the areas needing quick response.

If the land is being considered as surplus, I would appreciate if it could be transferred to the Fire Department to prevent the loss of this valuable site for our use.

In recent months we have been in communication with major firms in that area, and they are asking about our much talked about West Side Complex.

If you have any questions regarding this request, I would gladly meet with you and your Committee.

Sincerely,


Charles J. Monzillo
Chief of Department

CJM:kod
E-26 file, page 3
MISC disk 12 (a)



STATE OF CONNECTICUT

DEPARTMENT OF REVENUE SERVICES

14
June 6, 1986

CONNECTICUT NEIGHBORHOOD ASSISTANCE ACT

Public Act 86-269 provides for the following changes to the Neighborhood Assistance Act Program:

1. A post-project audit must be conducted for any program receiving \$25,000 or more in contributions. The report must be submitted to the municipality for verification, and, once verified, is then submitted to the Commissioner of Revenue Services;
2. A business firm is limited to \$75,000 in tax credit per business year (previously, the limit was \$100,000);
3. Tax credits will only be granted on individual contributions of \$250 or more;
4. The aggregate amount of tax credits allowed to all business firms under the Act in any year shall not exceed \$3 million (increased from \$2 million in 1985);
5. A business firm no longer has to increase its prior year's total contributions by the amount of Neighborhood Assistance Act tax credit it wishes to receive, rather, a business must maintain its prior year's level of charitable giving should it wish to receive a tax credit under the program;
6. An organization, whether it submits one or more programs, is limited to \$300,000 in contributions in the aggregate for any fiscal year; and
7. The Act now provides for two levels of tax credit - 50% and 60%. Those programs that formerly qualified for either the thirty percent or fifty percent levels are now at the 50% level. Any program which once qualified at the seventy percent level will now be at 60%.

This Act became effective June 2, 1986, which is the day the Governor signed the bill. These changes are applicable for businesses' income years beginning on or after January 1, 1986.

Please contact either Susan Broderick at 566-3849 or Victoria Dirienzo at 566-7074 should you have any questions.

NINETY-TWO FARMINGTON AVE. • HARTFORD, CONNECTICUT 06105

AN EQUAL OPPORTUNITY EMPLOYER



STATE OF CONNECTICUT

DEPARTMENT OF REVENUE SERVICES

14

GUIDELINES FOR CT NEIGHBORHOOD ASSISTANCE ACT

- Before August 31** The organization must send an application of its program to a local government for approval. The application must include:
- the amount of money needed,
 - the time period the project would cover,
 - a description of the project,
 - the population to be served.
- The local government must hold a public hearing and approve all the requested programs prior to submission to the State Department of Revenue Services (DRS).
- September 1** Deadline for the local government to submit its list of approved programs to the DRS.
- October 1** Deadline for the DRS to review each project and compile and publish a list of accepted municipal programs. Published booklets are made available to businesses statewide.
- Business participation begins.
- December 1** Deadline for businesses to file letters of intent to sponsor a program with the DRS. The letter must indicate the following:
- organization & program to be sponsored,
 - amount to be contributed,
 - town under which the program is included.
- *Although the deadline is December 1, credits are granted as the letters are received.

The DRS then refers the business proposal to the program's implementing agency for the organization's approval/disapproval. The organization has 30 days from when the DRS first notified them to give their approval/disapproval and refer the information back to the DRS.

The DRS has 60 days from the implementing agency's notification to the DRS of its approval of the business' intended contribution to grant final approval/disapproval, and notify the business accordingly.

NINETY-TWO FARMINGTON AVE. • HARTFORD, CONNECTICUT 06105

AN EQUAL OPPORTUNITY EMPLOYER

14

DEPARTMENT OF REVENUE SERVICES
92 Farmington Avenue
Hartford, Connecticut 06105

Taxpayers' Information Service
Telephone 566-8520

Bulletin #12
(Rev. 6/4/86)

Neighborhood Assistance Tax Credits
Corporation Business Tax

Chapter 228a establishes a Neighborhood Assistance Tax Credit for business firms investing in qualified programs which assist neighborhoods. Any municipality desiring to obtain the benefits of the Neighborhood Assistance Tax Credit Program shall submit to the Commissioner of Revenue Services a list of programs eligible for investment by business firms, including programs providing neighborhood assistance, employment and training, community services, crime prevention, and energy conservation. A public hearing must be held and the list must be approved by the legislative body of the municipality.

The maximum tax credit allowed in any year to a business firm is \$75,000. Any tax credit not used may be carried backward or forward for up to 5 years.

Tax credits will only be based on contributions of \$250 or more. The tax credit will either be 50% or 60% of the business' contribution. The percentage determination is based upon the program's objectives and the population it serves.

A non-profit organization is limited to receiving \$300,000 in contributions in the aggregate.

The following timetable must be followed by municipalities, business firms, and the Commissioner of Revenue Services:

Each municipality must submit a list of eligible neighborhood assistance programs to the Commissioner of Revenue Services on or before September 1.

The Commissioner of Revenue Services shall on or before October 1, publish a program list compiled from the lists submitted to him by municipalities.

Each business firm seeking the Neighborhood Assistance Tax Credit shall submit to the Commissioner of Revenue Services on or before December 1 its program proposal which is drawn from the program list published by the Commissioner of Revenue Services. However, funds are granted on a first come basis.

The Commissioner of Revenue Services shall refer each program proposal to the municipal agency overseeing the neighborhood assistance program's implementation.

Any municipal agency to which a program proposal is referred by the Commissioner of Revenue Services shall approve or disapprove such program proposal within 30 days of referral. Failure of a municipal agency to act shall be deemed approval of the program proposal.

The Commissioner of Revenue Services shall approve or disapprove of a program proposal which he has referred to a municipal agency within 60 days of submission by a business firm of its program proposal. Failure of the Commissioner to act shall be deemed disapproval by him of the program proposal.

A post-project audit must be conducted for any program that receives \$25,000 or more in contributions. The report must be submitted to the municipality for verification. Upon verification, the report is then submitted to the Commissioner of Revenue Services.

The contribution must be made and the appropriate tax credit claimed for the business' tax year beginning on or after January 1 of the year of the Act.

The aggregate amount of tax credit allowed to all business firms under the Neighborhood Assistance Tax Credit Program in any year shall not exceed \$3,000,000.

14

Substitute House Bill No. 5988

PUBLIC ACT NO. 86-269

AN ACT AMENDING CERTAIN REQUIREMENTS FOR PURPOSES OF TAX CREDITS UNDER THE NEIGHBORHOOD ASSISTANCE ACT AND REQUIRING THAT AUDITS OF PROGRAMS UNDER THE ACT BE CERTIFIED BY THE APPROPRIATE MUNICIPAL AGENCY.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) Whenever the total funds invested for any income year by any company or companies in a program approved for purposes of tax credits against state business taxes, as provided under chapter 228a of the general statutes, are equivalent to twenty-five thousand dollars or more, the organization conducting such program shall have a postproject audit prepared and submitted for certification to the municipal agency designated to oversee the implementation of such program. The required certification shall verify that such expenditures were made in accordance with the program as proposed by such organization. When such audit has been submitted to the commissioner of revenue services, including certification that expenditures were made in accordance with the program as proposed, such tax credits may be approved and notification thereof mailed to the municipal agency.

Sec. 2. Subsection (f) of section 12-632 of the general statutes, as amended by section 121 of public act 85-613, is repealed and the following is substituted in lieu thereof:

(f) The sum of all tax credit granted pursuant to the provisions of section 12-633, 12-634 or 12-635a shall not exceed [one hundred] SEVENTY-FIVE thousand dollars annually per business firm AND NO TAX CREDIT SHALL BE GRANTED TO ANY BUSINESS FIRM FOR ANY INDIVIDUAL AMOUNT INVESTED OF LESS THAN TWO HUNDRED FIFTY DOLLARS.

Sec. 3. Subsection (i) of section 12-632 of the general statutes, as amended by section 1 of public act 85-388, is repealed and the following is substituted in lieu thereof:

(i) In no event shall the total amount of all tax credits allowed to all business firms pursuant to the provisions of this chapter exceed [two] THREE million dollars in any one fiscal year.

Sec. 4. Subsection (j) of section 12-632 of the general statutes is repealed and the following is substituted in lieu thereof:

14

Substitute House Bill No. 5988

(j) No tax credit shall be granted to any business firm unless such firm furnishes proof to the commissioner that the amount of funds expended for charitable purposes and for the support of programs which would be eligible for assistance pursuant to this chapter by such business firm [was increased] IS NOT LESS in the year for which such credit is sought [from] THAN the amount expended in the year immediately preceding the year for which such credit is sought, [by at least the amount of such credit.]

Sec. 5. Section 12-632 of the general statutes, as amended by public act 85-388 and section 121 of public act 85-613, is amended by adding subsection (k) as follows:

(NEW) (k) No organization conducting a program or programs eligible for funding with respect to which tax credits may be allowed under chapter 228a shall be allowed to receive an aggregate amount of such funding for any such program or programs in excess of three hundred thousand dollars for any fiscal year.

Sec. 6. Section 12-633 of the general statutes is repealed and the following is substituted in lieu thereof:

The commissioner of revenue services shall grant a credit against any tax due under the provisions of chapter 207, 208, 209, 210, 211, 212, 212a or 228 in an amount not to exceed fifty per cent of the total amount invested during the taxable year by the business firm in programs operated or created pursuant to proposals approved pursuant to section 12-632, [; provided that a tax credit not to exceed thirty per cent may be allowed for investment in certain day care projects as provided in section 12-634, and provided further that] PROVIDED a tax credit not to exceed [seventy] SIXTY per cent may be allowed for investment in certain energy conservation and employment and training projects as provided in section 12-635.

Sec. 7. Section 12-634 of the general statutes is repealed and the following is substituted in lieu thereof:

The commissioner of revenue services shall grant a credit against any tax due under the provisions of chapter 207, 208, 209, 210, 211, 212, 212a or 228 in an amount not to exceed [thirty] FIFTY per cent of the total amount invested during the taxable year by the business firm in programs operated or created pursuant to

14

Substitute House Bill No. 5988

proposals approved pursuant to section 12-632 for planning, site preparation, construction, renovation or acquisition of facilities for purposes of establishing a child day care facility to be used primarily by the children of such business firm's employees and equipment installed for such facility, including kitchen appliances, to the extent that such equipment or appliances are necessary in the use of such facility for purposes of child day care, provided: (1) Such facility is operated under the authority of a license issued by the commissioner of health services in accordance with sections 19a-77 to 19a-87, inclusive, (2) such facility is operated without profit by such business firm related to any charges imposed for the use of such facility for purposes of child day care, and (3) the amount of tax credit allowed any business firm under the provisions of this section for any income year may not exceed ten thousand dollars. If two or more business firms share in the cost of establishing such a facility for the children of their employees, each such taxpayer shall be allowed such credit in relation to the respective share, paid or incurred by such taxpayer, of the total expenditures for the facility in such income year. The commissioner shall not grant a credit pursuant to this section to any taxpayer claiming a credit for the same year pursuant to section 12-217h, 12-258d or 12-265d.

Sec. 8. Section 12-635 of the general statutes, as amended by section 4 of public act 85-505, is repealed and the following is substituted in lieu thereof:

The commissioner of revenue services shall grant a credit against any tax due under the provisions of chapter 207, 208, 209, 210, 211, 212, 212a or 228 in an amount not to exceed [seventy] SIXTY per cent of the total amount invested during the taxable year by the business firm in programs operated or created pursuant to proposals approved pursuant to section 12-632 for energy conservation projects directed toward properties occupied by persons, at least seventy-five per cent of whom are at an income level not exceeding one hundred fifty per cent of the poverty level for the year next preceding the year during which such tax credit is to be granted, or at properties occupied by charitable corporations, foundations, trusts or other entities as determined under regulations adopted pursuant to

14

Substitute House Bill No. 5988

this chapter; in employment and training programs directed at youth, at least seventy-five per cent of whom are at an income level not exceeding one hundred fifty per cent of the poverty level for the year next preceding the year during which such tax credit is to be granted; in employment and training programs directed at handicapped persons as determined under regulations adopted pursuant to this chapter; in employment and training programs for unemployed workers who are fifty years of age or older or in education and employment training programs for recipients in the aid to families with dependent children program. Any other program which serves persons at least seventy-five per cent of whom are at an income level not exceeding one hundred fifty per cent of the poverty level for the year next preceding the year during which such tax credit is to be granted and which meets the standards for eligibility under this chapter shall be eligible for tax credit under this section.

Sec. 9. Section 12-637 of the general statutes is repealed.

Sec. 10. This act shall take effect from its passage and shall be applicable to income years commencing on or after January 1, 1986, for companies investing in such programs.

Certified as correct by

Legislative Commissioner.

Clerk of the Senate.

Clerk of the House.

Approved _____ *6/2* _____, 1986

Governor, State of Connecticut.

CONNECTICUT NEIGHBORHOOD ASSISTANCE ACT PROPOSALS

	Funds <u>Required</u>
Assoc. of Religious Communities Inc. (Housing Advocacy Program)	\$2,000
Interlude Inc. - (Halfway House)	2,870
Mid-Fairfield Council of Camp Fire Inc.	5,000
Women's Center of Greater Danbury -Battered Women services --	30,000
" " " " -Safety Camp	16,650
" " " " -Women's Resource Service	7,745
Danbury Regional Commission on Child Care, Rights, & Abuse Inc.	1,894
Interfaith Social Action Corp. (Day Care Center)	10,000
Clothing Plus Bank (33 Osborne St.)	5,000
Danbury Youth Services Inc. (Big Brothers & Sisters)	3,000
Family Life Center Of Newtown, Inc. Counseling Program	57,700
Literacy Volunteers of Greater Danbury (Tutoring in Reading)	43,830
Conn. Traumatic Brain Injury Assoc. (Satellite Support Group	500

Applications on file in the Office of the City Clerk

PINNEY, PAYNE, VAN LENTEN, BURRELL, WOLFE & DILLMAN, P.C.

ATTORNEYS AT LAW

26 WEST STREET

POST OFFICE BOX 650

DANBURY, CONNECTICUT 06810

(203) 743-2721

15

A. SEARLE PINNEY
BOBBY S. PAYNE*
THOMAS W. VAN LENTEN
HUGH A. BURRELL
ROBERT J. WOLFE
JOHN M. DILLMAN
WILLIAM S. STEELE, JR.
JEFFREY B. SIENKIEWICZ
TED D. BACKER**

JAMES H. MALONEY
MICHAEL S. MCKENNA
ALFRED P. FORINO

NEW MILFORD OFFICE
46 MAIN STREET
NEW MILFORD, CONNECTICUT 06776
(203) 355-1181

RIDGEFIELD OFFICE
401 MAIN STREET
RIDGEFIELD, CONNECTICUT 06877
(203) 438-3726

COUNSEL
THOMAS L. CHENEY

PLEASE REPLY TO:

*ALSO ADMITTED IN VA

**ALSO ADMITTED IN D.C. AND NY

June 25, 1986

Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Dear Council Members:

As attorney for Union Carbide Corporation, the undersigned respectfully requests the Common Council of the City of Danbury to discontinue and abandon a portion of the old highway commonly known as Serre Road. By resolution adopted on June 7, 1977, the Common Council abandoned the northerly portion of Serre Road and the purpose of this request is to have the Common Council discontinue and abandon a portion of the remaining road commencing at its present most northerly terminus (the point to which it was previously abandoned) and thence running in a generally southerly direction to a point where Union Carbide Corporation no longer owns the properties on both sides of said Serre Road.

I enclose herewith a portion of a map prepared for Union Carbide Corporation by C. James Osborne, Jr., R.L.S., P.C. dated April 3, 1986 on which I have delineated the portion of the road proposed to be discontinued and abandoned. As indicated, Union Carbide Corporation is the owner of all the land situate on both sides of the portion of Serre Road which is proposed for discontinuance and abandonment.

To our knowledge, this road has not been used by the public as a roadway, nor has same been maintained by the City of Danbury as a public road for a substantial number of years prior to this request.

15

Common Council
City of Danbury
June 25, 1986
Page Two

I assume that you will make the usual referrals to the Planning Commission and to any other Commission or Committee you deem advisable. We will be happy to meet with these Commissions or Committees and the Common Council to discuss this request and will furnish any other material or documentation that you deem necessary.

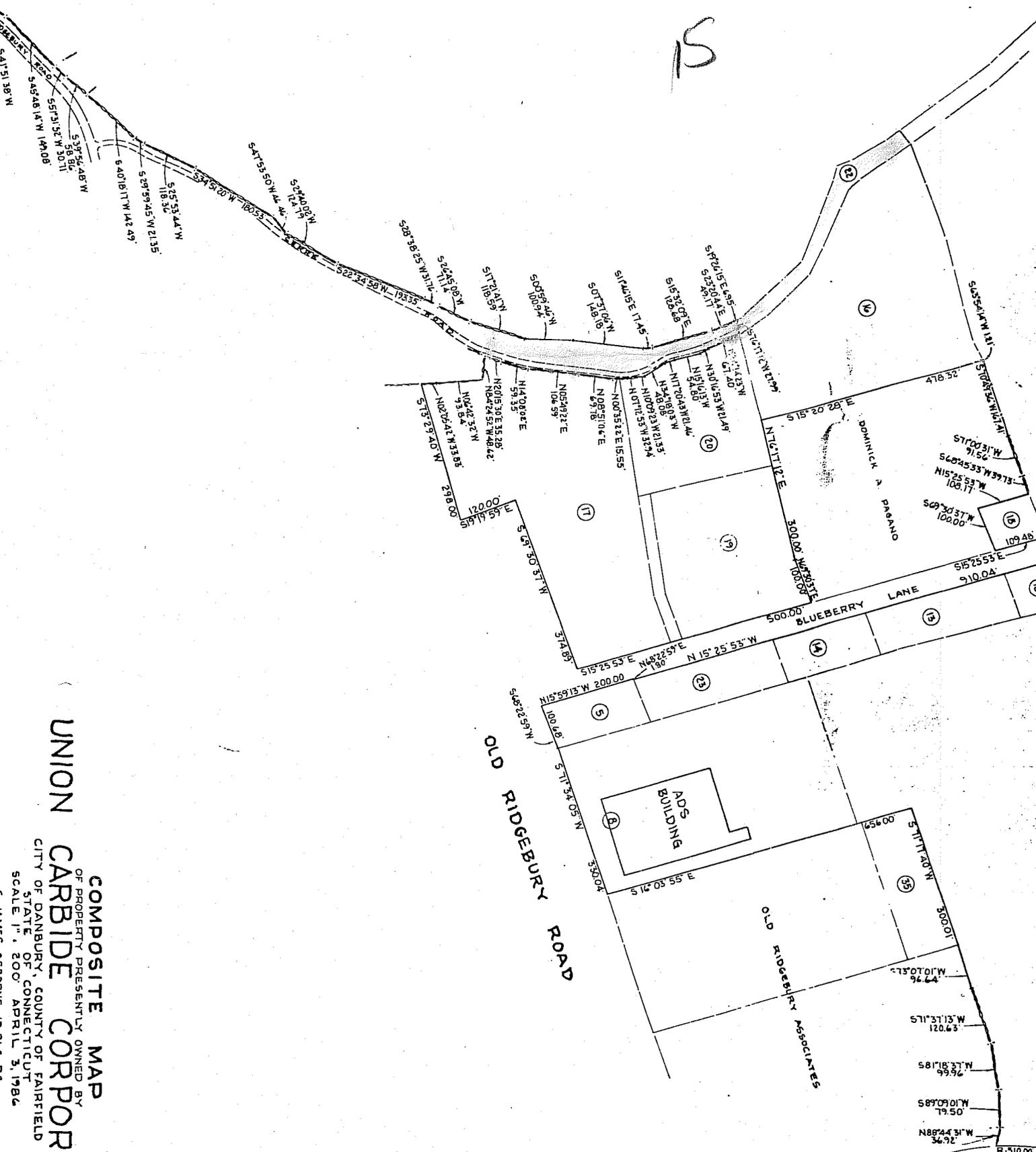
Very Cordially Yours,



Bobby S. Payne

BSP:dlr
Enc.

15



COMPOSITE MAP
UNION CARBIDE CORPORATION

OF PROPERTY PRESENTLY OWNED BY
 CITY OF DANBURY, COUNTY OF FAIRFIELD
 STATE OF CONNECTICUT
 SCALE 1" = 200' APRIL 3, 1984

R.5100

LAW OFFICES OF
HEALEY & PHELAN

HEALEY BUILDING, 66 LINDEN STREET

14

FRANK T. HEALEY, JR.
JOHN F. PHELAN

PLEASE REPLY TO:
P. O. BOX 2299
WATERBURY, CONNECTICUT 06722
TELEPHONE 753-0121
AREA CODE 203

June 16, 1986

Clerk, Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut 06810

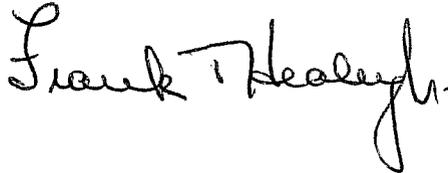
Re: Assessor's Lot No. I-14267
White Street at National Place

Gentlemen:

This office represents Joseph Brady d/b/a Travel Center. On his behalf, we would request that the above described parcel be declared surplus by the Common Council and the procedure begun for the purchasing agent to solicit bids on the same.

Very truly yours,

HEALEY & PHELAN



FTH/bb

cc Theodore H. Goldstein
Corporation Counsel
City of Danbury
P.O. Box 1261
Danbury, Connecticut 06810

Joseph Brady
Travel Center
45 West Main Street
Waterbury, Connecticut 06702

LOH

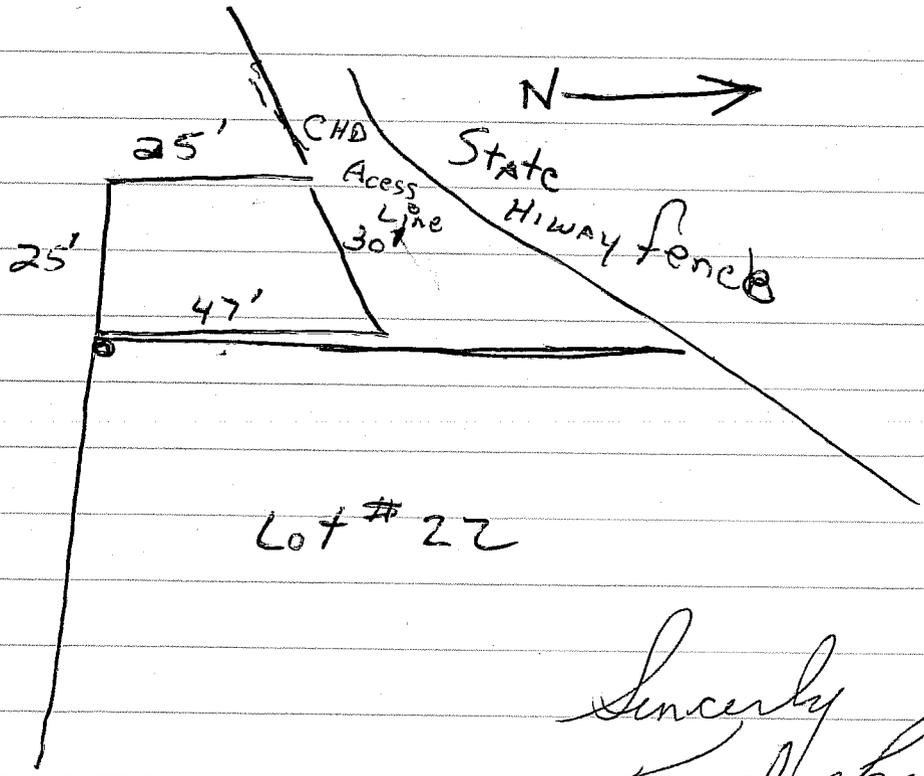
Kenneth Lorentz
46 Hakim ST Ext
Danbury Conn 06810

17

City of Danbury
155 Deer Hill Ave
Danbury Conn 06810

To Whom It May Concern;

I am writing in Request
To Purchase a small Parcel of land which is
Between my Property AND Interstate 84
Danbury ON map 1689 Land Records office
I AM Lot #22 AND I ~~want~~ wish to Purchase
A Parcel from my South West Corner
47' Long along my line By 25' west
from my South west Corner. By 25' North
By 30' North east



Sincerely
Kenneth Lorentz

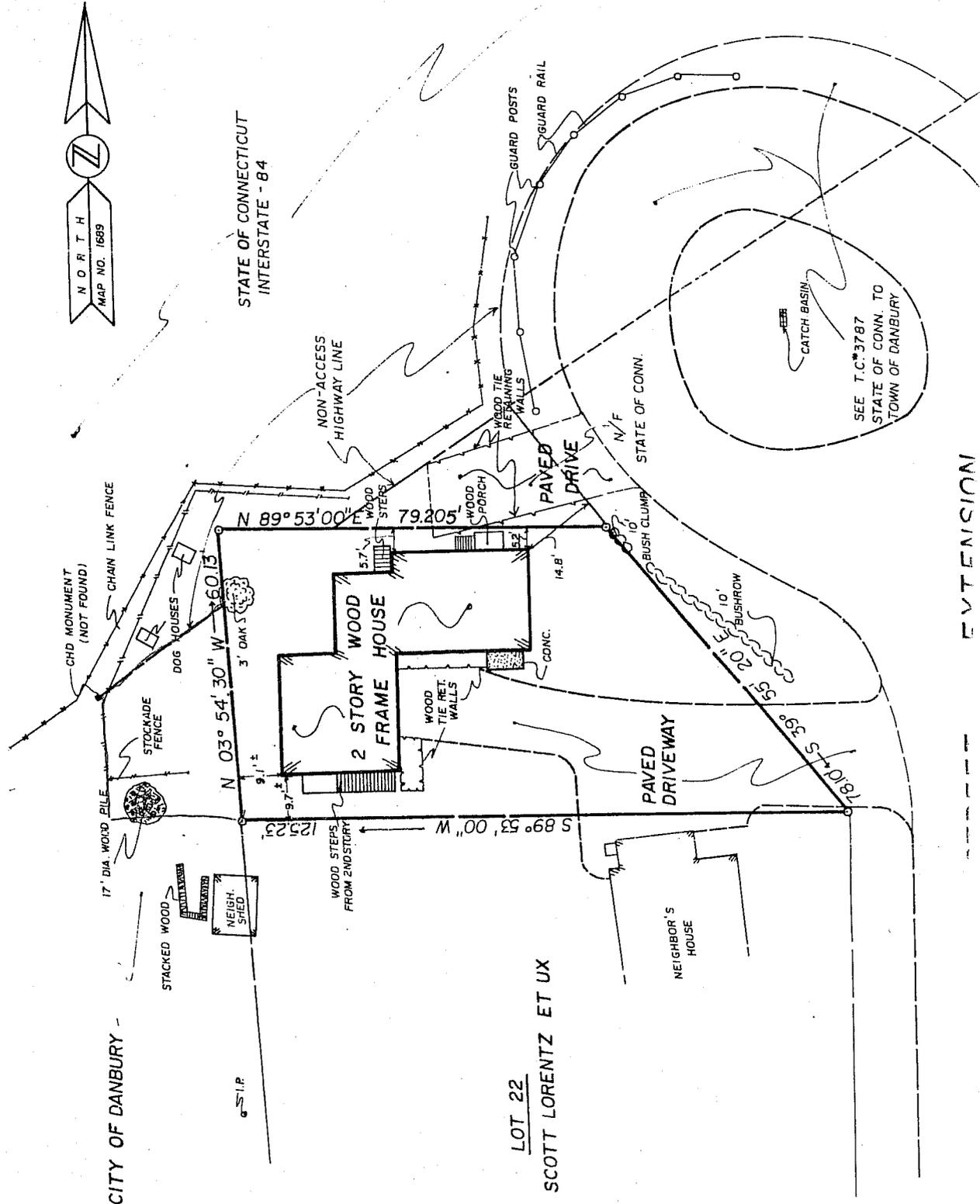
17



CITY OF DANBURY

STATE OF CONNECTICUT
INTERSTATE - 84

LOT 22
SCOTT LORENTZ ET UX



EXTENSION

A & S AUTO SALES

88 Balmforth Ave. Danbury, Connecticut 06810

Days 743-1588

Eves 748-3360

18

June 13, 1986

Councilperson Constance A. McMANUS
President, Common Council
City of Danbury
Danbury, Connecticut 06810

Dear President McManus:

We are again writing to request your Councils reconsideration of our previous request regarding a city caused hardship.

On July 15, 1985, we wrote you requesting that your Council grant us an option or some preferred opportunity to purchase surplus property in light of extreme hardship caused by this project. (Copy of that letter is attached.)

IN AS MUCH as my original request was denied without prejudice due to the "indefinite period of time" ??? -- for road construction, we have assumed --, we do hereby request your Councils consideration at this time. The road has been paved, curbing placed and the area has been totally surveyed.

The taking of a portion of our property and the subsequent lowering of the road level and installation of a traffic island has created a hardship of much greater magnitude than we or anyone else could have anticipated. It is most difficult, now that the new road is in place, to access our property especially with a wrecked vehicle behind our wrecker. We welcome a visit by you or any or all of the Councilmen for a greater appreciation of our problem.

we are hereby requesting that your Council grant us a first option to purchase the contiguous excess property or whatever preferred opportunity to purchase that your Council may dictate in light of our hardship.

This request is being initiated at this time due to confusion on our part as to the proper procedures that we should follow and the uncertainty of the status of our previous request.

Sincerely,
Norman Carvalho
Norman Carvalho

A & S AUTO SALES

88 Balmforth Ave. Danbury, Connecticut 06810

Days 743-1588

Eves 748-3360

Copy

July 15, 1985

18

Councilperson
Constance A. McManus, President
City of Danbury

Dear President McManus:

We are writing to request your councils consideration in exchange for a recently caused hardship brought about by road construction project.

We, Norman and Dorothy Carvalho of 1 Purchase St. Danbury, Ct. owners of Business Property at 88 Balmforth Avenue, Danbury, were recently required to sell the City of Danbury, a portion of our Business Property at 88 Balmforth Avenue in conjunction with a road project on Balmforth Avenue, Danbury. The taking of this property will cause us an "Extreme Hardship", but as lifelong residents of the City of Danbury, are looking toward an improved Danbury and based on the assumption that we would be given the opportunity to purchase the remaining contiguous property at a fair market price, a portion of our property was sold to the City of Danbury, without the need for condemnation proceedings.

During the negotiations for sale of this property, we requested from the Corporation Counsel, City of Danbury, Theodore H. Goldstein, some assurance that we would be able to purchase any excess contiguous property from the City of Danbury.

Previous to the City of Danbury road project undertaking, both the Cheney and Spano properties were considered for possible business expansion. Unfortunately, we were never able to reach agreement as to Terms of Sale.

We are hereby harmed by this road project on Two Counts: (1) The taking of property that further limits use on an already small parcel and (2) the change in road elevation and the adding of road ramps, making it more difficult to access our property.

A & S AUTO SALES

88 Balmforth Ave. Danbury, Connecticut 06810

Days 743-1588

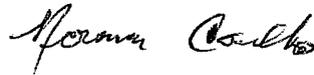
Eves 748-3360

18

Continued:

We hereby request that your council grant us a first option to purchase any contiguous property remaining after road construction that is considered surplus property. In the event that your council will not provide us with this option, we would appreciate some preferred opportunity to purchase this surplus property in light of the hardships caused by this project.

Sincerely,



Norman Carvalho &
Dorothy Carvalho

NC:DC

19
54 Kenosia Avenue
Danbury Connecticut 06810
June 18 1986

Common Council
City of Danbury
Danbury, Connecticut 06810

TO WHOM IT MAY CONCERN:

I, Rene LeDuc, 54 Kenosia Avenue, Danbury, Connecticut request permission to tie into existing 16" water line on Backus Avenue in a southerly direction to my property: For a distance of approximately 400 L.F. with an 8" D. I. P. water line on west side of street then cross to my property with a 4" Ductile Iron Pipe to a gate box and a stand pipe.

This work will be done as per standards and specifications of the City of Danbury.

Yours truly,



Rene LeDuc

RL/jb



19

WILMORITE
PROPERTY

TO
RET. 84
BACKUS AVE.

EXISTING 16" D.I.P.

RESIDENCE OF
RENE LEDUC

#54

743-4720

GATE VALVE
& STAND PIPE

KENOSIA AVE

KENOSIA AVE

TO AIRPORT

4.5' D.I.P.
95'

8596 PROPOSED 8" D.I.P.
6" S.W.E.T.

8597 GATE VALVE
& S.W.E.T. CO. POLE

16" x 8" TAPPING
SLEEVE

8" x 4" TAPPING
SLEEVE

400'

EXISTING 20" D.I.P.

PROPOSED 8" D.I.P. WATER LINE
TO BE INSTALLED IN ACCORDANCE
WITH CITY OF DAUBURY STANDARD

TO RIDGEBURY

THIS SKETCH NOT TO SCALE.

COMMON COUNCIL

CITY OF DANBURY

19

APPLICATION FOR EXTENSION OF SEWER AND/OR WATER

Sewer

Water

Applicant: RENE LEDUC

Address: 54 KENOSIA AVENUE
DANBURY, CONNECTICUT

Telephone No: 748-8674

The undersigned submits for consideration an application for extension of sewer and water facilities for property

Located at: 54 KENOSIA AVENUE DANBURY, CONNECTICUT

Assessor's Lot No: F 18003

Zone in which the Property Lies: LIGHT INDUSTRIAL

Intended Use:

Retail

Single Family Residential

Office

Multiple Family Development

Mixed Use

Industrial

_____ Number of Efficiency Units

_____ Number of 1 Bedroom Units

_____ Number of 2 Bedroom Units

_____ Number of 3 Bedroom Units

Total Number of Units



(Signature)

6/18/80

(Date)

BERKOWITZ, BALBIRER, WEISMAN & LUBELL, P.C.

ATTORNEYS AND COUNSELORS AT LAW · 253 POST ROAD WEST · P.O. BOX 808 · WESTPORT, CT 06881

LAWRENCE P. WEISMAN
RICHARD BERKOWITZ
ARTHUR E. BALBIRER
ELLEN B. LUBELL*
FRANCIS J. ANTONUCCI**
DORIS B. SHILLER
KATHY A. JOHNSON
DAVID NEWMAN

20

(203) 226-1001
(203) 226-8307

* MEMBER OF CONN. AND N.Y. BARS
**MEMBER OF CONN. AND MASS. BARS

June 10, 1986

City Clerk
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: Ridgeland Development Associates

Dear Sir or Madam:

I am enclosing herewith a completed Application for Extension of Water Line to property of Ridgeland Development, a portion of which property is located on Briar Ridge Road in the City of Danbury. This application supplements my letter of June 3, 1986, a copy of which is attached hereto.

Very truly yours,



Lawrence P. Weisman

LPW/jo
Enc.

BERKOWITZ, BALBIRER, WEISMAN & LUBELL, P.C.

ATTORNEYS AND COUNSELORS AT LAW · 253 POST ROAD WEST · P.O. BOX 808 · WESTPORT, CT 06881

LAWRENCE P. WEISMAN
RICHARD BERKOWITZ
ARTHUR E. BALBIRER
ELLEN B. LUBELL*
FRANCIS J. ANTONUCCI**
DORIS B. SHILLER
KATHY A. JOHNSON
DAVID NEWMAN

20

(203) 226-1001
(203) 226-8307

* MEMBER OF CONN. AND N.Y. BARS
**MEMBER OF CONN. AND MASS. BARS

June 3, 1986

The Honorable Constance McManus
President, Danbury Common Council
City Hall
155 Deer Hill Avenue
Danbury, CT 06810

Re: Ridgeland Development Associates
Shadow Lake Property - Briar Ridge Road

Dear Madam:

We represent Ridgeland Development Associates, owners of a parcel of land comprising approximately 57 acres in the Town of Ridgefield and more than one acre in the City of Danbury, Southwest of the intersection of Shadow Lake Road and Briar Ridge Road. We have enclosed a location map and plot plan to assist in identifying more precisely the site in question.

Our client's property is located in a "Corporate Development" zone district and has already received a special permit from the Ridgefield Planning and Zoning Commission for construction and development of a 20,000 square foot office building on a 13-acre portion of the property. In addition, there are in existence development proposals and engineering studies relating to a 200,000 square foot office building on the site.

Notwithstanding the present zoning and development potential, it is our client's intention to develop the property for residential use. Before we can apply to the Ridgefield Planning and Zoning Commission for the required change of zone and site plan approval, we must verify that utilities, including water, are available at the site.

20

The Honorable Constance McManus
Page 2

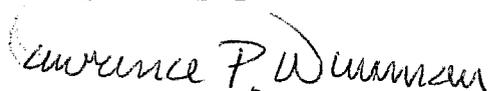
June 3, 1986

Inasmuch as the development of the site for residential purposes would appear to serve the best interests of the City of Danbury, as well as the owners of residential properties in the immediate vicinity of the site, and whereas the City owns and maintains a 16 inch water main and hydrants along the entire Easterly border of the site in Briar Ridge Road, we are requesting that the Common Council approve a tap and extension of the Danbury municipal water supply line to our site.

We would appreciate your placing this request on the Common Council agenda for its meeting in July.

We will, of course, be more than happy to supply such additional information and technical assistance as you may require to evaluate and act upon this request.

Very truly yours,


Lawrence P. Weisman

LPW/jo
Encs.

cc: The Honorable James Dyer, Mayor



SITE

20

COMMON COUNCIL

CITY OF DANBURY

20

APPLICATION FOR EXTENSION OF SEWER AND/OR WATER

Sewer

Water

Applicant: RIDGELAND DEVELOPMENT ASSOCIATES

Address: BRIAR RIDGE ROAD

Mailing address: c/o LAWRENCE WEISMAN, P.O. BOX 508, WSPT. CT. 06881

Telephone No: 226-1001

The undersigned submits for consideration an application for extension of sewer and water facilities for property

Located at: BRIAR RIDGE ROAD (Shadow Lake Property)

Assessor's Lot No: _____

Zone in which the Property Lies: Corporate Development Zone - Ridgfield*

Intended Use:

Retail

Single Family Residential

Office

Multiple Family Development

Mixed Use

Industrial

_____ Number of Efficiency Units

_____ Number of 1 Bedroom Units

_____ Number of 2 Bedroom Units

_____ Number of 3 Bedroom Units

_____ Total Number of Units

* Property is 56 acres ±
Approx. 1-acre lies in Danbury;
57 acres in Ridgfield.

RIDGELAND DEVELOPMENT ASSOCIATES

By Lawrence Weisman, Attorney

(Signature)

6-10-86.

(Date)

MAY 29 1986

OFFICE OF CITY CLERK

We, the undersigned property owners in the Lake Kenosia area encompassing Boulevard Dr., Ken Oaks Dr., Kimberly Trail, Windaway Rd. and Jenny Dr., are opposed to the installation of sewer lines in this area and request withdrawal of the previously submitted petition for such lines.

<u>Name</u>	<u>Address</u>
Kurt Witt	107 Blvd Dr
Ray Motz	109 Blvd Dr. Danbury Ct.
Ray Motz	59 Blvd Dr. Danbury Ct.
Jane Goodman	54 Boulevard Dr
Felice Cohen	Ken Oaks Drive
Celia Kleinberg	22 Ken-Oaks Dr.
Bill H. Greenberg	20 KEN OAKS DR
Alie Meyer	99 Blvd. Dr. Danbury
Donna Schragis	101 Blvd Drive, Danbury
Mary Williamson	103 Blvd. Dr., Danbury
Gail Applegate Laut	113 Blvd. Dr., Danbury
Stu Laut	113 Blvd. Dr.
Bertie S. Wakefield	115 Boulevard Dr. Danbury
Tracy Thompson-Lundstrin	58 Boulevard Dr. Danbury.
Elyard Anderson	19 Ken Oaks Drive
Alice Anderson	15 Ken Oaks Dr.
Marianne Kalush	14 Ken Oaks Dr.
Marcy Radice	

We, the undersigned property owners in the Lake Kenosia area encompassing Boulevard Dr., Ken Oaks Dr., Kimberly Trail, Windaway Rd. and Jenny Dr., are opposed to the installation of sewer lines in this area and request withdrawal of the previously submitted petition for such lines.

<u>Name</u>	<u>Address</u>
* Gerbersonia	13 Ken Oaks Dr. Danby, Ct.
" Joe Bremig }	
Janet Gershan	93 Boulevard Drive Danby, Ct.
Meredith Fudley	46 Boulevard Dr. Danbury Ct
Jennie Vitolo	95 Blvd Dr.
Edward Gertner	44 Boulevard Dr. Danbury
Cathy Spouter	4 Kimberly Trail
Nancy Cleveland	6 Kimberly Trail
Beatrice Hull	28 Windaway Rd. Danb.
George Hull	28 Windaway Rd. Danbury
Betty L. Checkman	22 Windaway Rd Danbury
Benjamin Checkman	12 Windaway Rd. Danbury
Murray Milgrom	24 WINDAWAY ROAD DANBURY
Harriet Milgrom	24 WINDAWAY ROAD DANBURY -
and	11 Ken Oaks Dr Danbury Conn.

* I am withdrawing my name from the previous petition I signed in favor of a sewer system in this neighborhood.

We, the undersigned property owners in the Lake Kenosia area encompassing Boulevard Dr., Ken Oaks Dr., Kimberly Trail, Windaway Rd. and Jenny Dr., are opposed to the installation of sewer lines in this area and request withdrawal of the previously submitted petition for such lines.

Name

Address

Miriam Bernstein

97 Blvd. Prairie Danbury Ct.

J.R. Rodriguez

48 Blvd Dr. Danbury Ct.

J. Sheinman

62 Blvd W. Danbury Ct.

VENTURA, ANDERSEN & SIMON, P.C.

ATTORNEYS AT LAW

FIVE HARMONY STREET, P.O. BOX 616, DANBURY, CONNECTICUT 06810

750 SUMMER STREET, STAMFORD, CT 06901

DANBURY (203) 744-2260
STAMFORD (203) 325-8308

AMERICO S. VENTURA
DIANNE M. ANDERSEN
RIA D. SIMON
JEAN S. FERLAZZO
RICHARD J. KILCULLEN
MARCELLA GEREK

May 30, 1986

RJK

*Rec'd
6-3-86*

Honorable James E. Dyer
Honorable Members of the
Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut 06810

Re: William E. Hull
49 Stadley Rough Road
Danbury, Connecticut

Dear Mayor Dyer and Members
of the Common Council:

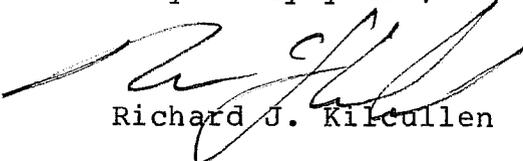
Please be advised that I represent William E. Hull, who owns property located at the intersection of Stadley Rough and Palmer Roads.

City Engineering Maps show the existence of two drainage pipes installed by the City which cross over my client's property. No easements or rights of way were ever acquired by the City. Recently, my client was ordered to install a new septic system by the health department. Due to the location of the pipes, the system had to be installed between them. The pipes allowed just barely enough room for installation, and in the event my client needs to expand his septic system in the future, the smaller of the pipes will have to be relocated.

After consultations with Assistant Corporation Counsel Eric Gottschalk, I am submitting on behalf of my client a proposed sewer easement for your review and approval.

Should you require any additional information, please feel free to contact me.

Very truly yours,


Richard J. Kilcullen

RJK:jem
enclosure

cc: Eric Gottschalk, Esq.
Asst. Corporation Counsel

22 ✓

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM E. HULL, SR., of the City of Danbury, County of Fairfield and State of Connecticut, individually, and as Guardian of WILLIAM E. HULL, JR. and EDWARD C. HULL, minors, hereinafter the "Grantor", for the consideration of ONE (\$1.00) DOLLAR and other valuable consideration, received to his full satisfaction of the CITY OF DANBURY, CONNECTICUT, a municipal corporation, hereinafter the "Grantee", does hereby grant to the Grantee, its successors and assigns, the right, privilege and authority to maintain two storm drainage pipes, including the right to maintain, operate, construct, alter or repair, and replace the same, in or upon the following described land of the Grantor:

FIRST PARCEL: All that certain piece or parcel of land with the buildings and improvements thereon, situate at the corner of Stadley Rough Road and Palmer Road in the City of Danbury, County of Fairfield and State of Connecticut bounded and described as follows:

NORTHEASTERLY: by land formerly of Benjamin B. Elwood now of James T. and Gladys M. Hanley, 100 feet, more or less;

SOUTHEASTERLY: by land formerly of Benjamin B. Elwood now of Arthur and Agatha Gajdoseh and second parcel herein described, each in part, 189 feet, more or less:

WESTERLY & NORTHWESTERLY: by a curve formed by the intersection of Stadley Rough Road and Palmer Road, 226 feet, more or less.

Being the same premises described in a certain Quit Claim Deed from George Herrmann to Gertrude Herrman, dated November 7, 1952 and recorded in Volume 269 at Page 448 of the Danbury Land Records.

SECOND PARCEL: A certain triangular piece or parcel of land with the improvements thereon, situated as above in said Danbury and bounded and described as follows:

22

NORTHERLY: by Parcel 1 above described, 192 feet, more or less;

SOUTHEASTERLY: by land formerly of Benjamin B. Elwood, now of Anthony and Agatha Gajoseh, 55 feet, more or less;

SOUTHWESTERLY: by land now of Edward G. and Margaret P. Herrmann.

Said second parcel comes to a point on Stadley Rough Road at the intersection of the hereinbefore described parcel, Parcel No. 1, and land now of Edward G. and Margaret P. Herrman and being the remaining portion of Parcel N. 2 contained a certain Quit Claim Deed from George Herrmann to Gertrude Herrmann, dated September 30, 1952 and recorded in Volume 268 at Page 317 of the Danbury Land Records.

Subject to encumbrances of record.

Said easements are more particularly described as follows:

Easement No. 1

Commencing at a catch basin on Palmer Road and passing through the easterly portion of the grantor's property a distance of 100'+ and containing an 18" storm pipe.

Easement No. 2

Commencing at a catch basin on Stadley Rough Road and passing through the grantor's property in an easterly direction and containing a 12" storm pipe.

Both as shown on a plan entitled "Plan & Profile Palmer Road Construction" dated Aug. 1969 and filed in the office of the City Engineer.

The Grantor hereby conveys to the Grantee all right, title and interest of the Grantor in an 18" storm drain pipe located in Easement No. 1, and a 12" storm drain pipe located in Easement No. 2, and other items appurtenant to said pipes within the easements described above.

22

Also, the right to enter on said property for the purpose of constructing, servicing, repairing, relocating or replacing the storm drain pipes, it being understood that the Grantee's obligation hereunder is to maintain the 18" and 12" storm drain pipes. It being further understood that the City of Danbury shall, subsequent to any such repair, replacement or maintainance, restore the bituminous paved surfaces or any unpaved surfaces overlaying the easement property to substantially the same condition as now existing, providing, however, that the Grantor shall not alter surface grades, and that said restoration shall not include any structures, other improvements (except for bituminous surface), or plantings (except ground sod), made or installed by Grantor, its successors and assigns.

And further, the Grantee shall be obligated to relocate the 12" storm drain pipe in the event that the Grantor is required by any municipal authority to expand or relocate the septic system which services the building located on the subject premises.

To have and to hold, the above granted rights, privileges, and authority unto the said Grantee, its successor and assigns, to their own proper use and behoof.

IN WITNESS WHEREOF, WILLIAM E. HULL, SR., individually, and as Guardian of WILLIAM E. HULL, JR. AND EDWARD C. HULL, minors, has hereunto set his hand and seal this day of , 1986.

SIGNED, SEALED, DELIVERED
IN THE PRESENCE OF:

WILLIAM E. HULL, SR.

WILLIAM E. HULL, SR.
Guardian of William E.
Hull, Jr. and Edward C.
Hull, minors

27

STATE OF CONNECTICUT)
) ss: Danbury
COUNTY OF FAIRFIELD)

Personally appeared, WILLIAM E. HULL, SR.,
individually, and as Guardian for William E. Hull, Jr. and
Edward C. Hull, signer and sealer of the foregoing instrument,
who acknowledged the same to his free act and deed, before me,

Notary Public
Commissioner of the Superior Court



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

May 16, 1986

Wm. J. R.

THEODORE H. GOLDSTEIN
CORPORATION COUNSEL

ERIC L. GOTTSCHALK
SANDRA V. LEHENY
LAWRENCE M. RIEFBERG

ASSISTANT CORPORATION
COUNSEL

PLEASE REPLY TO:
P. O. Box 1261
DANBURY, CT 06810

23

Hon. James E. Dyer, Mayor
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: Request for Sewer Assessment Tax Abatement - Abbott Avenue

Dear Mayor:

The above-captioned matter was referred to a committee of the Common Council at its February 4, 1986 meeting. Said committee never met due to the illness of its chairperson so that the matter was then reassigned to another committee at the Common Council meeting of April 1, 1986. This committee also did not meet due to the resignation from the Council of its chairperson.

I, accordingly, ask that the above-captioned matter be reassigned to another committee at the next meeting of the Common Council.

Very cordially yours,

Theodore H. Goldstein

Theodore H. Goldstein
Corporation Counsel

THG:cr



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

W. R. [Signature]

23

PLEASE REPLY TO:
P. O. Box 1261
DANBURY, CT 06810

THEODORE H. GOLDSTEIN
CORPORATION COUNSEL

ERIC L. GOTTSCHALK
SANDRA V. LEHENY
LAWRENCE M. RIEFBERG

ASSISTANT CORPORATION
COUNSEL

May 16, 1986

RECEIVED

JUN 9 1986

OFFICE OF CITY CLERK

Hon. James E. Dyer, Mayor
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: Request for Sewer Assessment Tax Abatement - Abbott Avenue

Dear Mayor:

The above-captioned matter was referred to a committee of the Common Council at its February 4, 1986 meeting. Said committee never met due to the illness of its chairperson so that the matter was then reassigned to another committee at the Common Council meeting of April 1, 1986. This committee also did not meet due to the resignation from the Council of its chairperson.

I, accordingly, ask that the above-captioned matter be reassigned to another committee at the next meeting of the Common Council.

Very cordially yours,

Theodore H. Goldstein
Corporation Counsel

THG:cr

24

June 16, 1986

City Clerk
City of Danbury
City Hall
155 Deer Hill Ave
Danbury, Connecticut 06810

Re: Tarrywile Lake Road Extension

Dear City Clerk:

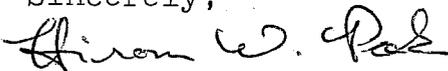
I am assisting the owners of land at the end of Tarrywile Lake Road in securing permission to build on existing lots in that area.

The Common Council at an earlier meeting granted permission to extend Tarrywile Lake Road to serve these lots. Due to the nature of the land and the pre-existing status of the lots a plan was submitted to the City Engineer for consideration. There were essentially two points which did not meet City standards which we are asking for a variance from.

The waiver of the 10% road grade maximum and the road width minimum is requested to be waived. This request is to be viewed in the context of plans and subsequent written comments already in the hands of the City Engineer and City Planning staff. We appreciate your consideration of the matter in this difficult situation and see it as a rather unique one. We feel strongly that the granting of a variance to the established road standards is possible, warranted and in fact necessary in order for us to use our property.

We would request that this item be placed on the July agenda of the Common Council. If there are any questions regarding this matter, I may be reached at 263-5263.

Sincerely,



Hiram W. Peck, AICP
Planning Consultant

HP/jl

Page 0009
Specifications for Tarrywile
Road Extension
Submitted for Review 06/16/86



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

25

Emanuel A. Merullo
Director of Personnel

JAMES E. DYER, MAYOR

PERSONNEL DEPARTMENT
(203) 797-4598

TO: Honorable Mayor James E. Dyer
Honorable Members of the Common Council

FROM: Emanuel A. Merullo *EM*
Director of Personnel

DATE: June 19, 1986

The City's negotiating team has been meeting with the Firefighters' Union since March 1985 to negotiate a successor contract for the 1985-1986 fiscal year. We have reached agreement on all items but one. This issue addresses promotional appointments. Hearings were held by a Fact Finder and necessary documentation was submitted to him.

Please find enclosed a copy of the "Fact Finding Report" from the Connecticut State Board of Arbitration.

The report proposes contract language dealing with promotions which we do not feel is appropriate. After reviewing the matter with Mayor Dyer, I recommend that the report be rejected by the Common Council and the question settled through binding arbitration. Time constraints imposed by state law require that the Common Council act on this matter without delay. I, therefore, further recommend that the report be acted upon tonight without the usual referral to Committee.

25

THE CONNECTICUT STATE BOARD OF MEDIATION AND ARBITRATION

DEPARTMENT OF LABOR

F A C T F I N D I N G R E P O R T

Pursuant to the Municipal Employees Relations Act
Chapter 113, Sections 7-473 and 7-474
General Statutes of Connecticut

* * *

In the matter of:

CITY OF DANBURY

-and-

IAFF, Local 801

)
)
) Case No. 8485-MBA-221

)
) Dated: May 9, 1986
)

APPEARANCES:

For The City: Emanuel A. Merullo, Director of Personnel

For the Union: John Grennan

RECEIVED

MAY 13 1986

PERSONNEL DEPT.

Submitted By:

M. Jackson Webber, Esq.
661 Wethersfield Avenue
Hartford, CT 06114

INTRODUCTION

The meetings between the City of Danbury and Local 801, IAFF were held on January 9, 1986 and on January 29, 1986 at the Town Hall in Danbury, Connecticut. The Fact Finder, M. Jackson Webber, was appointed under Conn. General Statutes, Section 7-473 b & c to file a fact finding report.

BACKGROUND

The relationship between the parties and the bargaining unit has been fairly congenial as evidenced by the small number of issues in dispute after a lengthy period of negotiations. The only issue between the parties concerns the manner in which promotional positions are to be filled and the establishment of an eligibility list when a vacancy occurs. The parties have been negotiating at least twice a month since February, 1985 in hopes of negotiating a successor contract to that which was slated to expire on June 30, 1985. The negotiating teams of both parties were able to resolve all of their respective differences and the parties drafted a "tentative agreement" which was subject to ratification by both the City and the Union membership. The "Tentative Agreement" was ratified by the Union and rejected by the City.

During the first two sessions of the fact finding process, the parties agreed to accept all of the terms and conditions of the "Tentative Agreement" with a few minor changes, and to submit the one issue of promotions to the fact finder.

UNION PROPOSAL FOR PROMOTIONS

"New Article Promotions

Section 1 - Whenever a vacancy in a promotional position in the bargaining unit is created, and an eligibility list established in accordance with Section 3 of this Article, exists for the classification to which such position is allocated, the Mayor shall, within fifteen (15) days of the date on which such vacancy is created, appoint the person standing highest on such eligibility list to fill such vacancy(ies).

Section 2 - Whenever a vacancy in a promotional position in the bargaining unit is created, and an eligibility list does not exist for the classification to which the position is allocated, the Mayor, within sixty (60) days of the date on which such vacancy is created, shall cause a competitive examination to be held in accordance with the provisions of Section 3 of this Article for the purpose of establishing an eligibility list for such classification. After an eligibility list is established pursuant to this Section, the Mayor shall appoint the person standing highest on such eligibility list, as revised, to fill such vacancy within fifteen (15) days of the date on which the last appeal against the results of such examination is processed and determined in accordance with the rules of the independent testing agency. If no appeal has been filed against such results within the time limits established by the independent testing agency's rule on such appeals, the Mayor shall appoint the person standing highest on such eligibility list within fifteen (15) days of the last date on which an appeal could have been filed in accordance with said rule.

Section 3 - The Mayor may from time to time, and shall, pursuant to Section 2 of this Article, cause competitive examinations to

be held by the independent testing agency. Each examination shall be open to only those persons who meet the minimum qualifications, established in accordance with Civil Service, for the classifications for which the examination is being conducted. The minimum passing grade for each examination shall be seventy-percent (70%) and such passing grade shall be posted in advance of any examination. Subjective efficiency ratings or performance evaluations shall not be a part of any such examinations. All employees who receive a final total passing grade in an examination for a certain classification shall be placed on the eligibility list for such classification in the order of their final total grade in such examination.

Section 4 - Each eligibility list shall be in effect and operable for two (2) years starting with the fifteenth (15th) day following the date said list is published.

Section 5 - All study material shall be made available to all employees at all Fire Stations."

The City of Danbury has developed a Civil Service Board in compliance with the Conn. General Statutes 7-407 through 7-424. The problem which has arisen, according to the Union, is that the Mayor is circumventing the process of the Civil Service System by filling vacancies with temporary appointments which do not have any specified duration. The interest and welfare of the Firefighters is at stake. Firefighters must follow orders without question, and to be fully effective,

officers of the Department must have the respect and support of their subordinates. Therefore, the Union contends that promotions within the fire service must be made based upon qualifications rather than political considerations.

The City of Danbury alleges that the acceptance of the Union's proposal would undermine the Mayor's authority to appoint employees, as provided by the City Charter; and further, the promotional procedures are not a mandatory subject of the bargaining unit as provided in Conn. General Statutes 7-474 g. The City and the Union discussed the merits of the Union proposal concerning promotions for several months prior and subsequent to the date the "Tentative Agreement" was rejected by the City of Danbury. Whether or not this action waived any defenses which the City may have concerning the mandatory subject of bargaining will have to be decided at another forum in that the fact finder believes that such a decision is beyond his authority.

The City objected to the fact that the Mayor, under the Union proposal, would have to select an individual who had obtained the highest score on the examination, even if the individual who ranked second or third on the test would be a preferable candidate and allowed under the current Civil Service System. The City contends that the time limits required in the Union proposal would tend to tie the hands of

the Mayor and the Civil Service Commission, and would be impossible to comply with under the current scheduling and testing procedures. The Union proposal would further restrict the operation of the Fire Department in a way that would adversely affect the men that it is purported to help.

The City's objection to Section 4 of the Union proposal is that the current regulations offer more flexibility, and that it is quite undesirable to retain a 2-year eligibility list for obvious reasons.

As to the Union proposal of a library in Section 5, the City feels that it would be a nightmare to administer, and that most of the materials which the Union is requesting are available to the men currently.

DECISION

After reviewing all of the evidence, briefs and testimony it is the decision of the fact finder that the following article be added to the current contract:

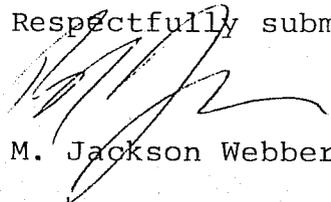
"Section 1 - Whenever a vacancy in a promotional position in the bargaining unit is created and an eligibility list is established, the Mayor shall, within thirty (30) days of the date the list is promulgated, appoint a person consistent with the rules and regulations of the Civil Service Commission."

25

"Section 2. - Whenever a vacancy in a promotional position in the bargaining unit is created and an eligibility list for the position does not exist, the Mayor, within ninety (90) days of the date on which such a vacancy is created, shall cause a competitive examination be administered in accordance with the provisions of Civil Service Regulations."

All provisions of Joint Exhibit I attached hereto were agreed to by the parties prior to the time the fact finder's services were requested except for the issues raised and decided in the fact finding brief.

Respectfully submitted,



M. Jackson Webber





026

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

LEONARD G. SEDNEY
Planning Director

PLANNING DEPARTMENT
797-4525

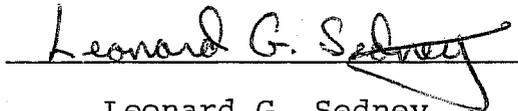
TO: Mayor James E. Dyer, and
Members of the Common Council

FROM: Leonard G. Sedney, Planning Director

RE: Legal Assistance for Post Office Street Project

DATE: June 27, 1986

I am requesting that the City hire outside legal assistance to secure the easements in connection with the Post Office Street Project. It is my understanding that I must secure Common Council approval before such hiring can take place. This legal assistance is necessary due to time constraints of the Post Office Street Project, and the fact that the Corporation Counsel is over-burdened.


Leonard G. Sedney



27

CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

July 1, 1986

Honorable Members of the Common Council
City of Danbury
Connecticut

Dear Council Members:

I respectfully request your confirmation of the appointment of Susan Sonchik, 43 Bear Mountain Road, Danbury to the Conservation Commission for a term to expire on July 1, 1989 and the reappointment of R. Craig Johnson, 11 Aunt Hack Road for a term to expire on July 1, 1989.

Dr. Sonchik is employed by IBM and active with the Girl Scouts.

Mr. Johnson is the current chairman of the Conservation Commission and has an excellent attendance record.

Sincerely,

James E. Dyer
Mayor

JED:mad



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

July 1, 1986

Honorable Members of the Common Council
City of Danbury
Connecticut

Dear Council Members:

I respectfully request your confirmation of the following appointment and reappointments to the Library Board of Directors:

Appointment:

Eugenia Vecchiarino, Ohehyahtah Place, Danbury for a term to expire on January 1, 1989. Mrs. Vecchiarino is active in many community activities.

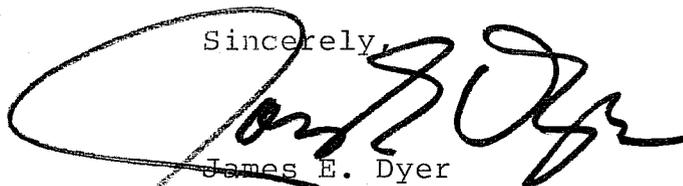
Reappointments:

Patricia Fernand, Chambers Road, Danbury for a term to expire on January 1, 1988

Margaret Pastorino, 11 Lakeside Road, Danbury for a term to expire on January 1, 1988

Albert Hornig, 9 Dogwood Drive and John W. Hoffer, 10 Oak Ridge Avenue for terms to expire on January 1, 1989.

Sincerely,



James E. Dyer
Mayor

JED:mad



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

29

JAMES E. DYER
MAYOR

July 1, 1986

Honorable Members of the Common Council
City of Danbury
Connecticut

Dear Council Members:

I respectfully request your confirmation of the following appointments to the Environmental Impact Commission:

Michael Zotos, 49 Garfield Avenue, Danbury for a term to expire on December 1, 1987

Penelope B. Peirce, 58 Lincoln Avenue, Danbury as an alternate member, for a term to expire on December 1, 1986.

Dr. Zotos is a businessman in Danbury.

Ms. Peirce is employed by Seelye, Stevenson, Value and Knecht, Inc., Consulting Engineers.

Sincerely,

James E. Dyer
Mayor

JED:mad



31

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Request from Metro Mobile Cts. to lease property at Danbury Airport.

The committee met at 8:10 P.M. on June 25, 1986 in room 432 with committee members Carole Torcaso, Beverly Johnson present. Paul Estefan, Airport Administrator was also present. Mounir Farah was absent.

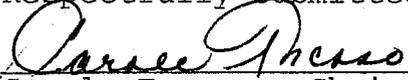
Mr. Estefan discussed the feasibility of Metro Mobile Cts placing an antenna on the Airport Beacon site.

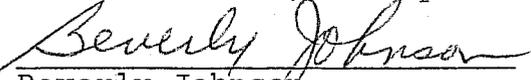
Mrs. Torcaso asked Mr. Estefan if the Aviation Commission had been consulted on this project. Mr. Estefan said they had not.

Mrs. Johnson questioned if any details had been developed and Mr. Estefan stated no.

Mrs. Johnson motioned to recommend that this request be reviewed by the Aviation Commission then return to the Common Council with a proposal for a lease. Motion seconded and passed unanimously.

Respectfully submitted


Carole Torcaso, Chairperson


Beverly Johnson

Mounir Farah



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Funds for King St. Volunteer Fire Department.

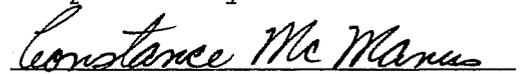
The committee appointed to review the request that the Common Council restore \$4,000 to the King St. Volunteer Fire Department met on 6/12/86 at 7:30 P.M. with Chief David Athans and President Bob Bittner from the King St. Volunteers and Chief Charles Monzillo and Deputy Chief Jack Murphy of the paid Fire Department. Also in attendance were Councilmembers Carole Torcaso, John Esposito, Stanford Smith and Louis Charles in an ex-officio capacity.

The King Street volunteers explained that they had requested \$4,000 in their 1986-1987 budget request in order to install a dry hydrant in the pond in Flintlock Estates but that the \$4,000 had been eliminated. They stated that dry hydrants are necessary in the King Street area because the nearest hydrant entails a 20 minute round trip from the firehouse. Without a dry hydrant they have to carry a portable pump and pull off of the roadway in order to gain access to ponds and streams.

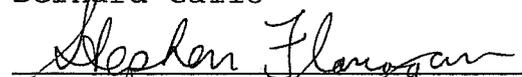
Chief Monzillo stated that he had eliminated the money from the King Street request because he wanted more information concerning the dry hydrant. The Chief further stated that the "King Street Area needs water" and that "dry hydrants are worth the money" but objects to any volunteer company "end-running him". Chief Athans and President Bittner agreed to supply Chief Monzillo with the information required and also to discuss the whole dry hydrant program with him.

Councilman Gallo moved to recommend that the Common Council reinstate \$4,000 to the King Street Volunteer Fire Department but, before the installation of the dry hydrant, that the Chief be informed and be allowed input into the project. The motion was seconded by Councilwoman McManus and approved by a vote of 2 yes and 1 no from Councilman Flanagan.

Respectfully submitted


Constance McManus


Bernard Gallo


Stephen Flanagan



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT
OF FINANCE

July 1, 1986

1986-1987 Budget

TO: Common Council via
Mayor James E. Dyer

Certification #1

FROM: Dominic A. Setaro, Jr.

We hereby certify the availability of \$4,000.00 in the Contingency Account to be transferred to the Fire Department, Contributions Account #02-02-110-071500.

Balance of Contingency Account	\$1,004,000.00
Less this request	4,000.00
	<hr/>
	\$1,000,000.00

Dominic A. Setaro, Jr.
Acting Director of Finance - Comptroller

DAS/af



33

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Charter Revision Commission.

The Common Council committee to appoint a Charter Revision Commission, met on several occasions and discussed the Charter, Number of Members and Make-up of the Commission. The committee advertised for members to serve on the Commission, through the media and by requesting a list of names from each Town Committee Chairperson.

On June 23, 1986 the committee held its final meeting with the following results. The committee reviewed the State Statutes regarding the make-up of a Charter Revision Commission. The committee then addressed this in four segments:

1. Number of people to be on the Commission.
2. Names of appointees.
3. Length of time until final Report.
4. Portions of Charter to address.

Item #1. - Last time there were 15 commission members and the committee felt that was just one of their many problems. C. McManus moved to create a commission of seven members, seconded by J. Esposito. The vote was unanimous.

Item #2. Names of Appointees:

- (A) C. McManus moved to appoint Robert Ogden (D), seconded by J. Esposito. The vote was unanimous.
- (B) C. McManus moved to appoint Joseph Noonan (R), seconded by J. Esposito. The vote was unanimous.
- (C) J. Esposito moved to appoint Emil Morey (I), seconded by C. McManus. The vote was unanimous.
- (D) J. Esposito moved to appoint Nancy Deibler (D), seconded by C. McManus. The vote was unanimous.
- (E) C. McManus moved to appoint Thomas Frizzell (D), seconded by J. Esposito. The vote was unanimous.
- (F) C. McManus moved to appoint Robert Peat (D), seconded by J. Esposito. The vote was unanimous.
- (G) C. McManus moved to appoint Richard Durkin (R), seconded by J. Esposito. The vote was unanimous.

Item #3. - J. Esposito moved to set a time limit of six months for a final report, with the Commission's first meeting to be held at 7:30 P.M. on July 15, 1986 in City Hall. Seconded by C. McManus. The vote was unanimous.

Item #4. - Areas the committee would like to see the Commission address are listed below:

- A. Chapter II - Section 2 - Number of Elected Officials.
- B. Chapter II - Section 2-2D - City Clerk.
- C. Chapter III- Section 3-1 - Compensation.
- D. Chapter III- Section 3-2 - Council President.
- E. Chapter III- Section 3-3 - City Clerk.
- F. Chapter III- Section 3-13 - Ad Hoc Committees
- G. Chapter IV - Section 6-6 - Director of Finance.
- H. Chapter IV - Section 6-14 - Bonding of Officials

Councilwoman C. McManus moved to suggest that these areas be specifically identified as areas of concern to the Commission. Councilman J. Esposito seconded the motion. The vote was unanimous.

The committee would also like the Commission to notify Department Heads and the general public of their meetings in order to have some outside input. The committee would also like the Commission Chairperson to send monthly progress reports to the Common Council.

Respectfully submitted

Bernard Gallo
Bernard Gallo, Chairman

Constance McManus
Constance McManus

John Esposito
John Esposito

mr

REPORT

July 1, 1986

34

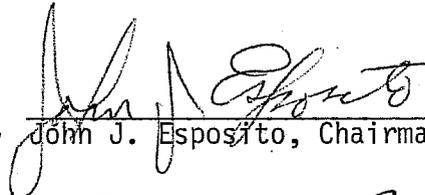
Honorable James E. Dyer, Mayor
Honorable Members of the Common Council

Re: Committee to review offer from the State of Connecticut to
purchase 2.07+ acres from the City of Danbury - Airport

The committee met on June 11, 1986 in Room 432 of City Hall with committee members John J. Esposito, Ernest M. Boynton and Nicholas Zotos in attendance. Also present were Corporation Counsel Theodore H. Goldstein and Paul D. Estefan, Airport Administrator. Following discussion, Councilman Boynton moved that the offer of the State of Connecticut be rejected and that the Corporation Counsel proceed to take all steps necessary, including the right to appeal from a Statement of Compensation of the State of Connecticut, in order to secure a more equitable resolution of the matter.

Said motion was seconded by Councilman Zotos and unanimously approved.

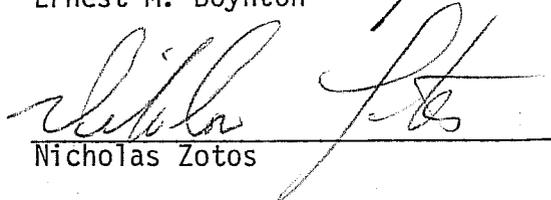
Respectfully submitted



John J. Esposito, Chairman



Ernest M. Boynton



Nicholas Zotos



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Drainage Easement - Kenosia Avenue.

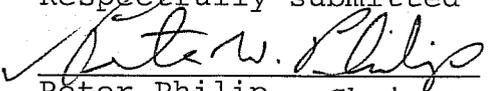
The Common Council committee appointed to review the above subject matter, met on May 12, 1986 in City Hall. In attendance were Committee members Philip, Chairman; and G. Eriquez. P. Cappelz, aide to the Mayor was also in attendance.

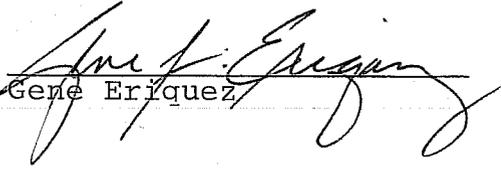
Mr. Cappelz reported that the State had offered the property in question to the City. The City refused the offer due to the fact they have not felt a need to acquire the property. However, he reported, a drain exists on the property which requires the easement being requested.

Mr. Cappelz noted that Mr. Schweitzer and Mr. Sedney were in favor of granting this easement since the cost would be \$500 versus a higher cost for potentially removing the drain in question.

A motion was made by G. Eriquez and seconded by P. Philip to recommend approval of the \$500 expenditure for administrative costs incurred by the State to grant the City the easement for drainage on Kenosia Avenue (property located on the Northerly side).

Respectfully submitted


Peter Philip - Chairman


Gene Eriquez



35

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

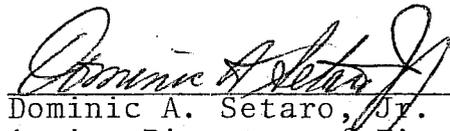
DEPARTMENT
OF FINANCE

June 25, 1986

TO: Mayor James E. Dyer
and Common Council

FROM: Dominic A. Setaro, Jr., Acting Director of Finance -
Comptroller

Please note that no certification is needed for drainage
easement on Kenosia Avenue. Funds are currently available
in the Land Acquisition Account.



Dominic A. Setaro, Jr.
Acting Director of Finance - Comptroller

DAS/af



CITY OF DANBURY

36

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Rental of land on Kenosia Avenue.

The committee appointed to review the request of Jim Muliolis to rent city owned property adjacent to his home, met on May 12, 1986 in City Hall. In attendance were Councilmen Philip and Flanagan and Mr. Muliolis.

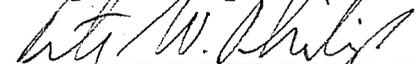
Mr. Muliolis seeks to rent this property to erect a tent from which he would sell lunch five days a week to workers from the Fair Mall across the street.

Mr. Philip informed Mr. Muliolis that a vending and health permit would be required and fulfillment of the requirements to achieve these permits. Competition bidding might be required. A lease would have to be drawn up and approved by the Common Council. No precedent appears to exist for a lease or rental agreement of this type.

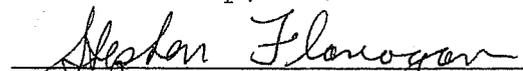
After a long discussion of the times involved in obtaining approval, if recommended, the applicant decided to withdraw his request. He concluded that in the times left after the approval of his request would not be sufficient to allow his plan to be profitable.

The withdrawal of the request was accepted by Councilman Philip & Flanagan.

Respectfully submitted



Peter Philip, Chairman



Stephen Flanagan



Robert Godfrey



37

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Mountainville Road Curve.

The Common Council committee appointed to review the above subject matter, met on June 5, 1986. Committee members present were Zotos, Eriguez and Esposito.

After discussion of existing road curve condition, Mr. Eriguez moved to refer to the City Engineer for study and recommendation to alleviate this problem (1) short term (2) future, seconded by Mr. Esposito and passed unanimously.

Respectfully submitted

Nicholas Zotos

Gene Eriguez

John Esposito



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

PROGRESS REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Trees on Barnum Road.

The committee appointed to review the request to remove trees on Barnum Road, met on June 16, 1986 at 7:15 P.M. for an on-site inspection of the trees and then met at 8:00 P.M. in room 432 in City Hall.

In attendance were committee members, Hadley and Flanagan. Mr. Farah was at work. Also attending were Byron Johnson, Tree Warden and Basil Friscia, Director of Public Works. Mr. & Mrs. Donald Lipsi attended the on-site inspection portion of the meeting.

The committee requests that:

1. Ownership of the trees be verified through the Engineering Department. Mr. Johnson will handle this and will request that the line be marked.
2. If City ownership is established, the trees be cut back as far as practicable and as expeditiously as possible.
3. Mr. Johnson provide the committee and the Director of Public Works with the pertinent sections of the law governing the posting and removal of trees.
4. The property be re-inspected by the Council committee after the trees are cut back and before ordering the posting.

The problem of vision when backing from the Lipsi driveway is exacerbated by the blind curve, increased traffic, smaller cars and the growth of the trees which provide a shield from the road for the next door neighbor.

Respectfully submitted

Philip N. Hadley, Chairman

Mounir Farah

Stephen Flanagan

cc: Byron Johnson - Tree Warden
Basil Friscia - Director of Public Works



39

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

REPORT

July 1, 1986

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Request to rename Oak Lane.

The committee met on June 10, 1986 at 7:30 P.M. on room 432 at City Hall. In attendance were Councilmen Sollose, Eriquez and DaSilva.

Councilman Sollose briefly explained the intent of the first meeting to the attending residents from Oak Lane and several discussions followed.

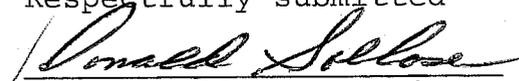
The use of the name "Oak Lane" on three separate streets has created insurmountable problems not only with the U.S. Postal Service with a delay of mail but also the Police and Fire Department arrival is sometimes delayed after the complaint is registered. According to our Department Reports, this occurs mainly because the caller information as to which Oak Lane it is.

The residents of Oak Lane (Pleasant Acres Area) submitted to the committee copies of Tax Bills, Deeds, and Documents indicating their address and below it showing the area designated. For example, those living in the Pleasant Acres, should have Pleasant Acres after their address. They felt this may solve the problem.

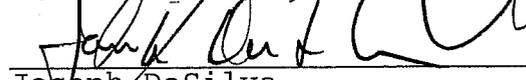
The committee moved that no action be taken at this time because the roads that were asked to be changed are privately owned and the City has no jurisdiction in this matter.

The committee recommends that the residents of Oak Lane continue to use the suffix "Pleasant Acres" or "Hayestown Area" after their address. It also recommends that the residents of Oak Lane in the Jensen Mobile Home Area use the suffix "Lakeview" after their address.

Respectfully submitted


Donald Sollose - Chairman


Gene Eriquez


Joseph DaSilva



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

39

REPORT

July 1, 1986

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Request to rename Oak Lane.

The committee met on June 10, 1986 at 7:30 P.M. on room 432 at City Hall. In attendance were Councilmen Sollose, Eriquez and DaSilva.

Councilman Sollose briefly explained the intent of the first meeting to the attending residents from Oak Lane and several discussions followed.

The use of the name "Oak Lane" on three separate streets has created insurmountable problems not only with the U.S. Postal Service with a delay of mail but also the Police and Fire Department arrival is sometimes delayed after the complaint is registered. According to our Department Reports, this occurs mainly because the caller information as to which Oak Lane it is.

The residents of Oak Lane (Pleasant Acres Area) submitted to the committee copies of Tax Bills, Deeds, and Documents indicating their address and below it showing the area designated. For example, those living in the Pleasant Acres, should have Pleasant Acres after their address. They felt this may solve the problem.

The committee moved that no action be taken at this time because the roads that were asked to be changed are privately owned and the City has no jurisdiction in this matter.

The committee recommends that the residents of Oak Lane continue to use the suffix "Pleasant Acres" or "Hayestown Area" after their address. It also recommends that the residents of Oak Lane in the Jensen Mobile Home Area use the suffix "Lakeview" after their address.

Respectfully submitted

Donald Sollose - Chairman

Gene Eriquez

Joseph DaSilva



40

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

FINAL REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Offer of land on Chambers Road & Zinn Road.

The committee met on June 16, 1986 in room 432 at City Hall. In attendance were Councilwomen Beverly Johnson and Constance McManus. Councilman DaSilva could not attend the meeting.

The committee received a report from the City Engineer, J. Schweitzer, recommending that these two road widening strips be accepted by the City for possible future road improvement purposes.

Councilwoman McManus made a motion, seconded by Councilwoman Johnson to accept the two road widening strips.

Respectfully submitted

Beverly Johnson

✓ Beverly Johnson, Chairperson

Constance McManus

Constance McManus

Joseph DaSilva

Joseph DaSilva

40 June 16, 1986

Final Report

Re: offer of land on Chambers Road
& Zinn Road.

The committee meet on Monday, June 16, 1986 in Room 432 at City Hall 7 PM
Councilwomen
In attendance were Connie McManus,
& Beverly Johnson. ^{Councilman} Joseph Da Silva could not
make the meeting.

The Committee received a report from
the City Engineer, ^{Jack Schweitzer} recommending that these
two (2) road widening strips be accepted
by the City for possible future road
improvement purposes.

Councilwomen, Connie McManus made
a motion to accept the ~~strip~~ two
(2) road widening strips & second by
B. Johnson

Respectfully submit
Beverly Johnson, Chair
Connie McManus
Joseph Da Silva

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That HOWARD E. BUHSE, of 85 Middle River Road, Danbury, CT 06810

Execut or _____ of the will of VIRGINIA D. BUHSE
late of Danbury _____ deceased, by virtue of
the general power of sale set forth in Paragraph Eighth of the decedent's Will
dated November 20, 1981, which Will is on file with the Probate Court for the
District of Danbury,

and in consideration of the sum of One Dollar (\$1.00)
Dollars and _____ no _____ cents, received to my _____ full satisfaction of
CITY OF DANBURY, a municipal corporation located in the County of Fairfield and
State of Connecticut,

_____, do grant, bargain, sell and confirm unto
the said grantee, CITY OF DANBURY all the right, title, interest, claim and demand
which the said VIRGINIA D. BUHSE had at the time
of her decease, or which I as such Execut or
have or ought to have, in and to a certain piece or parcel of land, with the buildings thereon,
situated in the Town of Danbury, County of Fairfield
and State of Connecticut, and bounded and described as follows:

All that certain piece or parcel of land located on Boyce Road in the City of
Danbury, County of Fairfield and State of Connecticut known as Parcel "X" which
parcel is more particularly shown on a certain map entitled "Final Subdivision,
Heritage Estates Section 2A, Owner of Record & Subdivider: Howard E. Buhse, Executor
of the Estate of Virginia D. Buhse, Danbury, Connecticut," Scale 1" = 200', Zone:
RA-40, Date: Aug. 16, 1985 Total Area = 13.622 AC, which map will be filed in the
Office of the Town Clerk of the City of Danbury.

Said premises are subject to:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.
2. Current taxes due the City of Danbury.
3. Notes and legends as appear on said map.
4. A drainage easement as shown on the aforesaid map.
5. The effect, if any, of an easement to the Danbury and Bethel Gas & Electric Company and the Southern New England Telephone Company dated September 10, 1934 and recorded in Volume 196 at page 106 of the Danbury Land Records.

TOGETHER with rights to grade.

To Have and to Hold the above granted and bargained premises with the appurtenances thereof, unto ~~it~~ the said grantee, its successors ~~heirs~~ and assigns to ~~it~~ and their own proper use and benefit forever. And ~~I~~ ⁴¹ the said execut or do hereby covenant with ~~it~~ the said grantee, its successors ~~heirs~~ and assigns, that ~~I~~ have full power and authority, as execut or aforesaid, to grant and convey the above described premises in manner and form aforesaid ~~and for~~ my self and my heirs, executors and administrators ~~I~~ do further covenant to warrant and defend the same to ~~it~~ the said grantee, its successors ~~heirs~~ and assigns, against the claims of any person or persons whomsoever, claiming by, from or under me as execut or aforesaid.

In Witness Whereof. I as such execut or have hereunto set my hand and seal this 9th day of December, A. D. 19 85

Signed, Sealed and Delivered in presence of:

Robert V. Eberhard
 ROBERT V. EBERHARD

Howard E. Buhse
 HOWARD E. BUHSE, Executor of the Estate of VIRGINIA D. BUHSE

Daniel T. Eberhard
 DANIEL T. EBERHARD



State of Connecticut,
 County of FAIRFIELD

} SS. Danbury,

December 9, A. D. 19 85

Personally appeared HOWARD E. BUHSE, Executor of the Estate of VIRGINIA D. BUHSE the signer and sealer of the foregoing instrument, who acknowledged that he executed the same in the capacity and for the purpose therein stated, and that the same is his free act and deed before me,

Robert V. Eberhard
 ROBERT V. EBERHARD *Notary Public*
 Commissioner of the Superior Court



EXECUTOR OR ADMINISTRATOR

HOWARD E. BUHSE, Executor of the Estate of VIRGINIA D. BUHSE

TO

CITY OF DANBURY

Dated DECEMBER 9, 19 85

Received _____ 19 _____

At _____ M

Recorded in _____

LAND RECORDS

Vol. _____ Page _____

Town Clerk

41

Description of Property

All that certain piece or parcel of land located on Boyce Road in the City of Danbury, County of Fairfield and State of Connecticut known as Parcel "X" which parcel is more particularly shown on a certain map entitled "Final Subdivision, Heritage Estates Section 2A, Owner of Record & Subdivider: Howard E. Buhse, Executor of the Estate of Virginia D. Buhse, Danbury, Connecticut," Scale 1" = 200', Zone: RA-40, Date: Aug. 16, 1985 Total Area = 13.622 AC, which map will be filed in the Office of the Town Clerk of the City of Danbury.

CERTIFICATE OF TITLE

41

TO: CITY OF DANBURY
155 Deer Hill Avenue
Danbury, CT 06810

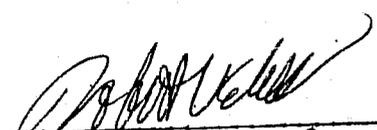
This is to certify that after examination of the Land Records, as indexed, of the City/~~Town~~ of Danbury, County of Fairfield and State of Connecticut, to the date hereof, I am of the opinion that the owner in fee simple of the property described on the attachment hereto, entitled "Description of Property" is/~~xxx~~

ESTATE OF VIRGINIA D. BUHSE,

and that said premises are subject only to the following:

1. Any and all provisions of any ordinance, municipal regulation or public or private law.
2. Any state of facts an accurate survey or a personal inspection of the premises might disclose.
3. Any leases not of record, or any rights of occupancy of any tenant or licensee, or rights of persons in possession, if any.
4. Any title to any portion of the premises which lies within the bounds of any existing street, road, lane or avenue.
5. Taxes to the City/~~Town~~ of Danbury for the List of October 1, 1984. The first two installments have been paid.
6. Notes and legends as appear on said map.
7. A drainage easement as shown on the aforesaid map.
8. The effect, if any, of an easement to the Danbury and Bethel Gas & Electric Company and the Southern New England Telephone Company dated September 10, 1934 and recorded in Volume 196 at page 106 of the Danbury Land Records.

Dated at Danbury, Conn., this 9th day of December, 1985.


ROBERT V. EBERHARD of
EBERHARD & EBERHARD
Attorneys at Law

STATE OF CONNECTICUT
 DEPARTMENT OF REVENUE SERVICES
 92 Farmington Ave., Hartford, CT 06105

41

INSTRUCTIONS

1. Print or type all information clearly.
2. GRANTOR OR AUTHORIZED AGENT: Submit the Conveyance Tax Return to the CITY OR TOWN CLERK with a check payable to: Commissioner of Revenue Services.
3. CITY OR TOWN CLERK: Mail the Conveyance Tax Return and the check to the COMMISSIONER OF REVENUE SERVICES (address listed above) not later than 10 days after receipt

1. TOWN OR CITY DANBURY		2. TOWN CODE NUMBER	
3. GRANTOR/SELLER (Last Name First) BUHSE, HOWARD E., Executor of Estate of Virginia D. Buhse			4. SOCIAL SECURITY NUMBER
5. ADDRESS (Number and Street) 85 Middle River Road			
6. CITY OR TOWN Danbury,	STATE CT	ZIP 06810	
7. GRANTEE/BUYER (Last Name First) CITY OF DANBURY			8. SOCIAL SECURITY NUMBER
9. ADDRESS (Number and Street) 155 Deer Hill Avenue			
10. CITY OR TOWN Danbury,	STATE CT	ZIP 06810	
11. LOCATION OF PROPERTY TRANSFERRED:		NUMBER AND STREET	CITY OR TOWN
Boyce Road, Danbury			
12. DATE CONVEYED December 9, 1985	13. DATE RECORDED January 1986	14. TYPE OF INSTRUMENT <input type="checkbox"/> WARRANTY <input type="checkbox"/> QUITCLAIM <input checked="" type="checkbox"/> OTHER IF OTHER, EXPLAIN: Executor's Deed	
15. TYPE OF CONVEYANCE: <input type="checkbox"/> TAXABLE <input checked="" type="checkbox"/> EXEMPT (if exempt, enter code no. from reverse side) CODE NO. (See certification below under Code #15.) 3			

COMPUTATION OF TAX

(To include all assumed financial obligations such as assumption of mortgages, sewer liens, etc.)

16. FULL PURCHASE PRICE	\$
17. TAX — LINE 16 × .005	\$

GRANTOR'S ATTORNEY OR AUTHORIZED AGENT'S AFFIRMATION

I DECLARE UNDER PENALTIES OF FALSE STATEMENT THAT THIS RETURN IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND COMPLETE RETURN.

[Signature] 12/ 9 /85

 SIGNATURE Robert V. Eberhard DATE

TOWN OR CITY CLERK

STATE TAX REVENUE RECEIVED \$ _____

 SIGNATURE OF TOWN CLERK OR AUTHORIZED AGENT DATE

ASSESSOR CERTIFICATION REQUIRED FOR EXEMPT CODE #15 ONLY

This is to certify that the above named grantor is _____ is not _____ currently receiving the benefits of the Homeowners Property Tax Relief for Elderly in accordance with Section 12-129b or 12-170a of the Connecticut General Statutes.

CERTIFICATION
INDIVIDUAL TRANSFEROR

41

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon my disposition of a U.S. real property interest,

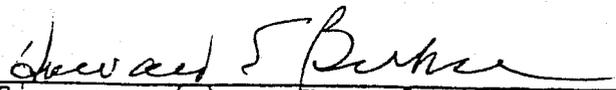
I, (Name of Transferor) BUHSE, HOWARD E. Executor of Estate of Virginia D. Buhse hereby certify the following:

1. I am not a nonresident alien for purposes of U.S. income taxation;
2. My U.S. taxpayer identifying number or Social Security number is _____;
3. My home address is 85 Middle River Road, Danbury, CT 06810; and
4. Address or description of subject property is _____
Parcel "X", Boyce Road, Danbury

I understand that this certification may be disclosed to the Internal Revenue Services by the transferee and that any false statement I have made here could be punished by fine, imprisonment or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.

Date: December 9, 1985



Signature(s) of Transferor(s)
HOWARD E. BUHSE, Executor of the Estate
of Virginia D. Buhse

Signature(s) of Transferor(s)



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

ENGINEERING DEPARTMENT
203-797-4641

January 16, 1986

41
JOHN A. SCHWEITZER, JR.
City Engineer

Councilwoman Beverly Johnson
Common Council
City of Danbury
Danbury, Ct.

Dear Councilwoman Johnson:

Road Widening Strip
Boyce Road
Estate of Virginia D. Buhse

This department has reviewed the legal document and the survey map for the above-noted strip of land and we also have field-inspected the parcel in question.

The strip of land is one which would benefit the City in possible future road widening work and we recommend that this road widening strip be accepted by the City.

We do have a few fairly minor comments to offer relative to the legal document itself. These comments we will address under separate cover to Assistant Corporation Counsel Eric L. Gottschalk.

If you have any questions please give me a call.

Very truly yours,


John A. Schweitzer, Jr.
City Engineer

JAS/PAE/isr

c: Eric L Gottschalk

Final Report June 16, 1986

Re: Road Widening - Boyce Road

The committee meet on Monday, June 16, 1986
at 7:45^{PM} in Room 432 at City Hall

In attendance were Councilwomen, Beverly Johnson
& Councilman Ernest Boynton.

Motion by E. Boynton recommended that
Council to accept the offer of ~~the~~
~~parcel of land~~ as ~~is~~ described in the
letter ^{dated} Jan 2, 1986 & enclosed copy of
Certified deed & description of property
subject to approval by Planning
Commission.

Respectfully submitted

Beverly Johnson, Chairperson

Ernest Boynton



41

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

FINAL REPORT

July 1, 1986

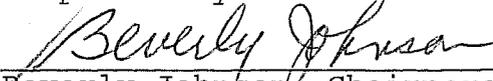
Honorable Mayor James E. Dyer
Honorable Members of the Common Council

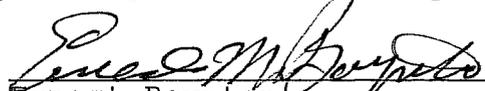
Re: Road Widening - Boyce Road.

The committee met on Monday, June 16, 1986 at 7:45 P.M. in room 432 at City Hall. In attendance were Councilwoman Beverly Johnson and Councilman Ernest Boynton.

A motion was made by Councilman Boynton and seconded by Councilwoman Johnson to recommend to the Common Council acceptance of the offer of land as described in the letter dated Jan. 2, 1986 and enclosed copy of Certified Deed and description of property, subject to approval by the Planning Commission.

Respectfully submitted


Beverly Johnson, Chairperson


Ernest Boynton



42

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

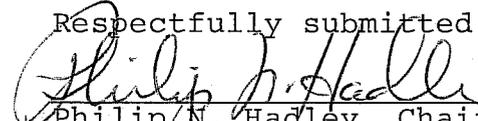
Re: Drainage problem at 10 Ridge Road.

The committee appointed to investigate a drainage problem at 10 Ridge Road met on June 23, 1986 at 7:30 P.M. to review information from the Engineering and Public Works Department.

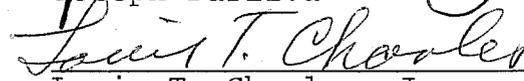
In attendance were committee members Hadley, Charles and DaSilva. Also attending the meeting were B. Friscia and D. Gervasoni from the Department of Public Works.

The problem was thoroughly discussed by the Council committee and by Mr. Friscia and Mr. Gervasoni. Since the Public Works Department seems to have the problem well in hand, Mr. DaSilva made a motion to take no further action as the Public Works Department has installed a catch basin and a drainage pipe on City property which should alleviate the problem, seconded by Mr. Charles and passed unanimously.

Respectfully submitted


Philip N. Hadley, Chairman


Joseph DaSilva


Louis T. Charles, Jr.



43

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

REPORT

July 1, 1986

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Drainage problem on Forty Acre Mountain Road.

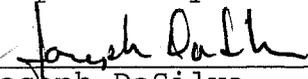
The committee appointed to review a request by Dr. Nemes of 90 Forty Acre Mountain Road concerning a drainage problem at that site, met at 7:30 P.M. on June 24, 1986. In attendance were committee members DaSilva, and Eriquez. Mr. Cassano had another meeting at the same time.

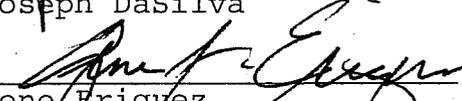
The committee discussed the concerns of Dr. Nemes and the information presented by Assistant Corporation Counsel E. Gottschalk in a communication to Corporation Counsel T. Goldstein. In this communication Mr. Gottschalk refers to an Engineering Department review conducted by City Engineer, J. Schweitzer and Donald Hambidge of the Engineering Department.

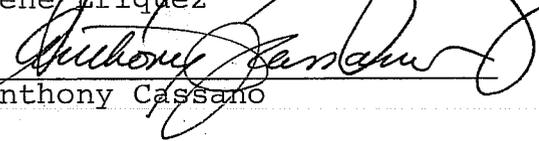
After careful consideration it was moved by Mr. Eriquez, in accordance with the recommendation contained in Mr. Gottschalk's memo dated 5/15/86, that the Common Council take no action at this time and suggest that Dr. Nemes consider regrading the area immediately surrounding her residence. This would avoid the need for blasting, piping and the disturbance of existing plantings on and adjacent to the property in question.

Additionally, per Corporation Counsel opinion, there appears no municipal responsibility present. Motion was seconded by Mr. DaSilva and passed unanimously.

Respectfully submitted


Joseph DaSilva


Gene Eriquez


Anthony Cassano

REPORT

July 1, 1986

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Application of Dan DiBuono (Frank Zenobia), for Sewer & Water
on Hospital Avenue. 44

The Sewer & Water Extension ^{Ad Hoc} Committee of the Common Council has met and reviewed the above petition with the City Engineer and has also reviewed a recommendation for approval from the Planning Commission.

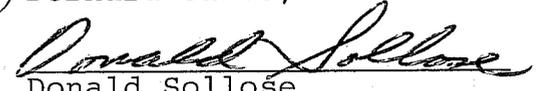
It is the recommendation of this committee that the petition be granted with the following conditions and restrictions:

1. The petitioner shall bear all costs relative to the installation of said Sewer & Water Lines.
2. The petitioner shall submit as-built drawings of this extension, prepared by a licensed Connecticut Land Surveyor, for approval by the City Engineer.
3. Detailed Engineering Plans and Specifications are to be approved by the City Engineer and the Superintendent of Public Utilities prior to the start of construction.
4. If required, a Warranty Deed in a form satisfactory to the Corporation Counsel shall be executed by the petitioner conveying to the City of Danbury, all right, title, interest and privileges required hereunder, and said Deed shall be held in escrow for recording upon completion of installation.
5. That upon completion of installation, title to said Sewer & Water line within City Streets, and any necessary documents be granted to the City in a form which is acceptable to the City Engineer and Corporation Counsel.
6. The petitioner shall convey ownership of and easements to all or such portions of the Sewer & Water lines as the City Engineer's Office determines are of potential benefit to other landowners in the City.

Should another, other than the petitioner hold title to any land involved in the approval, then consent prior to any installation or hook-up shall be furnished in a form satisfactory to the City Engineer and Corporation Counsel.
7. No Certificate of Occupancy shall be issued until the above requested forms, documents, plans, etc. are received and the City owns the extended Sewer & Water lines.

Respectfully submitted


Bernard Gallo, Chairman


Donald Sollose

Stanford Smith

48

REPORT

July 1, 1986

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Application of G. & K. Associates for sewer - 11-17 Newtown Road.

The Sewer & Water Extension/^{Ad Hoc}Committee of the Common Council has met and reviewed the above petition with the City Engineer and has also reviewed a recommendation for approval from the Planning Commission.

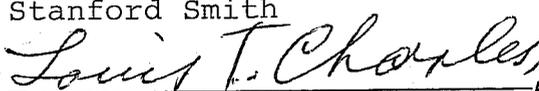
It is the recommendation of this committee that the petition be granted with the following conditions and restrictions:

1. The petitioner shall bear all costs relative to the installation of said sewer line.
 2. The petitioner shall submit as-built drawings of this extension, prepared by a licensed Connecticut Land Surveyor, for approval by the City Engineer.
 3. Detailed Engineering Plans and Specifications are to be approved by the City Engineer and the Superintendent of Public Utilities prior to the start of construction.
 4. If required, a Warranty Deed in a form satisfactory to the Corporation Counsel shall be executed by the petitioner conveying to the City of Danbury, all right, title, interest and privileges required hereunder, and said Deed shall be held in escrow for recording upon completion of installation.
 5. That upon completion of installation, title to said sewer line within City Streets, and any necessary documents be granted to the City in a form which is acceptable to the City Engineer and Corporation Counsel.
 6. The petitioner shall convey ownership of and easements to all or such portions of the sewer lines as the City Engineer's Office determines are of potential benefit to other landowners in the City.
- Should another, other than the petitioner hold title to any land involved in the approval, then consent prior to any installation or hook-up shall be furnished in a form satisfactory to the City Engineer and Corporation Counsel.
7. No Certificate of Occupancy shall be issued until the above requested forms, documents, plans, etc. are received and the City owns the extended sewer lines.

Respectfully submitted


Bernard Gallo, Chairman

Stanford Smith


Louis T. Charles, Jr.

46

COMMON COUNCIL COMMITTEE REPORT

July 1, 1986

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

The committee appointed to consider the petition to accept Hawthorne Cove Road as a City road, met on June 24, 1986 at 7:30 P.M. in the Lobby on the fourth floor of City Hall. In attendance were committee members A. Cassano and P. Philip. Also attending were Comptroller D. Setaro, City Engineer, J. Schweitzer, Assistant Corporation Counsel S. Leheny and Hawthorne Cove Road residents Pasquale Cremonese, William Glazier and Daniel Kuhn.

The committee reviewed the petition (agenda item 011 from the May 1986 Common Council meeting), the positive recommendation received from the Planning Commission and a letter from Assistant Corporation Counsel, Eric Gottschalk. The letter discussed the history of previous Hawthorne Cove Road petitions and the two relevant Danbury Ordinances Sec. 17-34 (Acceptance of certain existing private roads) and 2-143.1 (Assessments for Public Improvements).

Experience has shown that neither of these ordinances provide the answers to the question of City acceptance of private roads. Atty. Gottschalk concludes that "--- a careful review of the entire question should be undertaken, perhaps culminating with the establishment of a policy for the gradual, periodic acceptance of private roads like Hawthorne Cove Road".

Mr. Kuhn reviewed the history of the road, from its beginning as developer-owned, to its present status as resident-owned (Association). Mr. Kuhn also discussed his interpretation of Ordinance 17-34. (It is intended to allow for acceptance of substandard, private roads).

The committee pointed out that acceptance of a road makes the road a City responsibility and the City liable for maintenance and repair. For example, poor drainage may create hazardous winter icing conditions. The City becomes liable for any accidents caused by these conditions.

Lacking certification by the City Engineer of the acceptability and safety of a road, the Common Council cannot commit the City to that kind of risk. Mr. Kuhn agreed with this but thought that some mechanism should exist to help in these situations - perhaps a long-term program and commitment similar to that referred to in E. Gottschalk's letter.

At the present time, Hawthorne Cove Road is plowed and sanded by the City and City help is given to fix pot holes (on an annual basis).

The question of funding for improving private roads was discussed. D. Setaro mentioned three possible sources.

1. Municipal Infrastructure Fund.
2. Portions of the Public Improvement Bond issue.
3. Normal repaving program (State Aid).

The amount and availability of funds in these three areas is indefinite and no commitments can be made.

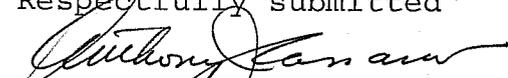
The committee reviewed Ordinance 17-34 and concluded that no action could be taken on the Hawthorne Cove Road petition. In its present condition, the road cannot be certified as acceptable by the City Engineer. Further, City funds cannot be expended to bring the road up to specifications since City funds can only be spent on accepted roads. This catch-22 situation appears to be inherent in the present ordinance. Ordinance 2-143.1 allows for private financing (Through bonding) of the upgrading program but the individual assessments on the residents is unacceptably high.

46

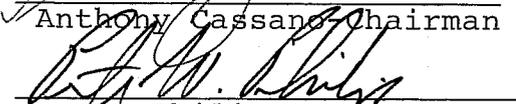
While unable to act on this petition, the committee strongly thinks that an overall municipal approach to the problem of private roads (both bonded and unbonded) is highly desirable.

In line with this conclusion, Mr. Philip moved that the committee request the Mayor to expand the Charter of the committee (E. Torian, Chairman) reviewing bonded roads to include all private roads in the City where the homeowners want the roads accepted by the City. The committee should establish the criteria to make a priority list of roads which the City may accept, and recommend funding to bring these roads up to specification. The committee is further asked to review the existing ordinances and recommend amendments to allow the City Engineer to conditionally certify private roads as reasonably safe upon appropriation of funds to bring them to specification. Mr. Cassano seconded the motion and there was unanimous approval.

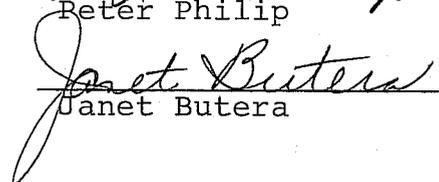
Respectfully submitted



Anthony Cassano, Chairman



Peter Philip



Janet Butera



47

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

REPORT

July 1, 1986

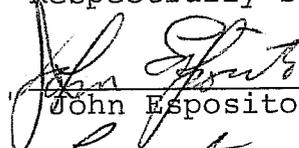
Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Road Widening Parcels - Chambers Road (Fagan)

The Common Council committee appointed to review the offer of land on Chambers Road to the City for road widening purposes, met on June 11, 1986.

An opinion was received from the City Engineer stating that these road widening strips will benefit the City and should be accepted. Mrs. McManus moved to recommend that the Common Council accept the two parcels of land for road widening purposes. Seconded by Mrs. Johnson and passed unanimously.

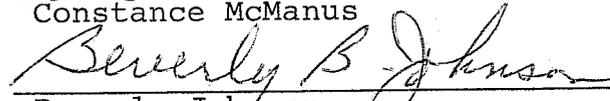
Respectfully submitted



John Esposito, Chairman



Constance McManus



Beverly Johnson



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

47

ENGINEERING DEPARTMENT
203-797-4641

June 11, 1986

JOHN A. SCHWEITZER, JR.
City Engineer

Councilman John Esposito
Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Dear Mr. Esposito:

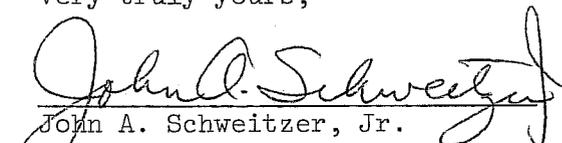
Road Widening Parcels
Chambers Road (Fagan)

As part of our review for the Planning Commission of the Paul and Pamela Fagan Resubdivision, this office evaluated the proposal to convey to the City two parcels of land for road widening purposes.

It was and still is the opinion of this office that these road widening strips will benefit the City and should be accepted.

If you have any questions, please give me a call.

Very truly yours,


John A. Schweitzer, Jr.
City Engineer

JAS/sd

c: Basil Friscia

47

LAW OFFICES OF
WARD J. MAZZUCCO, P. C.

WARD J. MAZZUCCO*^o
SHARON WICKS DORNFELD
STEPHEN THOMAS ROBERTS
JAMES F. STORER

57 NORTH STREET SUITE 416
DANBURY, CONNECTICUT 06810
(203) 794-9144

*ALSO ADMITTED IN NEW YORK
^oALSO ADMITTED IN FLORIDA

April 29, 1986

Elizabeth Crudginton
City Clerk
Town Hall
155 Deer Hill Avenue
Danbury, CT 06810

Re: Fagan Subdivision

Dear City Clerk Crudginton:

Enclosed please find the Warranty Deed and a Certificate of Title regarding the conveyance of road widening strips to the City from the above-mentioned subdivision.

This matter was referred to an ad hoc committee on December 3, 1985, comprising Ernest Boynton, Constance McManus and Beverly Johnson. I believe these items should complete their file.

Please let me know if there is anything else either you or the council should need. If the deed is acceptable we will forward a check to cover the recording cost of the same.

Very truly yours,

WARD J. MAZZUCCO, P. C.


Stephen Thomas Roberts

STR:nak

cc: Eric Gottschalk

Deed & Title to Corporation Council 7/10/86



48

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

PROGRESS REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: NorthEast Danbury Water Supply Improvements.

The Committee met on June 19, 1986 at 7:30 P.M. with committee members Carole Torcaso and Louis Rotella present. Stan Smith was absent due to a prior commitment. Also present were Constance McManus, Bernard Gallo, William Buckley, Jack Schweitzer and Ward Mazzucco.

Atty. Mazzucco presented plans to place a 30' water towers on a piece of land adjacent to the Northeast Development Project (Nabby Road) for water pressure purposes. He explained that an elevation of 575' above sea level is available on the project property; however the 625' elevation on the Beaver Brook Mountain land would permit water availability to many surrounding homeowners and to Great Plain School. If the tanks are placed on N.E. Development's land, only that project will be serviced. Mr. Buckley discussed the benefit of expanding water services to other areas and upgrading the water system.

Louis Rotella made a motion to have an appraisal made on the property including easements into the parcel. Motion seconded & passed unanimously. After appraisal is made another meeting will be held to determine the feasibility of the proposal.

Respectfully submitted

Carole Torcaso
Carole Torcaso, Chairperson

Louis Rotella
Louis Rotella

Stanford Smith



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

REPORT & ORDINANCE

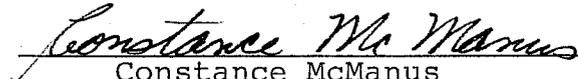
July 1, 1986

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

The Common Council held a public hearing concerning the Sewer Use Charges on June 30, 1986 at 7:30 P.M. in the Council Chambers in City Hall.

The Council met as a committee of the whole following the public hearing and unanimously voted to amend Section (b) to read \$64.00 instead of \$54.00. The committee recommends that the amended Ordinance be adopted by the Common Council.

Respectfully submitted


Constance McManus
Common Council President

mr



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

REPORT & ORDINANCE

July 1, 1986

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

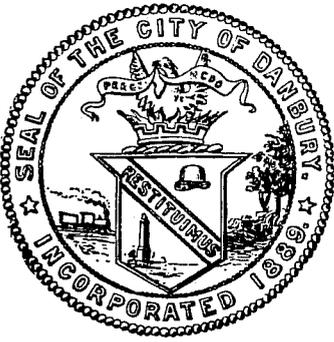
The Common Council held a public hearing concerning the Sewer Use Charges on June 30, 1986 at 7:30 P.M. in the Council Chambers in City Hall.

The Council met as a committee of the whole following the public hearing and unanimously voted to amend Section (b) to read \$64.00 instead of \$54.00. The committee recommends that the amended Ordinance be adopted by the Common Council.

Respectfully submitted

Constance McManus
Common Council President

mr



49

ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

July 1, 1986

Be it ordained by the Common Council of the City of Danbury:

THAT the Code of Ordinances of Danbury, Connecticut is hereby amended by the addition of a new section to be titled: Section 16-32. Sewer Use Charges, which said section shall read as follows:

Sec. 16-32. Sewer use charges.

- (a) There is hereby established a sewer use charge applicable with respect to all bills rendered on or after the effective date hereof to all sewer customers provided with metered city water service. Said charge, established in accordance with criteria contained in Sec. 16-27 of the Code of Ordinances, shall be determined in accordance with the following formula:

$$\text{ANNUAL SEWER USE CHARGE} = \frac{0.9 \times A \times \$0.72}{1,000 \text{ gallons}}$$

Where "A" equals the volume of water, as measured through the customer's water meter, used during the previous four (4) billing quarters.

Notwithstanding the prior provisions of this section the minimum annual sewer use charge shall be twenty (\$20.00) dollars.

- (b) There is hereby established a sewer use charge applicable with respect to all bills rendered on or after the effective date hereof to all sewer customers provided with flat rate city water service. Said charge, established in accordance with the criteria contained in Sec. 16-27 of the Code of Ordinances, shall be fifty-four (\$54.00) dollars per unit.
- (c) There is hereby established a sewer use charge applicable with respect to all bills rendered on or after the effective date hereof to all sewer customers having no city water service. Said charge, established in accordance with the criteria contained in Sec. 16-27 of the Code of Ordinances, shall be fifty-eight (\$58.00) dollars per unit.
- (d) A sewer unit shall represent the annual sewer use for a single-family residence. An additional sewer unit shall be assessed for each additional residence within any dwelling. A fractional sewer unit shall be assessed for a portion of a dwelling which, in the



49

ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

July 1, 1986

Be it ordained by the Common Council of the City of Danbury:

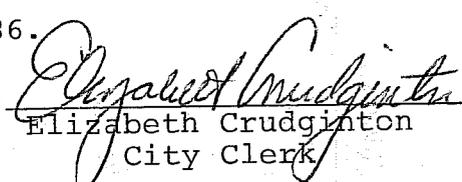
opinion of the superintendent of public utilities bears, with respect to sewer usage, the same relationship to a whole sewer unit as that portion of the dwelling in question bears to a single-family residence.

All nonresidential flat rate city water customers shall be assessed for sewer units or fractions thereof based on the relationship between the customer's nonresidential use and the use generated by a single-family residence.

(e) All sewer use charge bills shall be rendered semi-annually.

EFFECTIVE DATE: This Ordinance shall take effect thirty (30) days after adoption and publication, as provided by law and Section 3-10 of the Charter of the City of Danbury, Connecticut.

Adopted by the Common Council July 1, 1986
Approved by Mayor James E. Dyer, July 2, 1986.

Attest: 
Elizabeth Crudginton
City Clerk



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

REPORT & ORDINANCE

July 1, 1986

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

The Common Council held a public hearing concerning the water rates on June 30, 1986 at 7:30 P.M. in the Council Chambers in City Hall.

The Council met as a committee of the whole following the public hearing and unanimously voted to recommend that the Common Council adopt the proposed Ordinance.

Respectfully submitted

Constance McManus

Constance McManus

Common Council President

mr



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

REPORT & ORDINANCE

July 1, 1986

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

The Common Council held a public hearing concerning the water rates on June 30, 1986 at 7:30 P.M. in the Council Chambers in City Hall.

The Council met as a committee of the whole following the public hearing and unanimously voted to recommend that the Common Council adopt the proposed Ordinance.

Respectfully submitted

Constance McManus
Common Council President

mr



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

July 1, 1986

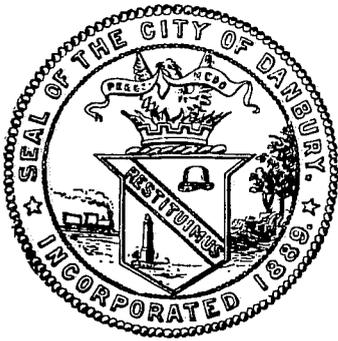
Be it ordained by the Common Council of the City of Danbury:

THAT Sec. 21-42 of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

Sec. 21-42. Quarterly nonmetered rates.

(a) The following are established as the quarterly nonmetered rates for the use of water which rates shall be in effect for all bills rendered prior to December 1, 1986:

- (1) *Automobile washstands*, each.....\$ 53.00
- (2) *Bakeshops*:
 - (a) For the use of one faucet..... 20.00
 - (b) For each additional faucet..... 7.00
 - (c) For each toilet..... 13.00
- (3) *Barbershops*:
 - (a) Barbershops, including the use of one faucet..... 16.00
 - (b) For each additional faucet..... 7.00
 - (c) For each toilet..... 12.00
- (4) *Bottling works*..... 66.00
- (5) *Clubrooms*..... 100.00
- (6) *Creameries*, minimum rate..... 315.00
- (7) *Factories other than hat factories*:
 - (a) For the use of one wash sink..... 50.00
 - (b) For each toilet..... 13.00
 - (c) For each urinal..... 20.00
 - (d) For each additional faucet..... 13.00
- (8) *Families*:
 - (a) For each unit, including the use of one faucet and one sink..... 11.00
 - (b) For each bathtub..... 4.00
 - (c) For each water closet in home..... 7.00
 - (d) Minimum quarterly rate for each family... 23.00
- (9) *Fish markets*:
 - (a) Fish market, including the use of one faucet..... 26.00
 - (b) For each additional faucet..... 7.00
- (10) *Gasoline stations*:
 - (a) For the use of one faucet..... 13.00
 - (b) For each toilet..... 13.00



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

- (11) *Hairdressing parlors:*
 - (a) For the use of one faucet..... \$ 20.00
 - (b) For each additional faucet..... 7.00
- (12) *Hat factories:*
 - (a) Including factories having finishing and trimming departments, et. per former.. 199.00
 - (b) Engaged solely in manufacturing hats in the rough, per former..... 168.00
- (13) *Laundries:*
 - (a) Laundries, such as "laundromats," for each washing machine..... 26.00
 - (b) Laundries, other than hand laundries and laundry machines such as "laundromats"..184.00
- (14) *Diners:*
 - (a) For the use of two (2) faucets..... 41.00
 - (b) For each toilet..... 13.00
- (15) *Meat markets:*
 - (a) For the use of one faucet..... 13.00
 - (b) For each additional faucet..... 7.00
 - (c) For each toilet..... 13.00
- (16) *Photographic galleries:*
 - (a) For the use of one faucet..... 13.00
 - (b) For each additional faucet..... 7.00
 - (c) For each toilet..... 12.00
- (17) *Public garages:*
 - (a) For the use of one faucet..... 20.00
 - (b) For each toilet..... 13.00
 - (c) For each automobile washstand..... 53.00
- (18) *Restaurants:*
 - (a) Minimum rate, including the use of one faucet..... 33.00
 - (b) For each toilet..... 13.00
 - (c) For each additional faucet..... 7.00
- (19) *Soda fountains:*
 - (a) Minimum rate, including the use of one faucet..... 26.00
 - (b) For each additional faucet..... 7.00



ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

- (20) *Stores and offices:*
 - (a) Stores and offices, including the use of one faucet..... \$ 13.00
 - (b) For each additional faucet..... 7.00
 - (c) For each toilet..... 12.00
- (21) *Urinals, each..... 20.00*

(Ord. No. 1-77-1-77 Ord. No. 225, 7-1-77)

(b) The following are established as the quarterly nonmetered rates for the use of water which rates shall be in effect for all bills rendered on or after December 1, 1986 but prior to September 1, 1987:

- (1) *Automobile washstands, each..... \$ 65.72*
- (2) *Bakeshops:*
 - (a) For the use of one faucet..... 24.80
 - (b) For each additional faucet..... 8.68
 - (c) For each toilet..... 16.12
- (3) *Barbershops:*
 - (a) Barbershops, including the use of one faucet..... 19.84
 - (b) For each additional faucet..... 8.68
 - (c) For each toilet..... 14.88
- (4) *Bottling works..... 81.84*
- (5) *Clubrooms..... 124.00*
- (6) *Creameries, minimum rate..... 390.60*
- (7) *Factories other than hat factories:*
 - (a) For the use of one wash sink..... 62.00
 - (b) For each toilet..... 16.12
 - (c) For each urinal..... 24.80
 - (d) For each additional faucet..... 16.12
- (8) *Families:*
 - (a) For each unit, including the use of one faucet and one sink..... 13.64
 - (b) For each bathtub..... 4.96
 - (c) For each water closet in home..... 8.68
 - (d) Minimum quarterly rate for each family.. 28.52

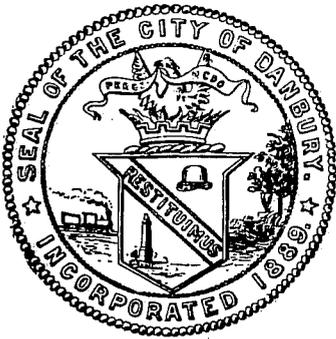


50

ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

(9)	<i>Fish markets:</i>	
	(a) Fish market, including the use of one faucet.....	\$ 32.24
	(b) For each additional faucet.....	8.68
(10)	<i>Gasoline stations:</i>	
	(a) For the use of one faucet.....	16.12
	(b) For each toilet.....	16.12
(11)	<i>Hairdressing parlors:</i>	
	(a) For the use of one faucet.....	24.80
	(b) For each additional faucet.....	8.68
(12)	<i>Hat factories:</i>	
	(a) Including factories having finishing and trimming departments, etc. per former.....	246.76
	(b) Engaged solely in manufacturing hats in the rough, per former.....	208.32
(13)	<i>Laundries:</i>	
	(a) Laundries, such as "laundromats," for each washing machine.....	32.24
	(b) Laundries, other than hand laundries and laundry machines such as "laundromats".....	228.16
(14)	<i>Diners:</i>	
	(a) For the use of two (2) faucets.....	50.84
	(b) For each toilet.....	16.12
(15)	<i>Meat markets:</i>	
	(a) For the use of one faucet.....	16.12
	(b) For each additional faucet.....	8.68
	(c) For each toilet.....	16.12
(16)	<i>Photographic galleries:</i>	
	(a) For the use of one faucet.....	16.12
	(b) For each additional faucet.....	8.68
	(c) For each toilet.....	14.88
(17)	<i>Public garages:</i>	
	(a) For the use of one faucet.....	24.80
	(b) For each toilet.....	16.12
	(c) For each automobile washstand.....	65.72



50

ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

(18)	<i>Restaurants:</i>	
	(a) Minimum rate, including the use of one faucet.....	\$ 40.92
	(b) For each toilet.....	16.12
	(c) For each additional faucet.....	8.68
(19)	<i>Soda fountains:</i>	
	(a) Minimum rate, including the use of one faucet.....	32.24
	(b) For each additional faucet.....	8.68
(20)	<i>Stores and offices:</i>	
	(a) Stores and offices, including the use of one faucet.....	16.12
	(b) For each additional faucet.....	8.68
	(c) For each toilet.....	14.88
(21)	<i>Urinals, each.....</i>	24.80

(c) The following are established as the quarterly nonmetered rates for the use of water which rates shall be in effect for all bills rendered on or after September 1, 1987 but prior to September 1, 1988:

(1)	<i>Automobile washstands, each.....</i>	67.03
(2)	<i>Bakeshops:</i>	
	(a) For the use of one faucet.....	25.30
	(b) For each additional faucet.....	8.85
	(c) For each toilet.....	16.44
(3)	<i>Barbershops:</i>	
	(a) Barbershops, including the use of one faucet...	20.24
	(b) For each additional faucet.....	8.85
	(c) For each toilet.....	15.18
(4)	<i>Bottling works.....</i>	83.48
(5)	<i>Clubrooms.....</i>	126.48
(6)	<i>Creameries, minimum rate.....</i>	398.41
(7)	<i>Factories other than hat factories:</i>	
	(a) For the use of one wash sink.....	63.24
	(b) For each toilet.....	16.44
	(c) For each urinal.....	25.30
	(d) For each additional faucet.....	16.44



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

50

Be it ordained by the Common Council of the City of Danbury:

- (8) *Families:*
- (a) For each unit, including the use of one faucet and one sink..... \$ 13.91
 - (b) For each bathtub..... 5.06
 - (c) For each water closet in home..... 8.85
 - (d) Minimum quarterly rate for each family..... 29.09
- (9) *Fish markets:*
- (a) Fish market, including the use of one faucet.. 32.88
 - (b) For each additional faucet..... 8.85
- (10) *Gasoline stations:*
- (a) For the use of one faucet..... 16.44
 - (b) For each toilet..... 16.44
- (11) *Hairdressing parlors:*
- (a) For the use of one faucet..... 25.30
 - (b) For each additional faucet..... 8.85
- (12) *Hat factories:*
- (a) Including factories having finishing and trimming departments, etc. per former..... 251.70
 - (b) Engaged solely in manufacturing hats in the rough, per former..... 212.49
- (13) *Laundries:*
- (a) Laundries, such as "laundromats," for each washing machine..... 32.88
 - (b) Laundries, other than hand laundries and laundry machines such as "laundromats"..... 232.72
- (14) *Diners:*
- (a) For the use of two (2) faucets..... 51.86
 - (b) For each toilet..... 16.44
- (15) *Meat markets:*
- (a) For the use of one faucet..... 16.44
 - (b) For each additional faucet..... 8.85
 - (c) For each toilet..... 16.44
- (16) *Photographic galleries:*
- (a) For the use of one faucet..... 16.44
 - (b) For each additional faucet..... 8.85
 - (c) For each toilet..... 15.18



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

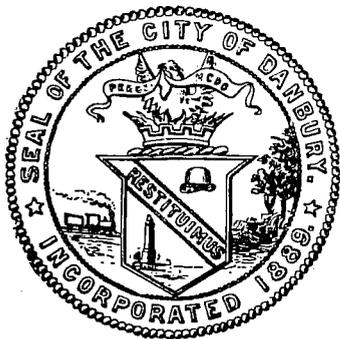
90

Be it ordained by the Common Council of the City of Danbury:

- (17) *Public garages:*
- (a) For the use of one faucet..... \$ 25.30
 - (b) For each toilet..... 16.44
 - (c) For each automobile washstand..... 67.03
- (18) *Restaurants:*
- (a) Minimum rate, including the use of one faucet..... 41.74
 - (b) For each toilet..... 16.44
 - (c) For each additional faucet..... 8.85
- (19) *Soda fountains:*
- (a) Minimum rate, including the use of one faucet.. 32.88
 - (b) For each additional faucet..... 8.85
- (20) *Stores and offices:*
- (a) Stores and offices, including the use of one faucet..... 16.44
 - (b) For each additional faucet..... 8.85
 - (c) For each toilet..... 15.18
- (21) *Urinals, each..... 25.30*

(d) The following are established as the quarterly nonmetered rates for the use of water which rates shall be in effect for all bills rendered on or after September 1, 1988:

- (1) *Automobile washstands, each.....\$ 73.07*
- (2) *Bakeshops:*
- (a) For the use of one faucet..... 27.58
 - (b) For each additional faucet..... 9.65
 - (c) For each toilet..... 17.92
- (3) *Barbershops:*
- (a) Barbershops, including the use of one faucet.. 22.06
 - (b) For each additional faucet..... 9.65
 - (c) For each toilet..... 16.54
- (4) *Bottling works..... 90.99*
- (5) *Clubrooms..... 137.86*
- (6) *Creameries, minimum rate..... 434.27*



ORDINANCE

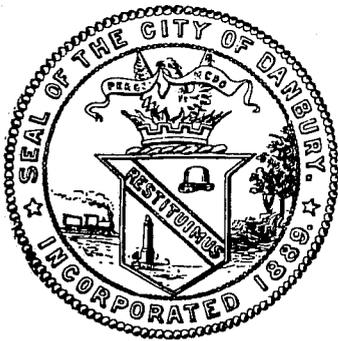
CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

50

Be it ordained by the Common Council of the City of Danbury:

(7)	<i>Factories other than hat factories:</i>	
	(a) For the use of one wash sink.....	\$ 68.93
	(b) For each toilet.....	17.92
	(c) For each urinal.....	27.58
	(d) For each additional faucet.....	17.92
(8)	<i>Families:</i>	
	(a) For each unit, including the use of one faucet and one sink.....	15.16
	(b) For each bathtub.....	5.51
	(c) For each water closet in home.....	9.65
	(d) Minimum quarterly rate for each family.....	31.71
(9)	<i>Fish markets:</i>	
	(a) Fish market, including the use of one faucet..	35.85
	(b) For each additional faucet.....	9.65
(10)	<i>Gasoline stations:</i>	
	(a) For the use of one faucet.....	17.92
	(b) For each toilet.....	17.92
(11)	<i>Hairdressing parlors:</i>	
	(a) For the use of one faucet.....	27.58
	(b) For each additional faucet.....	9.65
(12)	<i>Hat factories:</i>	
	(a) Including factories having finishing and trimming departments, etc. per former.....	274.35
	(b) Engaged solely in manufacturing hats in the rough, per former.....	231.61
(13)	<i>Laundries:</i>	
	(a) Laundries, such as "laundromats," for each washing machine.....	35.84
	(b) Laundries, other than hand laundries and laundry machines such as "laundromats".....	253.67
(14)	<i>Diners:</i>	
	(a) For the use of two (2) faucets.....	56.52
	(b) For each toilet.....	17.92
(15)	<i>Meat markets:</i>	
	(a) For the use of one faucet.....	17.92
	(b) For each additional faucet.....	9.65
	(c) For each toilet.....	17.92

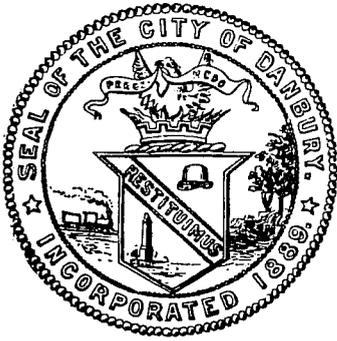


90

ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

(16)	<i>Photographic galleries:</i>	
	(a) For the use of one faucet.....	\$ 17.92
	(b) For each additional faucet.....	9.65
	(c) For each toilet.....	16.54
(17)	<i>Public garages:</i>	
	(a) For the use of one faucet.....	27.58
	(b) For each toilet.....	17.92
	(c) For each automobile washstand.....	73.07
(18)	<i>Restaurants:</i>	
	(a) Minimum rate, including the use of one faucet.....	45.49
	(b) For each toilet.....	17.92
	(c) For each additional faucet.....	9.65
(19)	<i>Soda fountains:</i>	
	(a) Minimum rate, including the use of one faucet.....	35.84
	(b) For each additional faucet.....	9.65
(20)	<i>Stores and offices:</i>	
	(a) Stores and offices, including the use of one faucet.....	17.92
	(b) For each additional faucet.....	9.65
	(c) For each toilet.....	16.54
(21)	<i>Urinals, each.....</i>	27.58



50

ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

of
THAT Sec. 21-46(a)/the Code of Ordinances of Danbury, Connecticut is hereby
amended to read as follows:

Sec. 21-46. Meter rates generally.

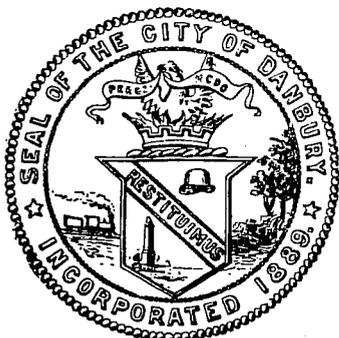
(a) (1) The following water meter rates shall be charged for those areas served and as specified by the superintendent of public utilities. Said rates are for quarterly billings rendered prior to December 1, 1986 and are limited to the first fifteen thousand (15,000) gallons of consumption.

SIZE OF METER (inches)	MINIMUM CHARGE FOR THREE MONTHS
5/8.....	\$ 18.00
3/4.....	22.00
1	34.00
1½.....	60.00
2	88.00
3	195.00
4	390.00
6	780.00
8	1,560.00
10	3,120.00

For water consumed in excess of fifteen thousand (15,000) gallons the charge shall be:

GALLONS CONSUMED	CHARGE PER ONE HUNDRED GALLONS
Next 242,000	\$ 0.14
Next 1,250,000.....	0.13
All over 1,507,000.....	0.12

(2) The following water meter rates shall be charged for those areas served and as specified by the superintendent of public utilities. Said rates are for quarterly billings rendered on or after December 1, 1986 but prior to September 1, 1987 and are limited to the first fifteen thousand (15,000) gallons of consumption.



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

SIZE OF METER (inches)	MINIMUM CHARGE FOR THREE MONTHS
5/8.....	\$ 22.32
3/4.....	27.28
1.....	42.16
1½.....	74.40
2.....	109.12
3.....	241.80
4.....	483.60
6.....	967.20
8.....	1,934.40
10.....	3,868.80

For water consumed in excess of fifteen thousand (15,000) gallons the charge shall be:

GALLONS CONSUMED	CHARGE PER ONE THOUSAND GALLONS
Next 242,000.....	\$ 1.74
Next 1,250,000.....	1.61
All over 1,507,000.....	1.49

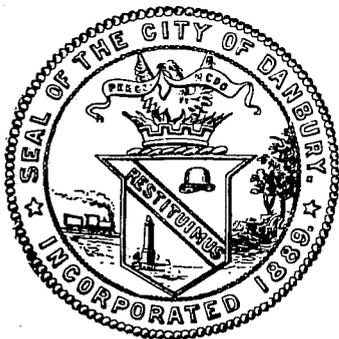
(3) The following water meter rates shall be charged for those areas served and as specified by the superintendent of public utilities. Said rates are for quarterly billings rendered on or after September 1, 1987 but prior to September 1, 1988 and are limited to the first fifteen thousand (15,000) gallons of consumption.

SIZE OF METER (inches)	MINIMUM CHARGE FOR THREE MONTHS
5/8.....	\$ 22.77
3/4.....	27.83
1.....	43.00
1½.....	75.89
2.....	111.30
3.....	246.64
4.....	493.27
6.....	986.54
8.....	1,973.09
10.....	3,946.18

For water consumed in excess of fifteen thousand (15,000) gallons the charge shall be:

\$1.77 per 1,000 gallons.

50



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

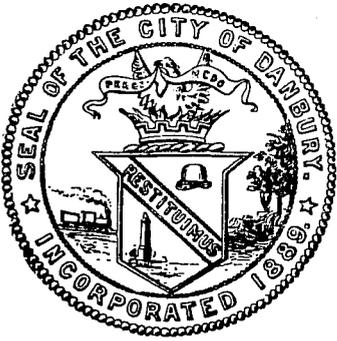
Be it ordained by the Common Council of the City of Danbury:

- (4) The following water meter rates shall be charged for those areas served and as specified by the superintendent of public utilities. Said rates are for quarterly billings rendered on or after September 1, 1988 and are limited to the first fifteen thousand (15,000) gallons of consumption.

SIZE OF METER (inches)	MINIMUM CHARGE FOR THREE MONTHS
5/8.....	\$ 24.82
3/4.....	30.33
1	46.87
1½.....	82.72
2	121.32
3	268.83
4	537.67
6	1,075.33
8	2,150.67
10	4,301.33

For water consumed in excess of fifteen thousand (15,000) gallons the charge shall be:

\$1.93 per 1,000 gallons.



50

ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

THAT Sec. 21-47 of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

Sec. 21-47. Additional rates and charges for special uses.

(a) In addition to the rates set forth in sections 21-42 and 21-46, the following rates and charges are hereby established for all bills rendered prior to December 1, 1986:

- (1) Hydrant use by contractors, per 100 gallons.....\$ 0.50
- (2) The following quarterly rates shall be charged for water service to premises for fire protection purposes:

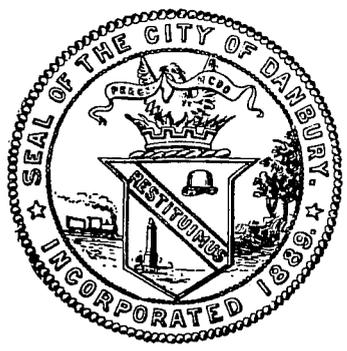
SIZE OF CONNECTION (inches)	CHARGE FOR THREE MONTHS
4 and under.....	\$ 40.00
6	75.00
8	110.00
10	150.00
12	200.00

(b) In addition to the rates set forth in sections 21-42 and 21-46, the following rates and charges are hereby established for all bills rendered on or after December 1, 1986 but prior to September 1, 1987.

- (1) Hydrant use by contractors, per 100 gallons.....\$ 0.62
- (2) The following quarterly rates shall be charged for water service to premises for fire protection purposes:

SIZE OF CONNECTION (inches)	CHARGE FOR THREE MONTHS
4 and under.....	\$ 49.60
6	93.00
8	136.40
10	186.00
12	248.00

(c) In addition to the rates set forth in sections 21-42 and 21-46, the following rates and charges are hereby established for all bills rendered on or after September 1, 1987 but prior to September 1, 1988.



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

Be it ordained by the Common Council of the City of Danbury:

(1) Hydrant use by contractors, per 100 gallons.....\$ 0.63

(2) The following quarterly rates shall be charged for water service to premises for fire protection purposes:

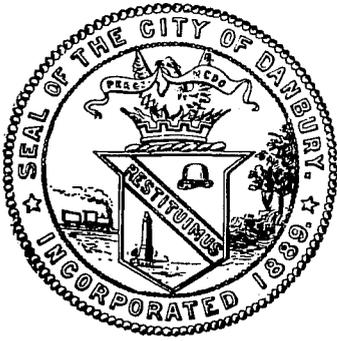
SIZE OF CONNECTION (inches)	CHARGE FOR THREE MONTHS
4 and under.....	\$ 50.59
6	94.86
8	139.13
10	189.72
12	252.96

(d) In addition to the rates set forth in sections 21-42 and 21-46, the following rates and charges are hereby established for all bills rendered on or after September 1, 1988.

(1) Hydrant use by contractors, per 100 gallons.....\$ 0.69

(2) The following quarterly rates shall be charged for water service to premises for fire protection purposes:

SIZE OF CONNECTION (inches)	CHARGE FOR THREE MONTHS
4 and under.....	\$ 55.15
6	103.40
8	151.65
10	206.79
12	275.73



50

ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

July 1, 1986

Be it ordained by the Common Council of the City of Danbury:

THAT Sec. 21-49 of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

Sec. 21-49. Tank truck loads.

When the superintendent of public utilities determines that water is available for tank truck load sale, water shall be billed at eighteen cents (\$0.18) per hundred gallons or fraction thereof for all such water purchased prior to December 1, 1986.

Water shall be billed at twenty-two cents (\$0.22) per 100 gallons or a fraction thereof for all such water purchased on or after December 1, 1986 but prior to September 1, 1987.

Water shall be billed at twenty-three cents (\$0.23) per 100 gallons or a fraction thereof for all such water purchased on or after September 1, 1987 but prior to September 1, 1988.

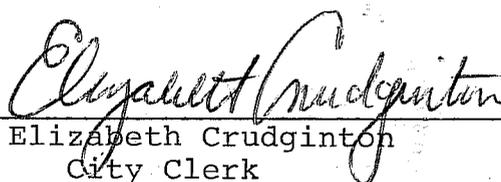
Water shall be billed at twenty-five cents (\$0.25) per 100 gallons or a fraction thereof for all such water purchased on or after September 1, 1988.

Tank truck loads shall be purchased at the public utilities department office on Newtown Road.

EFFECTIVE DATE: This Ordinance shall take effect thirty (30) days after adoption and publication, as provided by law and Section 3-10 of the Charter of the City of Danbury, Connecticut.

Adopted by the Common Council -- July 1, 1986
Approved by Mayor James E. Dyer -- July 2, 1986

Attest:


Elizabeth Crudginton
City Clerk



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Tax Suspense List.

The committee met on June 30, 1986 at 7:00 O'Clock P.M. in the fourth floor lobby of City Hall.

Those in attendance were Councilman L. Charles, Chairman, E. Boynton and D. Setaro, Comptroller-Acting Director of Finance. Councilman Godfrey was absent.

Suspense List - A total of \$275,010.39

Auto Tax	\$145,292.27
Personal Property Tax	25,923.29
State Lease Property	<u>103,794.88</u>
	<u>\$275,010.39</u>

These figures represent tax bills dating back to 1973-1983.

The above represents balances of taxes not collectible due to the absence of a current address or persons not able to be located, bankruptcy, etc. All reasonable efforts have been made to collect the above taxes. A collection correspondent will continue to follow all suspense accounts for possible collection.

A motion was made by Councilman Boynton and seconded by Councilman Charles to recommend the above listed tax balances totaling \$275,010.39 be written off to the Suspense List, effective retroactive to June 30, 1986. The motion was passed.

Respectfully submitted

Louis T. Charles
Louis T. Charles, Chairman

Ernest M. Boynton
Ernest Boynton

Robert Godfrey
Robert Godfrey



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Tax Suspense List.

The committee met on June 30, 1986 at 7:00 O'Clock P.M. in the fourth floor lobby of City Hall.

Those in attendance were Councilman L. Charles, Chairman, E. Boynton and D. Setaro, Comptroller-Acting Director of Finance. Councilman Godfrey was absent.

Suspense List - A total of \$275,010.39

Auto Tax	\$145,292.27
Personal Property Tax	25,923.29
State Lease Property	<u>103,794.88</u>
	\$275,010.39

These figures represent tax bills dating back to 1973-1983.

The above represents balances of taxes not collectible due to the absence of a current address or persons not able to be located, bankruptcy, etc. All reasonable efforts have been made to collect the above taxes. A collection correspondent will continue to follow all suspense accounts for possible collection.

A motion was made by Councilman Boynton and seconded by Councilman Charles to recommend the above listed tax balances totaling \$275,010.39 be written off to the Suspense List, effective retroactive to June 30, 1986. The motion was passed.

Respectfully submitted

Louis T. Charles, Chairman

Ernest Boynton

Robert Godfrey

mr



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Ordinance - Regional Resource Recovery Authority.

The committee met on June 4, 1986 at 7:30 P.M. with Carole Torcaso, Anthony Cassano, Constance McManus and Atty. Gottschalk present.

Assistant Corporation Counsel Eric Gottschalk gave a history of the regional concept for resource recovery. He reported that the Housatonic Valley Council of Elected Officials had spent 2 years or more studying the feasibility of regional resource recovery and reported that the Region would produce enough waste to support a facility.

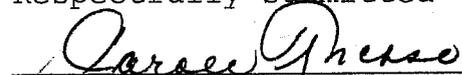
Mr. Gottschalk also reported that HVCEO feels that an authority would be the most appropriate vehicle by which to proceed. Bethel, Bridgewater and Brookfield are the first towns to enact an ordinance providing for representation on a Regional Resource Recovery Authority.

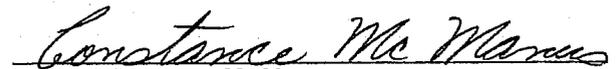
Questions regarding funding such an Authority were discussed. The committee felt that through an Authority, State and/or Federal Funds might be available and that any bonding necessary for a Building Facility would be done through the Towns.

Atty. Gottschalk said he felt the Authority is the first step in planning for a facility and probably the only solution available.

A motion was made to recommend to the Common Council that the attached Ordinance be deferred to public hearing. Motion was seconded and passed unanimously.

Respectfully submitted


Carole Torcaso, Chairperson


Constance McManus


Anthony Cassano



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

JAMES E. DYER, MAYOR

July 1, 1986

REPORT

Honorable Mayor James E. Dyer
Honorable Members of the Common Council

Re: Ordinance - Regional Resource Recovery Authority.

The committee met on June 4, 1986 at 7:30 P.M. with Carole Torcaso, Anthony Cassano, Constance McManus and Atty. Gottschalk present.

Assistant Corporation Counsel Eric Gottschalk gave a history of the regional concept for resource recovery. He reported that the Housatonic Valley Council of Elected Officials had spent 2 years or more studying the feasibility of regional resource recovery and reported that the Region would produce enough waste to support a facility.

Mr. Gottschalk also reported that HVCEO feels that an authority would be the most appropriate vehicle by which to proceed. Bethel, Bridgewater and Brookfield are the first towns to enact an ordinance providing for representation on a Regional Resource Recovery Authority.

Questions regarding funding such an Authority were discussed. The committee felt that through an Authority State and/or Federal Funds might be available and that any bonding necessary for a Building Facility would be done through the Towns.

Atty. Gottschalk said he felt the Authority is the first step in planning for a facility and probably the only solution available.

A motion was made to recommend to the Common Council that the attached Ordinance be deferred to public hearing. Motion was seconded and passed unanimously.

Respectfully submitted

Carole Torcaso, Chairperson

Constance McManus

Anthony Cassano



53

CITY OF DANBURY

DANBURY, CONNECTICUT 06810

FIRE DEPARTMENT
19 NEW STREET

JAMES E. DYER, MAYOR

CHARLES J. MONZILLO, CHIEF
(203) 748-5260

June 30, 1986

Honorable James E. Dyer
Mayor City of Danbury
155 Deer Hill Avenue
Danbury Connecticut

Dear Mayor Dyer,

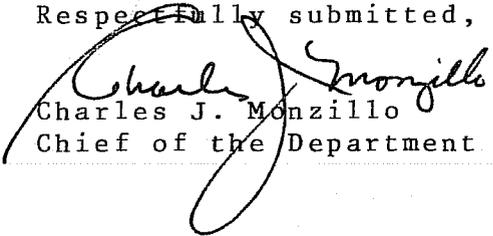
In the January 7th, 1986, minutes of the Common Council meeting, item #27 became a major discussion. Somewhere along the line a recommendation that the pagers be purchased and funds be appropriated in the departments 1986-87 Budget.

We submitted the request for the pagers in the Capital Budget. The Capital Budget item #27 represented a need for \$71,000. appropriation.

We have received a request from the twelve (12) Volunteer units to have the pagers purchased to improve the ability of the Volunteer response to fires and/or emergencies.

I endorse this concept and request that funding for the project be granted.

Respectfully submitted,


Charles J. Monzillo
Chief of the Department

CJM:i
CC: Chief R. Esposito

NOW, THEREFORE, BE IT RESOLVED THAT the Mayor of the City of Danbury, James E. Dyer, is hereby authorized to make application for said grant, and that any and all additional acts necessary to effectuate said program be and hereby are authorized.

A motion for adoption of the Resolution was made by Councilman Gallo and seconded by Councilman Eriquez. The Resolution was adopted unanimously.

RESOLUTION - Application for Grants to construct building at Danbury Airport.

Whereas, the City of Danbury intends to construct a new maintenance building to store all of the new and old snow removal equipment, this project will improve the safety and efficiency of airport operations; and

Whereas, the City of Danbury will make application for a federal and state grant in an amount not to exceed \$800,000.00 with a local match of 2½% equaling an amount not to exceed \$20,000.00;

NOW, THEREFORE, BE IT RESOLVED THAT the Mayor of the City of Danbury, James E. Dyer, is hereby authorized to make application for said grant, and that any and all additional acts necessary to effectuate said program be and hereby are authorized.

A motion for adoption of the Resolution was made by Councilman Gallo and seconded by Councilman Boynton. The Resolution was adopted unanimously.

027 - REPORT - Request to eliminate the use of Fire House sirens.

Councilman Esposito submitted a report that the committee appointed to review the above request met on Dec. 4, 1985 at 8:15 P.M. in City Hall.

Present were Council members Esposito, Gallo and Butera - Chief Monzillo, Deputy Chief Murphy, Captain Ryan, Dispatcher Visconti, Director of Civil Preparedness W. Conlea, President of the Volunteer Firemens Council, R. Esposito and Representatives from all 12 volunteer companies.

Chief Monzillo explained in essence the request is of the many complaints the Department receives for unnecessary use of the loud sirens. Chief Monzillo explained that this request would not eliminate the house siren system. The system would be supplemented with personal pagers that would increase the response to fires and increase the overall performance of the Volunteer Fire Department so as they could better serve the Department as well as their individual areas. The pagers would also supplement the 10-10 system already in effect. They would also be compatible with the new 911 system.

All company representatives spoke and it was brought out that most companies have cut the use of house sirens and are in favor of the pagers. The King Street representative spoke against the total elimination of house sirens.

Councilwoman Butera moved to recommend that the Chief of the Fire Department use his discretion, through negotiations with the Volunteer Fire Houses as to the sirens. Also that the pagers be purchased, funds to be appropriated in the Department's budget in 1986-1987 if necessary, seconded by Councilman Gallo and carried.

A motion was made by Councilman Gallo and seconded by Councilman Flanagan for acceptance of the report.

Discussions on the request were held and under "remarks" Councilwoman McManus spoke in opposition to the elimination of the use of sirens stating that King Street Volunteers have never received complaints and should not be penalized. Should allow for their uniqueness.

DANBURY VOLUNTEER FIREMEN'S COUNCIL

53

P.O. Box 1135
Danbury, CT 06813

T W E L V E C O M P A N I E S

PADANARAM
INDEPENDENT
WOOSTER

CITIZENS
WATER WITCH
PHOENIX

BECKERLE
GERMANTOWN
BEAVER BROOK

MILL PLAIN
MIRY BROOK
KING STREET

June 24, 1986

RECEIVED

JUN 30 1986

OFFICE OF CITY CLERK

Chief Charles J. Monzillo
Danbury Fire Department
19 New Street
Danbury, CT 06810

RE: Pagers

Dear Chief Monzillo;

It is the general feeling of the Danbury Volunteer Firemen's Council, that we strongly urge you to request the Common Council to reconsider the denial of funds for the purchase of pagers, and put back into the Budget for 1986-87.

We would like this request forwarded to the Common Council and scheduled for discussion on their agenda for the July meeting.

Your prompt attention to this matter would be greatly appreciated.

Respectfully,

Charles Monzillo
Padanaram Hose Co.

Citizens Hose Co.

Joseph F. Donta
FIRST LIEUT.
Beckerle Hose Co.

Independent Hose Co.

Russell J. Tracy
Waterwitch Hose Co.

Thomas A. Keckmu Asst Chief
Germantown Hose Co.

Stanley Momen
Wooster Hose Co.

Bernard S. Pills
Phoenix Hose Co.

Beaver Brook Hose Co.

Francis T. Pindelto

Mill Plain Hose Co.

Donald J. ...

Miry Brook Hose Co.

Gary ...

King Street Hose Co.

...

PHC: IHC: WHC: CHC: WHC: PHC: BHC: GHC: BBHC: MPHC: MBHC: KSHC: lmb
CC: Common Council Committee Members



53

CITY OF DANBURY

DANBURY, CONNECTICUT 06810

FIRE DEPARTMENT
19 NEW STREET

JAMES E. DYER, MAYOR

CHARLES J. MONZILLO, CHIEF
(203) 748-5260

June 26, 1986

Lisa Burrell, Recording Secretary
Danbury Volunteer Firemens Council
P. O. Box 1135
Danbury, CT. 06813

Re: June 19th Meeting
Letter to Chief Monzillo

Dear Lisa:

The Common Council, which met with us in January, approved the idea of the pagers, but suggested that the item be placed in the Capital budget.

The request for pagers was put into the Capital budget, and this item along with others, was cut before it was received by the Common Council. It was not cut by the Common Council.

Hopefully, this will help clarify the issue. If you should have any questions, please call.

Sincerely,

John M. Murphy
Chief of Department

CJM:kod
VOL-BUDG file
MISC disk 12 (b)



53

CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

FIRE DEPARTMENT
19 NEW STREET

JAMES E. DYER, MAYOR

CHARLES J. MONZILLO, CHIEF
(203) 748-5260

January 9, 1986

To: Danbury Planning Commission
From: Charles J. Monzillo, Chief of Department
Subject: 1986-87 Capital Budget

I respectfully submit the 1986-87 Capital Budget requests, which is comprised of five projects, as follows:

1. Communications Console
2. Osborne Street Paid/Volunteer Fire Station
3. Fire Training School
4. West Side Fire Station
5. Pagers-Siren Electronic Equipment

Respectfully submitted,

Charles J. Monzillo
Chief of Department

CJM:kod
CAPBUD 87 file
BUDGET disk 20

CAPITAL IMPROVEMENT PROGRAM 1986 - 87
INDIVIDUAL PROJECT ESTIMATE

53

1. DEPARTMENT OR AGENCY RESPONSIBLE FOR PROGRAM FIRE DEPARTMENT

2. DESCRIPTION OF PROJECT
a. Name, Physical Description, Location
Pagers - Electronic equipment to sound the sirens
b. Purpose to alert Vol. Companies
c. Shown on map attached _____ (yes or no)

7. ESTIMATED CONSTRUCTION PERIOD _____
8. STATUS OF PLANS AND SPECIFICATIONS
(Place check mark opposite proper status)
_____ 0 Plans not needed
_____ 1 Nothing done except this report
_____ 2 Preliminary estimate received
_____ 3 Surveys completed
_____ 4 Work on plans scheduled
_____ 5 Sketch plans in preparation
_____ 6 Sketch plans completed
 7 Detail plans in preparation
_____ 8 Detail plans and specifications completed

NEED FOR PROJECT (use separate sheet if necessary)
a. Why requested improve response efficiency

ESTIMATED COST
a. Plans _____
TOTAL _____
b. Land
(1) Site secured _____
(2) To be secured (year) _____
c. Construction
(1) Labor _____
(2) Nonlabor _____
TOTAL _____
d. Miscellaneous Equipment
(1) Equipment \$71,000
(2) Furniture _____
TOTAL _____
e. Other _____
f. Cost prior to July 1, 1985
(included above) _____

9. YEAR RECOMMENDED FOR CONSTRUCTION 1986
10. DEPARTMENT PRIORITY RATING 5
(within year recommended for construction)
11. PROJECT EXPENDITURES BY YEARS
1986-87 \$71,000 1989-90 _____
1987-88 _____ 1990-91 _____
1988-89 _____ 1991-92 _____

ESTIMATED ADDITIONAL COST _____
TOTAL ESTIMATED COSTS \$ 71,000

12. ESTIMATED LIFE IN YEARS 10 years
13. RECOMMENDED FINANCING
(where more than one source is to be employed, indicate breakdown as well as total)
General Revenue \$71,000
Service Charges _____
Utility Revenues _____
Federal Aid _____
State Aid _____
Revenue Bonds _____
General Obligation Bonds _____
Other _____
TOTAL \$ 71,000

FUTURE BURDEN RESULTING FROM PROJECT
a. Annual cost: Maintenance, repair & operation _____
b. Annual estimated cost of new staff required _____
c. Future expenditures for additional equipment not included in project cost _____
d. Debt service (if any) _____
TOTAL \$ _____

Total Pagers \$43,000
Sirens \$28,000 (includes 9 sirens For Civil Prep.)

INCOME FROM PROJECT (estimated annual)
(1) Direct _____
(2) Indirect _____
TOTAL \$ _____

APPROVED BY: Charles J. Monzillo
TITLE: Chief of Department
DATE: January 8, 1986