

COMMON COUNCIL MEETING AGENDA

MARCH 5, 1985

Meeting is 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, Foti, Torcaso, Esposito Godfrey, Flanagan, Zotos, Chianese, Skoff, McManus, DaSilva, Gallo, Cassano, Charles, Boynton, Butera, Durkin, Eriquez, Farah, Torian.

19 Present 2 Absent.

NOTICES FROM MAYOR DYER

CONSENT CALENDAR

The Consent Calendar was

MINUTES

Minutes of the Common Council Meetings held on February 5, 1985 and February 21, 1985. The Minutes were

01 CLAIMS

David Francis Dolan - Richard Menichini - Sarah Baron - Dawn E. Powers

The Claims were referred to the Claims committee and Corporation Counsel.

02 RESOLUTION

- Application for Grant funds to purchase Portuguese & Cambodian materials for Danbury Library.

The Resolution was

03 RESOLUTION

- Application for a Grant for the Health Education/Risk Reduction Program.

The Resolution was

04 RESOLUTION

- Application for Grant Funds for Youth Services Bureau

The Resolution was

05 RESOLUTION

Department of Housing Rental Rehabilitation Program Application.

The Resolution was

05-1 RESOLUTION & CERTIFICATION

Settlement of Claim

The Resolution was

COMMON COUNCIL MEETING AGENDA

MARCH 5, 1985 - Page - 2

- 06
RESOLUTION - Kenosia Avenue Bridge
be referred to Planning Commission and
The Resolution to be deferred for Public Hearing.
-
- 07
RESOLUTION - Golden Hill Road and Bridge Project.
The Resolution was
-
- 08
RESOLUTION - City of Danbury Grant Funds - Recipient Grant Agreement
The Resolution was
-
- 08-1
RESOLUTION - F.A.A. Part 150 Noise Study
The Resolution was
-
- 09
COMMUNICATION - Challenge Grant for D.H.S. Band.
of Cost
The Communication was
-
- 010
COMMUNICATION - Mayor's Recreational Plans - Parks & Recreation Bond Issue.
The Communication was
-
- 011
COMMUNICATION - Amendment to Sec. 14-4 (General Pension Plan)
&
ORDINANCE The Ordinance was
-
- 012
COMMUNICATION - Request for an increase in Building Fees.
The Communication was
-
- 013
COMMUNICATION - Request from the City of Waterbury for a Resolution to repeal
or modify Conn. General Statutes re: Disability benefits for
Firefighters and Police Officers.
The Communication was
-
- 014
COMMUNICATION - Request to review enforcement of abandoned shopping card
Ordinance.
The Communication was
-
- 015
COMMUNICATION - Request for committee to study allocating fiscal authority
to any body other than Common Council or Board of Education
The Communication was

COMMON COUNCIL MEETING AGENDA

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016

COMMUNICATION - Request from National Semiconductor Corporation for extension of sewer from Eagle Road to Commerce Park.

The Communication was

017

COMMUNICATION - Request from Joseph Heyman for extension of sewer & water to 7 National Place.

The Communication was

018

COMMUNICATION - Request for extension of sewer line to a proposed Friendly Restaurant on Mill Plain Road.

The Communication was

019

COMMUNICATION - Request for an easement from the City of Danbury for water supply from a well on Hillandale Road.

The Communication was

020

COMMUNICATION - Request for surface drains and/or culverts - South Avenue

The Communication was

021

COMMUNICATION - Lease Agreement with A.M.D. Realty Inc. re: Property at 13 Boughton Street.

&
CERTIFICATION

The Communication was _____ & funds _____.

022

COMMUNICATION - Donation of Police Canine.

The Communication was

023

COMMUNICATION - State of Connecticut Department of Transportation Relocation of Rt. U.S. 7.

The Communication was

024

COMMUNICATION - Offer from the State of Connecticut to purchase 2.07 + acres from the City of Danbury Airport.

The Communication was

025

COMMUNICATION - Appointment of an Historic District Study Committee.

The Communication was

COMMON COUNCIL MEETING AGENDA

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033

REPORT &
ORDINANCE

- Change in Water Rates Ordinance.

The Report was accepted and Ordinance deferred for public hearing.

034

REPORT &
ORDINANCE

- Highway Projects.

The Report was accepted and Ordinance adopted as submitted.

035

REPORT &
ORDINANCE

- Amendment to the Code of Ordinances re: Claims

The Report was accepted and Ordinance adopted as submitted.

036

REPORT &
ORDINANCE

- Veterans Exemptions.

The Report was accepted and Ordinance adopted as submitted.

037

REPORT &
ORDINANCE

- Insurance Contracts.

The Report was accepted and Ordinance adopted as submitted.

038

REPORT

- Sewer & Water for Cros Nest Lane and Great Pasture Road.

The Report was

039

REPORT

- Request from the Fire Department to purchase used fire equipment.

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.

CONSENT CALENDAR - COMMON COUNCIL MEETING - MARCH 5, 1985

- 03 - Resolution - Application for a Grant for the Health Education/
Risk Reduction Program.
- 04 - Resolution - Application for Grant Funds for Youth Services Bureau
- 05 - Resolution - Department of Housing Rental Rehabilitation Program
Application.
- 05-1 - Resolution - Settlement of Claim.
- 07 - Resolution - Golden Hill Road and Bridge Project.
- 08 - Resolution - City of Danbury Grant Funds - Recipient Grant Agreement.
- 08-1 - Resolution - F.A.A. Part 150 Noise Study.
- 026 - Communication - Reappointments to the Board of Ethics.
- 026-1 - Communication - Appointments to the Cultural Commission.
- 027 - Communication - Appointments to the Housing Site Development commission.
- 028 - Communication - Appointments to the Parks & Recreation Commission.
- 028-1 - Communication - Appointments to the Commission on the Status of Women.
- 028-2 - Communication - Appointments to the Youth Commission.
- 031 - Report - Easement for 7 National Place.
- 032 - Report - Selection of Independent Auditors for the City of Danbury.
- 034 - Report & Ordinance - Highway Projects.
- 035 - Report & Ordinance - Amendment to the Code of Ordinances re: Claims
- 037 - Report & Ordinance - Insurance Contracts.
- 038 - Report - Sewer & Water for Crows Nest Lane and Great Pasture Road.

Reply to: New Milford Office

February 26, 1985

Mr. Michael R. Seri
Town Clerk
City of Danbury
City Hall
Danbury, Ct 06810

RECEIVED
FEB 26 1985**OFFICE OF CITY CLERK**

Dear Mr. Seri:

Please be advised that I represent Mr. David Francis Dolan of 10 Railroad Street, New Milford, Connecticut. Pursuant to Section 7-465 of the Connecticut General Statutes, notice is hereby given of Mr. Dolan's intent to commence an action against the City of Danbury and the Danbury Police Department. The following will give the particulars surrounding said claim:

1. Date and Time: Approximately 11:00 a.m. on February 13, 1985;
2. Location: Winsted Superior Court, G.A. 18 Winsted, Connecticut;
3. Damages: Incurred from February 13, 1985 to the present date in Danbury, New Milford and Winsted including attorney's fee, lost wages, and great emotional upset;

Please turn this letter over to the insurance carrier for the City requesting that an adjuster contact me immediately.

Thank you for your cooperation; I will await your reply.

Very truly yours,

Theresa B. Dalton
Theresa B. D'Alton
Attorney-at-Law

RECEIVED**FEB 26 1985**
3:15 P.M.**TOWN CLERK***Michael R. Seri*

TBD/amm

1-3

JOWDY & JOWDY, P.C.

ATTORNEYS AT LAW

P. O. BOX 1181 - 67 WEST STREET
DANBURY, CONNECTICUT 06810

JAMES J. JOWDY, JR.
JOHN JOWDY

JULIE I. FOSTER

TELEPHONE: (203) 792-1677
TELEX: 179060

RECEIVED

February 7, 1985

FEB 11 1985

OFFICE OF CITY CLERK

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

RE: Dawn E. Powers vs. City of
Danbury

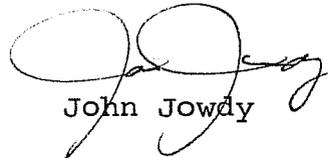
Dear City Clerk:

Pursuant to Connecticut General Statutes, Section 7-465, notice is hereby given that Dawn E. Powers of 258 Hammersmith Apartments, Danbury, Connecticut, intends to commence a civil action against the City of Danbury for negligent conduct by its employees or agents or employees or agents of the Danbury School District and Danbury Board of Education.

As a result of said negligent conduct, Ms. Powers suffered injuries in an automobile accident on November 5, 1984, at approximately 8 a.m. on Danbury-Newtown Road, Danbury, Connecticut.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,



John Jowdy

JJ:pladh
Certified Mail
cc: Dawn E. Powers

1-4
JOWDY & JOWDY, P.C.

ATTORNEYS AT LAW

P. O. BOX 1181 - 67 WEST STREET
DANBURY, CONNECTICUT 06810

JAMES J. JOWDY, JR.
JOHN JOWDY

TELEPHONE: (203) 792-1677
TELEX: 179060

JULIE I. FOSTER

February 7, 1985

Town Clerk for the City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

RE: Dawn E. Powers vs. City of
Danbury

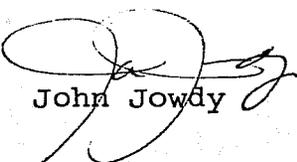
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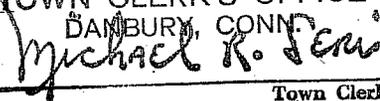
If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,


John Jowdy

JJ:pladh
Certified Mail
cc: Dawn E. Powers

RECEIVED AND FILED

FEB 11 1985
At 9:15 o'clock P.M. No.....
TOWN CLERK'S OFFICE
DANBURY, CONN.

Town Clerk



✓
2

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DANBURY PUBLIC LIBRARY
170 MAIN STREET

February 27, 1985

(203) 797-4505

Ms. Mary Rickert
City Clerk's Office
Danbury City Hall

Dear Mary:

Attached is a resolution prepared by Atty. Gottschalk to present to the Common Council at it's next regular meeting.

The purpose of this grant is to improve and extend library services to persons of limited English-speaking ability. The Danbury Library will specifically use the funds to purchase books in Portuguese and Cambodian.

Sincerely,

Marianne Woolfe
Marianne Woolfe

Director

Encl.
BL/elm

RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

March 5, 1985 A. D., 19



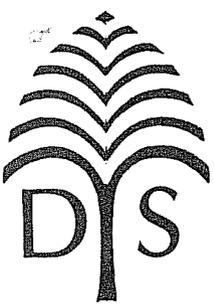
RESOLVED by the Common Council of the City of Danbury:

WHEREAS, the Federal Government has made grant funds available through the Connecticut State Library Department of Planning and Research to promote the availability of library services to persons of limited English-speaking ability; and

WHEREAS, the Danbury Public Library has determined that the use of grant funds to expand and improve upon the materials available to the Portuguese and Cambodian communities of Danbury is appropriate; and

WHEREAS, acceptance of said grant funds in the amount of \$2,500 to be used to purchase materials in Portuguese and Cambodian is in the best interests of the City of Danbury;

NOW, THEREFORE, BE IT RESOLVED THAT Mayor James E. Dyer be and hereby is authorized to make application for said grant on behalf of the City of Danbury and to do any additional acts necessary to accomplish the purposes hereof.



DANBURY YOUTH SERVICES INC.

STEPHEN C. GALLAGHER, CHAIRPERSON

JAMES J. WALSH, EXECUTIVE DIRECTOR

February 22, 1985

Mrs. Constance McManus, President
Danbury Common Council
11 East Gate Road
Danbury, CT. 06810

Dear Connie:

I just received the Request for Proposal from the Connecticut Department of Children and Youth Services for our Youth Service Bureau Program. This will be the eighth year that we are eligible for state funding.

Attached you will find a Resolution not to exceed \$45,000 for the March Common Council agenda. Any required match will come from our city appropriation. I would appreciate it if you would have this Resolution placed on the consent calendar. I will touch base with Keith Colgan and Eric Gottschalk as soon as possible.

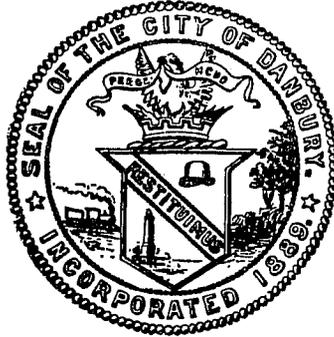
The program will be a refund of our current operations. If you have any questions please contact me at 748-2936.

Sincerely,

James J. Walsh
Executive Director

JJW/ps
Enclosure

cc: Eric Gottschalk



RESOLUTION

3-1

CITY OF DANBURY, STATE OF CONNECTICUT

March 5, 1985 A. D., 19

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, the State of Connecticut Department of Health Services through the Preventative Health and Health Services Block Grant has made grant funds available to full-time local health departments to be used for Health Education/Risk Reduction;

WHEREAS, the City of Danbury Inc., through the Danbury Health and Housing Department has formulated a Health Education/Risk Reduction Program for Danbury area residents; and

WHEREAS, a grant award of up to \$10,031.00 has been processed by the Danbury Health and Housing Department; and

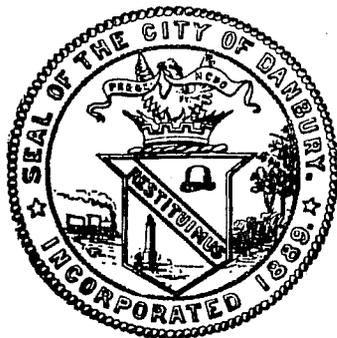
WHEREAS, the State of Connecticut Department of Health Services has approved and funded the grant proposal;

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

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

RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT



March 5, A. D., 1985

RESOLVED by the Common Council of the City of Danbury:

WHEREAS, grant funds in an amount not to exceed Forty-Five Thousand (\$45,000) Dollars are available from the State of Connecticut, Department of Children and Youth Services for 1985-1986 Youth Services Bureau Operations; and

WHEREAS, the continuation of the Youth Services Bureau for an eighth year is deemed to be in the best interests of the City of Danbury,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF DANBURY THAT the actions of James E. Dyer, as Mayor of the City of Danbury, in applying for said funds be and hereby are ratified and the Mayor James E. Dyer be and hereby is authorized and directed to contract with the State of Connecticut Department of Children and Youth Services for a state cost sharing grant, not to exceed \$45,000 for a Youth Service Bureau for the fiscal period commencing July 1, 1985.

BE IT FURTHER RESOLVED that the Mayor is authorized to execute any and

CITY OF DANBURY
RENTAL REHABILITATION PROGRAM
PROPOSAL

PROGRAM DESIGN

Danbury's program will be administered by the Health and Housing Department, which has responsibility for implementing all City housing programs. The program will be under the direct supervision of the Associate Director for Housing. Existing City housing staff will be provided to implement the program. A Rehabilitation Program Committee consisting of the Associate Director for Housing, the City Planning Director, the City Health Director, and the Community Development Director, shall review all applications received and make recommendations as to project selection and adherence to unwriting criteria.

Assistance to successful applicants shall consist of no-interest loans not to exceed 50% of the cost of rehabilitation as determined by City staff cost estimates. Loan repayment will ordinarily be expected in 10 years, but flexibility will be allowed in setting the loan term by the Program Committee. If the rehabilitated property is maintained according to program standards for a period of five years, 25% of the original loan will be forgiven. The owner will be expected to provide the remaining 50% financing from private sources. City staff will inspect all properties selected, develop work specifications and determine compliance with program rehabilitation standards. Program standards will require that the properties meet City Housing Code standards plus several additional program requirements.

Priority will be given to those properties involving higher percentages of very low income persons. Projects involving tenant relocation will be given low priority. The program will be carried out in the City's Downtown Neighborhood, consisting of Census Tracts 2101 and 2102. This area contains pockets of substandard rental properties housing low income persons. Rehabilitation of rental properties will help preserve valuable sources of low income housing in these key neighborhoods and will complement other City and private efforts to preserve the Downtown area

RELATIONSHIP TO MUNICIPAL DEVELOPMENT PLANS

The Rental Rehabilitation Program is consistent with the City's Community Development Plan, the City's Plan of Development, and the City's Housing Policy. Implementation of the program will further the goals expressed in these documents by preserving and upgrading rental housing that is in very short supply in Danbury's Community Development plan cites the great need for affordable housing for low and moderate income persons, especially lower priced rental units. The Plan also points out that there are pockets of deteriorated housing within otherwise stable neighborhoods which should be addressed through rehabilitation programs designed to upgrade the housing stock and preserve housing opportunities for low and moderate income residents.

The City Plan of Development, updated in 1976, also addresses the need to preserve these central neighborhoods through code enforcement and rehabilitation programs. City Housing Policy has been based on these principles. During the past five years, housing code enforcement has been vigorously pursued, the Residential Rehabilitation Program developed, and the formation of NPDCD, Incorporated sponsored. A complete reorganization of the City's housing services has also included the coordination and planned expansion of Fair Rent and Fair Housing activities. Preserving the older housing stock in our central neighborhoods has been an important component of City planning and public improvement efforts.

PROGRAM ADMINISTRATION

- 1. The Rental Rehabilitation Program will be administered by the City's Health and Housing Department, which has responsibility for administering all City housing programs, including: Housing Code Enforcement, Fair Rent, Fair Housing, the Housing Development Program and the Danbury Residential Rehabilitation Program. Housing programs are under the supervision of the Associate Director for Housing.

The following staff members will be involved with the Rental Rehabilitation Program:

Paul Schierloh, Associate Director for Housing: will be responsible for supervising the implementation of the program, including development and coordination of all program procedures, and policies. Will participate actively in all aspects of the program, including solicitation of specific proposals from landlords. (City Funded)

Don Melillo, Senior Housing Inspector: will participate in site inspections, preparation of work specifications, cost estimates, and determination of adherence to Program Property Standards. Mr. Melillo currently performs these functions for the Danbury Residential Rehabilitation Program. (City Funded)

Howard Schmiedel, Rehabilitation Specialist and Relocation Officer: will participate in receipt of applications, qualifications of tenants, property inspections and coordination with landlords, tenants and other departments and agencies. Will also be responsible for implementing relocation assistance in the event it is necessary to do so. Mr. Schmiedel currently performs these functions for the Residential Rehabilitation Program and Housing Development Program. (CDBG Funded)

Carol Ferreri, Fair Housing Officer: will assist in the development and implementation of tenant assistance and affirmative marketing efforts. Will oversee and monitor Fair Housing and Affirmative Marketing Compliance. (City Funded)

- 2. Administrative expenses for this program will be provided through the Health and Housing Department and CDBG funds currently available for rehabilitation activities under the Residential Rehabilitation Program. Adequate funds for administering the program will be available throughout the life of the project.
- 3. The City of Danbury currently administers two programs involving the rehabilitation of residential structures. These are:

5-4

A. Danbury Residential Rehabilitation Programs

This CDBG Funded program provides 30% grant rebates to qualified owner-occupants of one to four family homes. Applicants must be of low or moderate income. City staff inspects the properties, prepares work specifications, cost estimates and determines final compliance with Program Property Standards. Program was implemented in 1981. To date, twenty-two units have been rehabilitated under this program.

B. Housing Development Program:

Under this program, the City sponsored the formation of the Non-Profit Development Corporation of Danbury, Incorporated in 1983. The purpose of the Corporation is to preserve neighborhoods through housing development and rehabilitation. CDBG funds have been provided to help finance Corporation activities. City housing staff are provided to assist in the administration and implementation of Corporation activities. To date, two substandard rental dwellings have been acquired and completely rehabilitated under this program. Two other rehabilitation projects are scheduled to begin in the Spring. City staff inspect properties, design property improvements, prepare work specifications and cost estimates, manage the bid process, coordinate and oversee the work of contractors, and provide tenant assistance. The Associate Director for Housing is active in all phases of the program, including coordination with the Board of Directors and City departments and commissions.

PROGRAM FINANCING

1. **FINANCIAL MECHANISM:** the program will employ a fixed subsidy mechanism. The City will finance 50% of the cost of rehabilitation based on cost estimates prepared by program staff. In order to be eligible for financing, the total estimated rehabilitation costs shall not be less \$1,200 per unit nor more than \$10,000 per unit (reflecting a subsidy of not less than \$600 per unit nor more than \$5,000 per unit.) The owner-applicant will be expected to provide the financing for the remaining 50% of rehabilitation costs. As per Rental Rehabilitation Program regulations, Davis-Bacon wage rates will apply to any assisted project of twelve or more units. Procedures already in place under the Residential Rehabilitation Program will be utilized to derive cost estimates.

Applications, cost estimates, the owner's financial condition, and the nature of the project will be reviewed by the staff and the Program Committee to determine the viability of the project and the ability of the owner to meet his obligations under the program. Standard principles of underwriting shall be employed by the staff and Committee in order to ensure that the loan can be repayed. The rehabilitated property shall produce sufficient revenue to meet all property expenses, the owner's private financing obligations, and the program financing obligations. The City's loan shall be secured by a lien on the property.

This mechanism will meet Danbury's needs by balancing the desire to leverage private investment with the need to provide sufficient incentive in the form of subsidies in a very expensive housing market.

2. **SUBSIDY MECHANISM**

The subsidy mechanism for this program shall consist of the following:

- A. No-interest loans shall be provided directly to the owner-applicant. Loans shall be ten year term. Flexibility of term may be considered by the Program Committee.
- B. If the rehabilitated property is maintained according to program standards (as determined by City program staff) for a period of five years following project completion; 25% of the original loan amount shall be forgiven. This amounts to a deferred grant which will provide incentive to maintain the property following rehabilitation. We believe that this unique subsidy mechanism will provide for a substantial recapture of program funds while also providing an attractive incentive to maintain the rehabilitated property. This subsidy mechanism appears to us to best match the

characteristics of Danbury's rental market and our City's staff requirements.

The following program requirements shall apply:

- A. The owner shall agree not to convert the rehabilitated units in the project building to condominium ownership or any form of cooperative ownership for at least 10 years.
- B. The owner shall agree not to discriminate against prospective tenants on the basis of the receipt of, or eligibility for, housing assistance.
- C. The owner shall agree to the established conditions of affirmatively marketing vacant rehabilitated units for 7 years.

Failure to abide by the above requirements shall result in the penalty of accelerated repayment.

The application for assistance shall include a statement whereby the owner will not increase after-rehabilitation rents above Fair Market Rents so as to deny the continued affordability of the rehabilitated units by lower income families for a minimum of 5 years. This will not be made a conditional attachment to the loan system so as not to constitute a form of rent control.

- 3. The program design calls for 50% private financing on the part of the owner-occupant. In cooperation with the Danbury Residential Rehabilitation Program, area lenders offer private loans at a few percentage points lower than at a prevailing rates to qualified program participants. Area lenders will be asked to consider extending this involvement to the Rental Rehabilitation Program.

The City will also solicit the advice, guidance and participation of one or more banking officials in the development and implementation of project loan underwriting and financial feasibility analysis. A banking official currently serves on the Board of the NPDCD, Incorporated. Another banking official served on the original steering committee of the Residential Rehabilitation Program.

- 4. Requests for Proposals/Applications will be published in the local newspaper. Media releases will be used to make owners, lenders and the general public aware of the program. Informational material will be put together by the City and used to educate potential applicants. A mailing or other means of distribution to potential applicants in the program area will also be considered if financially feasible.

NEIGHBORHOOD ANALYSIS AND SELECTION

1. The City has chosen the Downtown Area as the program area for this proposal. This area is comprised of Census Tracts 2101 and 2102. This area contains Main Street and adjacent streets containing a large percentage of older housing stock that would benefit from a rental rehabilitation program. Since Danbury does not contain extensive concentrated areas of blighted housing, an appropriately large program area is required to generate adequate numbers of project sites. This area chosen contains pockets of deteriorated housing that could qualify under the program. Specific sites are not known, but the area chosen should allow the City to solicit an appropriate number of qualified applicants and suitable project sites. This area is also the site of various public programs that complement the goals of the rehabilitation program. The chosen area appears to best meet the neighborhood selection guidelines of the program in terms of appropriate properties, presence of low income tenants, presence of minority tenants, presence of substandard structures, and presence of available rentals within Fair Market Rents.
2. The neighborhood analysis undertaken included surveys of the program area, discussions with City officials, use of Health and Housing Department data and 1980 Census data. Analysis was conducted following the elements contained in the Program Application as detailed in Section 3 below.

3. A. Family Size of Tenants:

The program area contains sufficient numbers of larger families of lower incomes to make the program appropriate. According to 1980 census data, the program area contains 440 households of 3 or more persons in rental units in Census Tract 2101 and 690 such households in Census Tract 2102. There are, therefore, sufficient numbers of larger rental households to make this an appropriate area.

B. Income Levels of Tenants

Data was estimated by using 1980 Census Data adjusted to 1985 levels assuming 5% per year inflation.

<u>Income</u>	<u>No. of Renter Households</u>
Less than \$6250	478
6250-12499	656
12500-18749	522
18750-24499	424
25000 or more	552

5-8
C. Types of Rental Properties

The following data is derived from 1980 Census data and City records.

Number of Rental
Units by Bedroom Size, Census Tracts 2101 and 2102:

1 Bedroom	990
2 Bedroom	830
3 Bedroom	431
4 or more	66

The above data indicates that sufficient numbers of units of two-bedrooms or more will be available for rehabilitation in the program area. It was not possible to determine the number of these properties that would be eligible under the program. City records indicate that most eligible properties will be between 2 and 5 units in size.

D. Number of Rental Properties

Data taken from 1980 Census Data and City records.

Building Size - Rental Units

2 Units	697
3-4 Units	749
5 or more	1043

Data for Census Tracts 2101 and 2102. This area contains a significant portion of the City's older rental stock. Data indicates a high percentage of pre-1940 housing stock in this area.

E. Owners Showing Interest

There has not been sufficient time to solicit commitments from owners. Experience with Danbury Residential Rehabilitation Program has demonstrated that a large enough project area has to be chosen to generate sufficient owner response.

F. Summary of Substandard Conditions

Neighborhood surveys conducted by the Health and Housing Department in connection with the preparation of this application identified approximately 30 properties in the Downtown Area that appear to qualify for the program under both the substandard condition and low income rental provisions. Department surveys indicate that approximately 10% of the area's buildings (both owner and renter) exhibited substandard characteristics. Most properties showed levels of substandardness that would require moderate rehabilitation. A relatively small percentage of buildings

needing major or gut rehabilitation are present. The properties identified as appropriate for rehabilitation under this program are scattered in pockets within the program area, which is otherwise stable and containing well maintained structures.

The Health and Housing Department conducted a systematic code enforcement program in a portion of the program area in 1984. A total of 230 buildings were inspected, with 25 being cited for housing code violations.

G. Vacancy Rates

Vacancy rates for the program area are estimated at 1.5%, based on information provided by the Fair Rent Commission of the City of Danbury.

H. Area Rents Vs FMR's

Information on rents in the program area has been extrapolated from 1980 Census Data assuming a 30% increase over 1979 rental costs.

Gross Rent	Renter Units
260-324	538
325-389	562
390-454	452
455-519	237
520-650	160
>650	61

Fair Market Rents for the Program Area Are as Follows:

1 BR	2 BR	3 BR	4 BR
420	491	603	668

- The conditions of the chosen program area are such that a moderate level of public assistance will leverage sufficient private investment to stabilize the neighborhood and upgrade the condition of the housing stock. The program area is an important source of housing for lower income families in the City and is expected to remain so. The chosen area appears to meet all program characteristics and requirements for selection, including the availability of rents at or below FMR's. The program area contains eligible lower income rental buildings of between 3 and 6 units that appear well suited for the program.

PROPERTY SELECTION AND REHABILITATION STANDARDS

1. Property Selection: all properties proposed for rehabilitation under this program will be reviewed by City staff and a Rehabilitation Program Committee consisting of the associate director for housing, the City planner, the director of health, and the community development director. Proposals shall be examined for their adherence to all DOH Program requirements and local requirements including the following:
 - A. Properties proposed for rehabilitation must be found upon inspection by City staff to be substandard and requiring a minimum average rehabilitation investment of \$600 per unit for essential, eligible repairs.
 - B. The program subsidy contribution (loan) shall not exceed 50% of the total cost of essential rehabilitation or no more than an average of \$5,000 per unit, whichever is the lesser.
 - C. The property to be rehabilitated must be primarily residential, with at least 51% of the after-rehabilitation rentable floor space used for residential purposes.
 - D. Priority will be given to those projects involving essential repairs which if not promptly attended to would represent a threat to the health and safety of the tenants. This determination shall be made by the Program Committee. Examples of such essential repairs would be unsafe electrical wiring and defective heating systems.
 - E. Projects requiring the relocation of tenants will be discouraged. Such projects will be given lower priority in the selection process. Higher priority will be given to projects not involving displacement of tenants. In the event that projects involving unavoidable displacement are approved, the requirements of the Uniform Relocation Assistance Act will be implemented and enforced.
 - F. Projects will be evaluated and selected so that a minimum of 70% of program funds are used to rehabilitate units occupied by tenants with incomes below 80% of the MSA median. Priority shall be given to projects involving rehabilitating units occupied by very low-income families (at or below 50% of median). Owner-applicants shall be required to prove tenant income eligibility at the time of applicability to ensure that these requirements are met.
 - G. Projects shall be evaluated and selected in such a manner that no less than 70% of the total grant

allocation is used for rehabilitating units suitable for larger families (2 or more bedrooms).

REHABILITATION STANDARDS

The Program Rehabilitation Standards currently employed in the Danbury Residential Rehabilitation Program will also be used in the Rental Rehabilitation Program. These Standards require that the rehabilitated property meet all provisions of the Danbury Housing and Maintenance Occupancy Code (which contains stricter standards than the Section 8 Existing Housing Quality Standard). Specifications for the rehabilitation work will be prepared by City staff in order to ensure adherence to Program Standards. Inspections of the property during and following the work process will be made to ensure compliance with work specifications and program standards.

CITIZEN PARTICIPATION

Notice of the required public hearing was published in the Danbury News-Times. Notices of the hearing were also sent to area radio and Cable TV stations in order to reach persons who may not have noticed the newspaper. Notice was also posted on the public meeting board at City Hall.

Letters explaining the program proposal and requesting input and comments were sent to various community organizations dealing with tenants and rental properties. These organizations included the Association of Religious Communities, Danbury Legal Services, Danbury NAACP, Community Action of Danbury, and the Spanish Learning Center. The Board of Realtors was also contacted in the absence of a landlords association. The opinions of key City department heads and community leaders were also sought in developing the program proposal.

RELOCATION AND TENANT ASSISTANCE POLICY .

The City will discourage the displacement of any tenants as a result of this program. However, in the event that a project is approved that requires the displacement of existing tenants, the City hereby affirms that it will adhere to all requirements of the Uniform Relocation Assistance Act and the relocation regulations developed by DOH in accordance with Chapter 235 of the Connecticut General Statutes. No tenant shall be considered displaced if the tenant has been offered a decent, safe and sanitary dwelling unit in the project at an affordable rent.

The following provisions shall also apply.

1. The City shall not discriminate in the provision of information counseling, referrals, or other relocation services to persons displaced by rental rehabilitation activities.
2. The City will not engage in practices or methods of administration that will result in the displacement of persons because of their particular race, color, religion, sex, age, handicap, or national origin.
3. Information and counseling services concerning rights under the Fair Housing Laws and Relocation Act will be carried out by the Fair Housing Officer and the Relocation Officer of the City of Danbury. Any displaced tenants shall be provided with assistance in finding suitable replacement housing without restrictions based on race, color, religion, sex, age, handicap or national origin. Such persons shall be made fully aware of their rights under the Relocation Act and be provided with all benefits and assistance that the Act provides for.

5-71

RENTAL REHABILITATION PROGRAM
TENANT ASSISTANCE POLICY STATEMENT

Title VIII of the Civil Rights Act of 1968, Executive Order 11063, sets forth the national policy of non-discrimination and equal opportunity in housing.

The City of Danbury is committed to this Fair Housing policy; believing that people of like economic levels in the same housing market should have available to them a similar range of choices without regard to race, color, religion, sex and national origin.

It is with this in view, and the regulations of the Rental Rehabilitation Program that Danbury establishes a policy for affirmatively marketing units rehabilitated under this program.

8-16

DISSEMINATING THE AFFIRMATIVE MARKETING POLICY

A statement of this policy will be included in all publicity material used for mailings to prospective tenants and owners. This information will be distributed to local community organizations, churches and by public service announcements and notices.

AFFIRMATIVE MARKETING PLAN

Information regarding this program and fair housing laws can be made available to the general public through:

- 1. Mailings -
 publicity literature to prospective tenants and owners
 literature to community human service organizations, churches
- 2. Fair Housing Office -
 dissemination of related material
- 3. Local Television Stations -
 public service announcements
- 4. Local Radio Stations -
 WLAD, WINE
 public service announcements - also 'La Grande' - Hartford
 for Danbury's Hispanic residents
 East Asian languages through Danbury's ARC (Association of
 Religious Communities)
- 5. Newspaper Coverage -
 related news stories, joint press conferences by the City
 and major participating private lending institutions
- 6. Special Outreach Efforts -
 to qualifying persons not likely to apply for a vacant unit
 through agencies and organizations; home visits
- 7. Literature Available in all Municipal Offices -
 Tax Collector, Health Department, Commission on Equal Rights
 and Opportunities etc.

REQUIREMENTS AND PRACTICES FOR PARTICIPATING OWNERS

The administrating agency must provide the prospective owner with a thorough understanding of the provisions and stipulations of the program through counseling and written material. The participating owner is expected to adhere to these requirements and to Fair Housing laws.

The displaying of Equal Housing Opportunity and Fair Housing posters in the rehabilitated buildings is positive publicity and will serve to raise citizen awareness.

SOLICITING TENANT APPLICATIONS

In order to reach qualifying tenants who are not likely to apply for a vacant unit, special efforts are required. Information regarding the availability of a unit/units must be disseminated to local human service organizations, churches, etc. by the participating owner. The Fair Housing Office can assist in these efforts. The office has an extensive directory of Danbury agencies and organizations.

OWNER'S RECORDS OF AFFIRMATIVE MARKETING EFFORTS

To encourage affirmative marketing, records shall be kept of an owner's efforts. These will include: all organizations contacted for outreach assistance, with names, addresses, contact persons, dates, etc., lists of families placed as a result of these efforts, length of stay in the units, and any other pertinent information required by the Department of Housing.

ASSESSMENT OF THE OWNER'S AFFIRMATIVE MARKETING EFFORTS AND ANY POSSIBLE CORRECTIVE ACTION NEEDED

The administrating agency will determine the owner's intent by closely monitoring the owner's affirmative marketing efforts in soliciting potential tenants, and compliance with the program's goals.

An owner's efforts may not be considered satisfactory:

1. where the rate of rejection of referred applicants is high based on race, gender or ethnicity differing from existing tenants.
2. when the referred applicants represent a minority group.
3. when eligible applicants for Section 8 subsidies are rejected or applicants not eligible for Section 8 subsidies are always rejected.
4. when the participating owner does not maintain a record of his affirmative marketing efforts.

In the case of non-performing owners, the administrating agency may take a more active role in the search for eligible tenants for the owner's units. Should an owner continue to be uncooperative, his participation in other housing programs would not be permitted.



CITY OF DANBURY
DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

HEALTH AND HOUSING DEPARTMENT
20 WEST STREET

(203) 797-4625

February 19, 1985

The Honorable James E. Dyer
Mayor of the City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut 06810

RE: DOH Rental Rehabilitation
Program Application

Dear Mayor Dyer:

As requested, I have prepared a grant proposal for the Connecticut Department of Housing administered Rental Rehabilitation Program. This is a new program designed to provide assistance to rehabilitate rental properties occupied by low and moderate income persons. Our proposal asks for \$100,000 in rehabilitation funds from the State as well as 20 Section 8 Certificates.

Please sign and date the enclosed Application Sheet and Program Certifications form. These must be submitted to DOH by February 22, 1985. Please let me know when the forms are signed so that I can submit them with the application proposal.

Also please find enclosed a copy of the DOH Resolution Form that must be approved by the Common Council. ~~The State is requiring that this resolution be submitted by March 8, 1985.~~ Accordingly, I request that this item be added to the agenda of the next Common Council meeting.

I apologize for the short notice involved, but the State has set up these unreasonable submission requirements. Their program notification letter was mailed out on January 31, 1985, and required that the proposal be submitted by February 22 and the Council resolution submitted by March 8. Unfortunately, this means that the Council must act on the proposal at its next meeting in order to meet the program deadline.

Thank you for your assistance.

Respectfully yours,

Paul Schierloh
Associate Director for Housing



STATE OF CONNECTICUT

DEPARTMENT OF HOUSING

January 31, 1985

Honorable James E. Dyer
Mayor
City Hall
155 Deer Hill Avenue
Danbury, CT 06810

Re: Rental Rehabilitation Program Request for Proposal

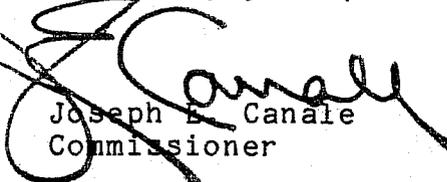
Dear Mayor Dwyer:

I am pleased to invite your community to submit a proposal for participation in the new State Administered Rental Rehabilitation Program. This is the Federal Government's newest program targeted toward rehabilitating housing for low- and moderate-income families. A brief description of the program and a proposal package are included for your information.

If you are interested in submitting a proposal for funding, please complete the enclosed proposal package and return it to the Department of Housing postmarked no later than February 22, 1985. If you have any questions concerning your preparation of the proposal, please do not hesitate to contact either Andrea M. Slusarz or Joseph A. D'Orso at 566-5310.

Please note that we understand the difficulty which may be involved in securing the necessary local resolution within the three week period. Therefore, we are prepared to grant a municipality an extension to March 8, 1985, if needed, to submit the local resolution. This extension covers only the submission of the resolution, the deadline for submittal of the proposal remains February 22, 1985.

Sincerely yours,


Joseph E. Canale
Commissioner

JEC/REC/smv

Enclosures



05-1

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT
OF FINANCE

March 1, 1985

TO: Common Council via
Mayor James E. Dyer

Certification #23

FROM: John P. Edwards

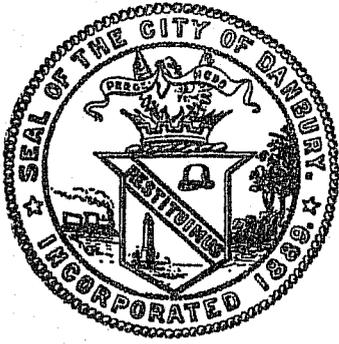
We hereby certify the availability of \$2,500.00 in the General Fund - fund balance account for transfer to the Claims Account 02-09-110-073500. Please note there is a \$13,250.00 balance in this account.

Previous balance G.F. - Fund Balance	\$334,304.04
Less pending request	3,200.00
Less this request	2,500.00
	<hr/>
	\$328,604.04



John P. Edwards
Comptroller

JPE/af



RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

March 5, 1985

A. D., 19

RESOLVED by the Common Council of the City of Danbury:

That the City Clerk be and is hereby authorized and empowered on behalf of the CITY OF DANBURY, to draw an order upon the CITY TREASURER in payment of the following settlement of claim:

<u>THE HARTFORD INSURANCE GROUP</u>	\$2,500.00
In settlement of the claim of	
IRENE SCZESNY v, CITY OF	
DANBURY	
Date of Loss: February 7, 1979	



RESOLVED by the Common Council of the City of Danbury:

WHEREAS, the State of Connecticut makes grant funds available for the repair and reconstruction of bridges under the control of Connecticut municipalities pursuant to Public Act 84-254; and

WHEREAS, the Kenosia Avenue Bridge (Connecticut Bridge No. 05095) is in need of such reconstruction; and

WHEREAS, the total cost of such reconstruction is \$372,553.50; and

WHEREAS, the eligible grant percentage is 29.99% equating to a State Project Grant of \$111,728.79; and

WHEREAS, the local match in the amount of \$260,824.71 is available through bond authorization adopted by the Common Council on August 25, 1983, approved by Mayor James E. Dyer on August 26, 1983 and approved at referendum on November 8, 1983;

NOW, THEREFORE, BE IT RESOLVED THAT Mayor James E. Dyer be and hereby is authorized to make application and contract for said funds and to take any additional steps necessary to accomplish the purposes hereof.

CORPORATION COUNSEL
ERIC L. GOTTSCHALK
SANDRA V. LEHENY
TERRY L. SACHS
ASSISTANT CORPORATION
COUNSEL

February 28, 1985

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

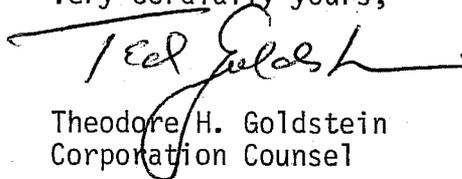
Hon. James E. Dyer, Mayor
City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut 06810

Re: The Golden Hill Road Bridge Project

Dear Mayor:

The City of Danbury is seeking to acquire title to the property of Dora E. Taylor located at 50 Padanaram Road in connection with the above bridge project. While negotiations are going on which may result in a negotiated purchase, I would like to be in a position to quickly move to an eminent domain action so that the acquiring of title by the City will not be unduly delayed. I have, therefore, prepared and enclose herewith a resolution which I ask be submitted to the Common Council for its early action upon it.

Very cordially yours,



Theodore H. Goldstein
Corporation Counsel

Enclosure



CITY OF DANBURY

DANBURY, CONNECTICUT 06810

THEODORE H. GOLDSTEIN
CORPORATION COUNSEL

ERIC L. GOTTSCHALK
SANDRA V. LEHENY
TERRY L. SACHS

ASSISTANT CORPORATION
COUNSEL

March 7, 1985

PLEASE REPLY TO:

DANBURY, CT 06810

MEMO TO: Dominic A. Setaro, Jr., Assistant Comptroller
FROM: Eric L. Gottschalk, Assistant Corporation Counsel
RE: City of Danbury Grant Funds, Recipient Grant Agreement

As I discussed with you earlier, Corporation Counsel Theodore H. Goldstein has requested that we add a phrase to the Grant Recipient Contract. I have revised Page 2 to add the requirement that a CPA certify the audited statements. Because of the latitude given to us by the resolution adopted by the Common Council, I see no need to go back to get any additional approvals.

If you have any questions, please contact me.

ELG

ELG:cr

Enclosure

c: Constance A. McManus, Pres. ✓
Common Council / Member Grants Oversight Committee

William Quinn, M.P.H.
Director of Health / Member Grants
Oversight Committee



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT
OF FINANCE

March 4, 1985

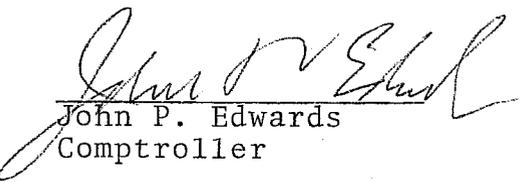
TO: Common Council via
Mayor James E. Dyer

Certification #24

FROM: John P. Edwards

We hereby certify the availability of \$15,000.00 in the General Fund - fund balance account for transfer to the Mayor's Discretionary Fund to enable the Danbury High School Band to attend the Festival of Music competition in Florida.

Previous balance G.F. - Fund Balance	\$334,304.04
Less pending requests	5,700.00
Less this request	15,000.00
	<u>\$313,604.04</u>


John P. Edwards
Comptroller

JPE/af



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

March 4, 1985

Honorable Members of the Common Council
City of Danbury, Connecticut

Dear Council Members:

I am recommending that we fund a \$15,000 challenge grant to assist the Danbury High School Band in attending the 1985 Festival of Music competition in Orlando, Florida during the month of April.

A total of \$45,000 is required to send the 105 member band to the competition. I am hoping that our businesses, corporations, Board of Education and service clubs, as well as individuals, will come forward to assist in raising the necessary funds.

The Festival of Music competition attracts thousands of young musicians annually and is regarded as one of the premier events for student musicians.

The \$45,000 covers registration, lodging and transportation. I believe that the Council can lead the way in raising the additional funds by passage of this request.

Sincerely yours,

James E. Dyer
Mayor

JED/mr

**CITY OF DANBURY**

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT
OF FINANCE

March 5, 1985

TO: James E. Dyer, Mayor

FROM: John P. Edwards, Comptroller

Listed below will be the additional cost estimates associated with the Recreation Plan Bond Issue.

Legal Fees	\$ 30,000
Prepaid Registration	25,000
Printing	2,000
Advertisements	500
Postage	500
Financial Advisory Fee	8,100
Registration & Certification	1,200
Rating - Moodys and Standard & Poors	8,000
Printing	10,750
Net Short Term Interest	500,000
Contingency	13,950
	<u>\$600,000</u>

These costs are only estimates and they should be altered based on any changes made by the Common Council.



John P. Edwards

JPE/af

cc: Dominic A. Setaro, Jr.



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

March 4, 1985

Honorable Members of the Common Council
City of Danbury, Connecticut

Dear Council Members:

Attached please find a statement and outline of a Recreation Plan for our City. I believe that the adoption of this Plan is essential to keeping our City moving ahead.

I also believe that this item should appear on the November ballot for voter approval.

Sincerely yours

James E. Dyer
Mayor

JED/mr



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

STATEMENT OF JAMES E. DYER, MAYOR

MARCH 4, 1985

PARKS AND RECREATION

Urban Amenities have a positive impact on the social and economic well being of a community.

Adequate recreational and cultural facilities contribute to the overall liveability of a city.

For the past five years we have concentrated our efforts toward improving Richter Park, beginning the development of Bear Mountain Reservation, obtaining and developing Hatter's Park, reorganizing our Parks and Recreation Department, upgrading four neighborhood parks (Osborne Street, Locust Avenue, Balmforth Avenue, Tom West Park) and striving to keep pace with tremendous growth demands.

Since 1979 I have initiated a series of solutions to problems facing our City in accordance with an "agenda for change" position paper issued during my first Mayoral race. Priorities were established, putting elderly housing, schools, traffic, roads, growth management, public safety, and infrastructure improvements into an orderly process for design, funding, and implementation.

We have addressed those areas, and it is now time to present the next phase of our City's working agenda.

Today I am presenting a \$5.6 million recreation and cultural development plan that will require voter approval for bonding.

2..

We have conducted an inventory of all City-owned land, and have studied what our citizens have expressed a desire to see the City offer in the area of recreation and culture.

Our recreation and cultural development plan indicates that \$5.6 million will be required to accomplish what needs to be done. The City currently owns 1,400 acres of open space and developed recreation land. We also use 55 acres of school playgrounds.

The City's park system is 557 acres of developed land. Additionally, we have 87 acres of undeveloped land designated for park and playgrounds, 73 acres of vacant land, 534 acres of watershed, and 192 acres of private recreation.

1,400 young people are in the local soccer league, 1,000 young people in Little League, and over 2,000 adults in the Softball League.

We wish to maximize what we currently own to address the need for more playing fields and also provide recreation services we currently do not have but should be part of a City of our stature.

The recreation plan I am presenting to the Common Council includes the following:

1. Ice Skating Rink (indoor)
Located at Hatters Park as part of the
Town Park-Hatters Park linear recreational
complex \$1,650,000.
2. Indoor Swimming Pool Complex
Located at Danbury High School
for community use \$1,900,000.

3.	Town Park Improvements <ul style="list-style-type: none"> •Improved Parking Facilities •New Bathhouse •Improved Beach area. •Additional Picnic Facilities •Improved Elderly and Handicapped Access. 	\$250,000
4.	Five Baseball/Softball Fields (2 Lighted)	\$500,000
5.	Six Soccer Fields (Note: All athletic fields to be developed on <u>existing City land.</u>)	\$300,000
6.	Bear Mountain Reservation <ul style="list-style-type: none"> •Conversion of the existing barn to a multi-purpose community center. 	\$150,000
7.	Kenosia Park Improvements <ul style="list-style-type: none"> •New Bathhouse •New Concession Facility 	\$250,000
8.	Picnic Pavilions <ul style="list-style-type: none"> •2 at Hatters Park •2 at Bear Mountain Reservation •2 at Kenosia Park 	\$ 50,000
9.	New Playground Equipment <ul style="list-style-type: none"> •Rogers Park •Highland Avenue Playground •Town Park Playground (Three neighborhood parks are <u>currently</u> scheduled and funded for new <u>equipment</u> in 1985.)	\$100,000
10.	Old Library Cultural Center <ul style="list-style-type: none"> •Elevator access for elderly and handicapped 	\$ 80,000
11.	Expansion of Richter House <ul style="list-style-type: none"> •Service Center and enlarged cultural area and additional tennis courts. 	<u>\$370,000</u>
	TOTAL	\$5,600,000



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

March 4, 1985

Honorable Members of the Common Council
City of Danbury, Connecticut

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Mayor

JED/mr



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

STATEMENT OF JAMES E. DYER, MAYOR
MARCH 4, 1985

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TOTAL \$5,600,000



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

Emanuel A. Merullo
Director of Personnel

(203) 797-4598

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

FROM: Emanuel A. Merullo, Director of Personnel *EAM*

DATE: February 25, 1985

At a special meeting of the Common Council on September 24, 1984, the Council unanimously approved amendments to Section 14, Article I of the Code of Ordinances, General Employees' Pension Plan.

The amendments were not intended to bring sudden and potentially traumatic changes in the lives of the few effected employees who were at or about 70 years of age by mandating retirement immediately or within months.

After the amendments were adopted it was apparent that language to protect these few employees was necessary. To remedy that situation, we propose the addition of the last two sentences to "Section 14-4 - Retirement Date".



12

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

BUILDING DEPARTMENT
(203) 797-4581

LEO P. NULL
BUILDING OFFICIAL

February 22, 1985

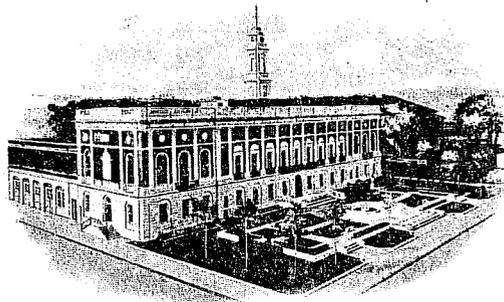
TO: Constance McManus, President Common Council
FROM: Leo P. Null, Building Official

I am requesting an increase in the fees for the building department as follows:

1. Move a building from \$20.00 to \$25.00
2. For each vented - type gas fired heater \$5.00 to \$10.00
3. Oil burner permits \$5.00 to \$10.00
4. Wood/Coal stove permits \$5.00 to \$10.00
5. Certificate of Occupancy \$1.50 to \$3.00

I don't feel there should be any problem justifying these increases.

Leo P. Null



OFFICE OF THE CITY CLERK

THE CITY OF WATERBURY
CONNECTICUT

February 15, 1985

Honorable James E. Dyer
Mayor, City of Danbury
City Hall
155 Deer Hill Road
Danbury, CT 06810

Dear Mr. Dyer:

At a meeting of the Board of Aldermen of the City of Waterbury held on Monday, February 11, 1985, the Board voted unanimously to adopt the following resolution, concerning a request that Connecticut General Statute Section 7-433C, which provides automatic state-mandated disability benefits for municipal firefighters and policemen who develop heart disease or hypertension, be either repealed or modified.

It was further unanimously voted to forward a copy of this Board's resolution to the town council of each of the state's 169 cities and towns, as well as all state senators and representatives, in hopes of achieving such legislation pertaining to heart and hypertension laws that will be more beneficial to all cities and towns, to wit:-

RESOLUTION

BE IT RESOLVED: by a unanimous vote of the Board of Aldermen of The City of Waterbury that Connecticut General Statute (CGS) 7-433C which provides automatic state-mandated disability benefits for municipal police and firefighters who who develop heart disease or hypertension be repealed.

WHEREAS: The heart and hypertension bill in its present form is creating economic havoc on all municipalities throughout the state of Connecticut; and

WHEREAS: The City of Waterbury alone is spending over 800 thousand dollars because of this bill

Resolution
Page 2
February 15, 1985

during this fiscal year; and

WHEREAS: A possible modification to the law, if repeal is not possible, would be a provision for rebuttable presumption on the part of municipalities in order that we may attempt to prove the disease was not job related but conditioned upon many other variables that the medical profession has found to cause these problems. (for example - obesity, smoking, heredity, etc.) Another option could be the establishment of a "superfund" to pool municipalities fair share of funds and require the State to administer the entire program; and

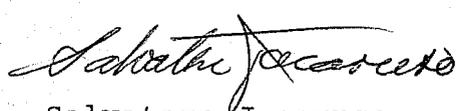
WHEREAS: Cities and towns can no longer sustain the high cost of State and Federal mandates without any monetary relief & our citizens will no longer tolerate such unfair conditions.

The Board of Aldermen of the City of Waterbury hopes that your municipality will also approve such a resolution as this and urge your state senators and representatives to pass such legislation in Hartford for the financial well-being of all the municipalities in the state of Connecticut.

If you would care to send the Board of Aldermen a copy of your municipality's vote or similar resolution, please send it to the Board of Aldermen in care of Salvatore Jacaruso, City Clerk of the City of Waterbury, Chase Municipal Building, 236 Grand Street, Waterbury, CT 06702.

Sincerely,

THE CITY OF WATERBURY



Salvatore Jacaruso
City Clerk, City of Waterbury

SJ:sap



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

February 26, 1985

Mayor James E. Dyer
155 Deer Hill Avenue
Danbury, Connecticut 06810

Re: Section 12-33 - Abandoned Shopping Carts

Dear Mayor Dyer:

Several months ago, the Common Council adopted an ordinance assigning penalties to those persons who took shopping carts away from supermarkets and charging a fee to the supermarket upon retrieval of the cart at the Public Works Department.

After talking with Daniel Garamella, Director of Public Works, and seeing carts all around town, I feel this ordinance is ineffective in its policing (it takes policemen from higher priorities) and it is evident that local establishments, for whom the ordinance was to benefit, are not retrieving their carts at the Public Works garage. I thereby request a committee be appointed to review the repeal of the ordinance.

Sincerely yours,

Carole A. Torcaso
Councilperson, 3rd Ward

*Should we repeal
laws against murder
Because people are still
murdered ?!! why don't
we rethink why it's not
being enforced!
J.*



15

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

February 21, 1985

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

Recent disclosures indicating apparent misappropriation of Parking Authority funds would indicate poor fiscal control relative to some public funds.

One of Danbury's financial assets is the very high level of fiscal responsibility exercised by the Comptroller's Office - This is apparent from review of audits conducted by Ernst & Whinney. The Parking Authority funds are unique in that they are one of the very few not controlled by the Comptroller's Office. Other enterprise operations such as the landfill, sewer and water and the School Board Lunch Account are managed very effectively by the appropriate agencies with control of cash and balance by the Comptroller's Office.

If the recent disclosures are in fact, correct, it would appear that serious errors of judgment occurred. Such matters should be the responsibility of those qualified by education, experience and position, and therefore municipal funds should be channeled through and controlled by the Comptroller's Office. Furthermore, the final authority for the use of municipal funds, as dictated by the Charter of the City of Danbury, is that of the Common Council - the elected legislative body.

My recommendation is that all municipal funds be controlled by and channeled through the Comptroller's Office and that the Common Council be the final authority for all City funds other than those allocated to education. My purpose is not to usurp authority from any agency or commission, but rather to provide consistency in the control of public funds.

I would therefore request that a committee of the Common Council be appointed to study and recommend revision of any ordinance or regulation allocating fiscal authority to any body other than the Common Council or Board of Education.

Respectfully submitted
Constance McManus
Constance McManus
Common Council President

CM/mr

16



February 8, 1985

Common Council City of Danbury
c/o The Office of the City Clerk
155 Deer Hill Avenue
Danbury, CT 06810

Members of the Common Council:

National Semiconductor Corporation, located in Commerce Park, Danbury, is applying to the Common Council for the right to install an extension of the City's municipal sewer service via the installation of a new sewer pipe from Eagle Road to our facility on Commerce Drive.

National has filed a request with the City Engineer and the Superintendent of Public Utilities to issue a permit to National allowing an increase in discharge volume to the municipal treatment system.

The utilization of the municipal treatment system will enable National to comply with a State Department of Environmental Protection order as well as recently promulgated Federal Environmental Protection Agency regulations addressing effluent guidelines for the semiconductor industry.

The connection into the existing sanitary system requires the above mentioned extension of the City's sewer service, and we, therefore, respectfully request that this matter be placed on the March meeting agenda to be brought before the Common Council.

Sincerely,

A handwritten signature in cursive script that reads "Edward T. Kaminski".

Edward T. Kaminski
Manager, Health and Safety

7 National Place
Danbury, Ct. 06810

22 February 85

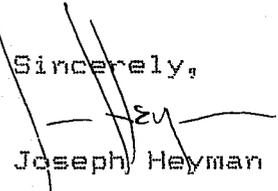
Danbury Common Council
City Clerk's Office
155 Deer Hill Ave.
Danbury, Ct. 06810

Dear Sir/Madam,

Request is made to be on the March 5, 1985 agenda in order to obtain permission for extension of City water and sewer lines from White St. to our proposed building on 7 National Place.

If there are any questions please call me at 748 5554.

Sincerely,


Joseph Heyman

JUDD ROAD
OTIS, MASSACHUSETTS 01253
413-269-6033

February 27, 1985

Danbury Common Council
155 Deer Hill Road
Danbury, Connecticut 06810

Re: Proposed Friendly Restaurant
Mill Plain Road, U. S. Route 6
Danbury, Connecticut

Dear Common Council Members:

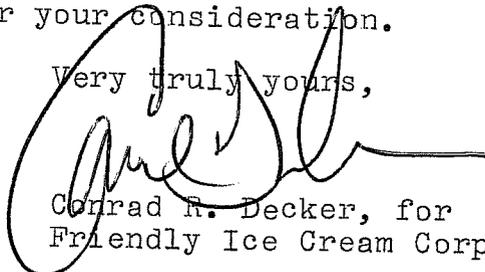
Reference is made to an anticipated Friendly Restaurant proposal on the north side of Mill Plain Road between the existing 7-11 Store and Danbury Moving & Storage in Danbury. Friendly is in the engineering phase of this project at this date.

The proposal as envisioned will require a sewer line extension from an existing manhole located at Mill Plain Road & Driftway Road approximately 350' west of the proposed site. I understand an application to the Common Council is required prior to initiating sewer line engineering.

By way of this letter I shall like to submit our proposal to the Common Councils March 5th meeting to further detail our proposal and to initiate required procedures to gain approval of our construction of a sewer line extension.

I thank you in advance for your consideration.

Very truly yours,



Conrad R. Decker, for
Friendly Ice Cream Corporation

Gallagher & Gallagher

Attorneys at Law

65 Main Street

Post Office Box 304

Danbury, Connecticut 06810

Edward J. Gallagher
Stephen C. Gallagher

✓
19
Telephone
(203) 792-0525

February 21, 1985

Honorable Constance McManus
and the Honorable Members
of the Common Council
c/o Office of the City Clerk
City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut 06810

Re: Wilson A. Francisco and Barbara A. Francisco
19 Hillandale Road, Danbury, Connecticut

Dear Madam President:

Please be advised that this office is acting on behalf of Mr. & Mrs. Francisco, who are the owners of property situated at 19 Hillandale Road, Danbury, Connecticut.

Mr. and Mrs. Francisco require an easement from the City of Danbury for their water supply from a well, which is located partially on property of the City of Danbury. A copy of the proposed easement without the description and measurements of the actual easement is enclosed herewith.

When a well was installed on the property of 19 Hillandale Road many years ago, it was mistakenly located in part on City property. The well encroaches 4.2 feet onto City property. A copy of a plot plan for lot 36 (19 Hillandale Road) and dated August 30th, 1972 is enclosed herewith.

Mr. and Mrs. Francisco were unaware at the time that they purchased this property that the well encroached on City property, and have just in the last few weeks been made aware of the situation, as they were in the process of selling the property. At present, Mr. and Mrs. Francisco are in need of assurance that there will be an adequate and protected water supply.

page 1...

Gallagher & Gallagher

Attorneys at Law

-Honorable Constance McManus-

-February 21, 1985-

page 2...

I would appreciate your referring this matter to the Public Works Committee of the Council at your next regular or special meeting.

I am also sending a copy of this letter with its enclosures to Mr. Jack Schweitzer the City Engineer for his consideration and examination, as well as to Attorney Eric L. Gottschalk of the Corporation Council's Office.

Sincerely yours,

Edward J. Gallagher
EDWARD J. GALLAGHER (dc)

EJG/dc

Enclosures

cc: Jack Schweitzer, City Engineer
Attorney Eric L. Gottschalk, Corporation Counsel

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF DANBURY, a municipal corporation organized and existing under the Laws of the State of Connecticut, for the consideration of \$1.00 and other valuable consideration received to its full satisfaction of WILSON A. FRANCISCO and BARBARA A. FRANCISCO, of the City of Danbury, County of Fairfield and State of Connecticut, does hereby give and grant unto the said WILSON A. FRANCISCO and BARBARA A. FRANCISCO and their successors, heirs and assigns, forever, the full and perpetual right, privilege, authority and easement to lay, construct, alter, repair, replace and maintain permanent pipes in and to an existing fresh water well together with the necessary appurtenances therefor in, under, over and along a parcel of land 5 feet by 5 feet located on Hillandale Road, for the purpose of providing fresh water to the existing single-family dwelling owned by the Grantees herein and shown on the map described below. Said parcel of land is more particularly described as follows:

Said well is located 4.2 feet, more or less, Easterly of the Westerly boundary line of the said Lot 36 and being within the highway limits of Hillandale Road as shown on the above-mentioned map to be filed in the Danbury Land Records.

It is agreed that the Grantees shall maintain said parcel in substantially the same condition as existed at the time of the execution of this easement and in the event that the Grantees are required to enter upon the premises described herein, in order to repair said well, that upon completion of repairs the Grantees shall restore the premises to substantially the same condition as existed at the time of the execution of this easement.

It is further agreed that in the event that the said well is abandoned or another well hereafter constructed to serve the above described lot, then this easement shall terminate and be of no further force or effect and that in the event, the Grantees, their successors, heirs or assigns shall restore the premises to substantially the same condition as existed prior to the installation of said well and appurtenances on property of the City of Danbury.

And it is further agreed that the Grantees, their successors, heirs and assigns shall assume any and all liability concerning the use and/or control of the well and of the easement herein granted which may be occasioned during the existence of and for the duration of this easement and will further hold the Grantor harmless from any such liability.

The Grantor herein reserves the right to itself, its successors and assigns, to continue to use the land within which the aforesaid easement has been granted for any uses and purposes not inconsistent with the uses and purposes for which this easement is granted.

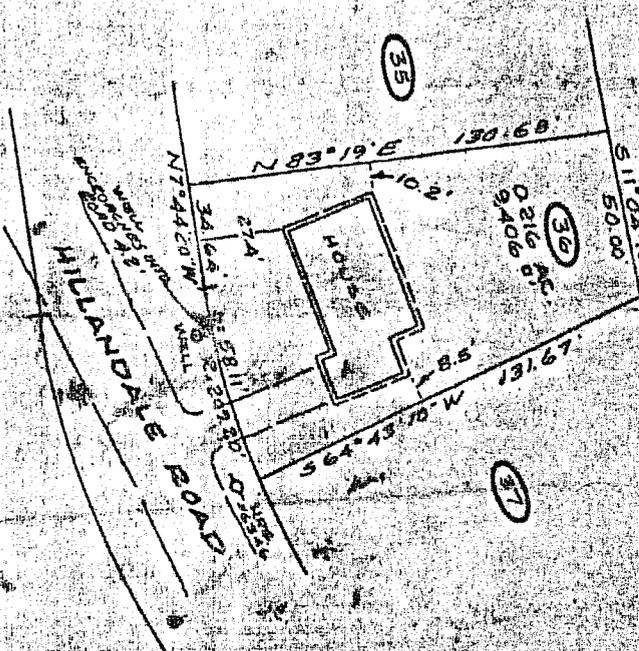
Honorable Mayor James E. Dyer
Honorable Members of the Common Council
City of Danbury, Connecticut

We, the undersigned, do hereby petition the City of Danbury to
construct surface drains and/or culverts where needed on South Avenue.
There is a serious need for these facilities due to extensive floodings.

NAME

ADDRESS

<u>NAME</u>	<u>ADDRESS</u>
Ethel Schork	22 South Ave
Russell K. Schork	22 South Ave
Mrs. Susan Glinko	24 South Ave.
Walter Layton	24 South Ave.
Jeanne Litschier	24 South Ave.
Sarah Bague	28 South Ave.
John Bague	28 South Ave.
Josephine Jolly	26 South Ave
Patrick Jolly	26 South Ave
Mari Hanley	17 South Ave
Frank Bonacci	20 South Ave
Lucy Bonacci	20 South Ave.
Anna Martins	13 South Ave.
Manuel Martins	13 South Ave.
Ralph Hopkins	11 South Ave
Manuel Hopkins	11 South Ave.
Monserrate Serrano	16 South Ave
Walter C. Pappe	8 & 12 " "
Mary A. Pappe	" " " "
Yorge Pereira	18 South Ave.
Natalima Pereira	" " "
Ralph LoStacco	21 South Ave.
Rose LoStacco	" " "
Joe LoStacco	" " "
David Gillotti	" " "
Ann Gillotti	" " "



PLOT PLAN
LOT 36
GOLDEN HEIGHTS
 PREPARED FOR
JAMES A. & DEBRAH P. BACCHIOCHI, JR.
 DANBURY, CONN.

SCALE 1" = 60' AUGUST 30, 1972

THE SAVINGS BANK BRIDGEMONT:
 100

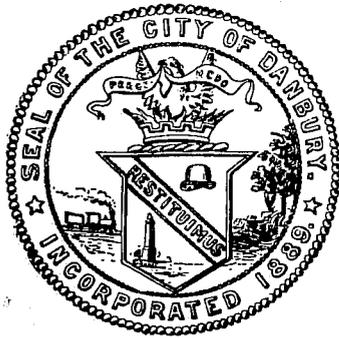
I have carefully read this survey and actually made over the ground, and
 that I read the information, courses and distances shown thereon are correct, that
 the title lines and lines of actual measurement are the lines that the area, loca-
 tion and lines of buildings and improvements are as shown and all are within the
 boundary lines of the property; that there are no violations of zoning ordinances,
 regulations of other rules and regulations with reference to the location of
 said buildings and improvements; and that I have no objections or improvements
 or other matters in this property apparent to a careful physical inspection of
 the same, other than those shown and described thereon.

Dear Mr. Charles:

2-27-85

Please submit this petition
to Mayor Dyer and the Common Council
for the residents of South Ave. We
sincerely hope that our problems can
be solved.

Thank You
Frank J. Bonacci



12/1/85

ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

March 5, 1985

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

THAT subsection 2-148(b) of the Code of Ordinances of Danbury, Connecticut is hereby amended to read as follows:

"Insurance contracts shall be purchased after consideration of informal proposals from at least three (3) prospective insurers, provided that prospective insurers are given an opportunity to submit their qualifications and estimates of cost to render the desired service. A Board of Review composed of the Danbury Risk Manager, the Director of Finance, Corporation Counsel and the Mayor, or their respective designees, shall, by majority vote, make all decisions regarding the proposals. In the event that the City seeks to purchase insurance contracts insuring the interests of the Danbury Board of Education, the Board of Review for such purposes shall include the Superintendent of Schools, or his or her designee. Said Board of Review may waive the requirement of obtaining at least three informal proposals where necessary due to unavailability or impracticality. Nothing herein shall be construed to prevent the Danbury Board of Education from acquiring insurance without regard to the provisions of this section if deemed by the Board to be in the best interests of the Danbury School District."

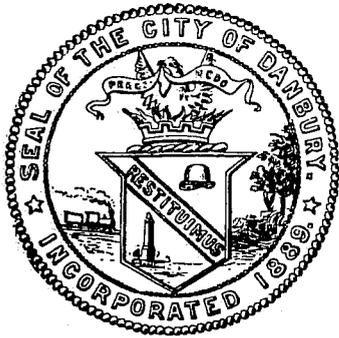
EFFECTIVE DATE: This Ordinance shall take effect thirty (30) days after adoption and publication, as provided by law and Section 3-10 of the Charter of the City of Danbury, Connecticut.

Adopted by the Common Council March 5, 1985.
Approved by Mayor James E. Dyer - March 6, 1985.

Attest:

Elizabeth Crudginton
Elizabeth Crudginton
City Clerk

19/85 ✓



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

March 5, 1985

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

THAT the Code of Ordinances of Danbury, Connecticut is hereby amended by adding a section to be numbered 18-15 which said section reads as follows:

"Sec. 18-15 Additional exemption for veterans of low and moderate income.

"(a) Recognizing the extraordinary contributions and sacrifices of veterans in the national security and defense, the Common Council of the City of Danbury hereby approves and adopts the provisions of Connecticut General Statutes sec. 12-81f.

"(b) Any veteran entitled to an exemption from property tax in accordance with subdivision (19) of section 12-81 of the Connecticut General Statutes shall be entitled to an additional exemption from such tax in the amount of one thousand dollars, provided the total of such veteran's adjusted gross income as determined for purposes of the federal income tax plus any other income of such veteran not included in such adjusted gross income, individually, if unmarried, or jointly, if married, in the calendar year ending immediately preceding the assessment date with respect to which such additional exemption is allowed, is not more than fourteen thousand dollars if such veteran is married or not more than twelve thousand dollars if such veteran is not married.

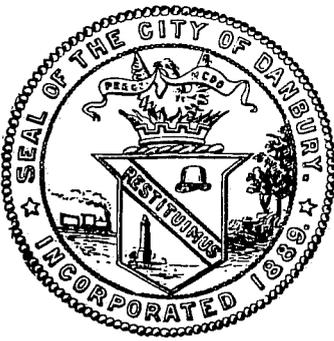
"(c) Any such veteran submitting a claim for such additional exemption shall be required to file an application on a form prepared for such purpose by the assessor, not later than the assessment date with respect to which such additional exemption is claimed. Each such application shall include a copy of such veteran's federal income tax return, or in the event such a return is not filed such evidence related to income as may be required by the assessor, for the tax year of such veteran ending immediately prior to the assessment date with respect to which such additional exemption is claimed.

"(d) The provisions of this section shall apply to assessments made on or after October 1, 1985."

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 March 5, 1985
Approved by Mayor James E. Dyer, March 6, 1985

Attest: *Elizabeth Hudgins*



ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

March 5, 1985

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

THAT Section 2-2 of the Code of Ordinances of Danbury, Connecticut be and hereby is amended to read as follows:

Claims against the City for damages shall not be paid until ordered paid by the Common Council after reference to and report by the Corporation Counsel, unless paid by the City's insurers pursuant to contracts of insurance.

Payments for or on behalf of any employee of the City for expenditures for medical care, drugs, health accessories, or hospital expense incurred by the employee when injured during the course of employment may be made without Common Council approval, provided, written approval has been given by the Corporation Counsel and the Comptroller, or payments are ordered by the Commissioner of Worker's Compensation.

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 March 5, 1985.

Approved by Mayor James E. Dyer - March 6, 1985.

Attest:

Elizabeth Crudginton
Elizabeth Crudginton
City Clerk



ORDINANCE
CITY OF DANBURY, STATE OF CONNECTICUT
COMMON COUNCIL

March 5, 1985

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

THAT whenever a driveway or curb requires repairing, reconstructing or relocating as a result of a highway relocation, repair, construction or reconstruction, and there is no taking of private property involved, the director of public works or his agents may enter upon such private property for the purpose of repairing, relocating or reconstructing such driveway or curb. He and his agents shall use care that no unnecessary damage shall result and the cost of such repair, relocation or reconstruction or of any damage or injury caused to such property shall be paid from appropriations made for such purpose.

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 March 5, 1985.

Approved by Mayor James E. Dyer - March 6, 1985.

Attest:

Elizabeth Crudginton
Elizabeth Crudginton
City Clerk



CITY OF DANBURY
OFFICE OF THE MAYOR
DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

March 5, 1985

Honorable Members of the Common Council
City of Danbury
Connecticut

Dear Council Members:

I respectfully request your confirmation of the following reappointments to the Housing Site Development Agency:

Mr. Samuel E. Deibler, Jr., 17 Ivy Lane, Danbury
Mr. Robert J. Doran, Ohehyahtah Place, Danbury
Mr. Robert Kovacs, 4 Ridgewood Street, Danbury
Mr. William Shea, 135 Deer Hill Avenue, Danbury
Ms. Sherry Young, 385 Main Street, Danbury

All terms will expire on September 1, 1986. All are members of the Housing Authority Board of Directors which also serves as the Housing Site Development Agency.

Sincerely,

James E. Dyer
Mayor

JED:mad



CITY OF DANBURY
OFFICE OF THE MAYOR
DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

March 5, 1985

Honorable Members of the Common Council
City of Danbury
Connecticut

Dear Council Members:

I respectfully request your confirmation of the following
reappointments to the Parks and Recreation Commission for
terms to expire on December 1, 1987:

Richard L. Chambon, 22 Dogwood Drive, Danbury
Thomas F. Dyer, Jr., 1 Ole Musket Lane, Danbury
Vincent A. Iovino, Jr., 168 Great Plain Road, Danbury

Sincerely,

James E. Dyer
Mayor

JED:mad



028-1 ✓

CITY OF DANBURY
OFFICE OF THE MAYOR
DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

March 5, 1985

Honorable Members of the Common Council
City of Danbury
Connecticut

Dear Council Members:

I respectfully request your confirmation of the following appointment and re-appointment to the Commission on the Status of Women:

APPOINTMENT:

Mary E. McIlvaine, 218 Southern Boulevard, Danbury for a term to expire on April 1, 1988.

Mrs. McIlvaine is the Head Librarian for Phillips Laboratories in Briarcliff Manor, New York.

RE-APPOINTMENT:

Mary Friel, 71 Southern Boulevard, Danbury for a term to expire on April 1, 1988.

Sister Mary Friel missed only three meetings during the past year.

Sincerely,

James E. Dyer
Mayor

JED:mad



CITY OF DANBURY
OFFICE OF THE MAYOR
DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

March 5, 1985

Honorable Members of the Common Council
City of Danbury
Connecticut

Dear Council Members:

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

Mary J. Pura, 43 East Gate Road, Danbury for a term to expire on April 1, 1987.

Mrs. Pura is President of the Danbury Junior Service League, a member of the King Street PTO and a substitute nurse in the Danbury school system.

Paul R. Ricard, 6 Harwood Drive, Danbury for a term to expire on April 1, 1987.

Mr. Ricard is a student at Westconn and employed part-time at Bradlees Department store.

Barbara Lettes, 37 Rolfs Drive, Danbury for a term to expire on April 1, 1987.

Mrs. Lettes is a graduate of the University of Connecticut with a B.S. in Education.

Sincerely,

James E. Dyer

JED:mad



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

February 27, 1985

Mayor James E. Dyer
15 Deer Hill Avenue
Danbury, Conn. 06810

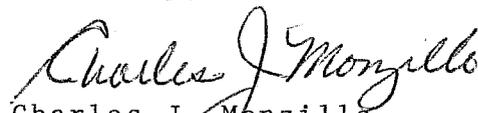
Dear Mayor:

In a review of our expenditures, and the results of the budget costs in the 1984/85 budget, we find ourselves in a situation that I deplore.

The projections in our previous budget covered the twelve month period. During this time, major incidents led the Fire Department to use other important line items money to be transferred to other accounts. Emergency repairs, a change in insurance coverage, and deductible coverage from \$1,000 to \$5,000 placed an additional burden on the approved budget.

I respectfully request a supplement to our existing budget be made, so that the Fire Department may continue to perform for the citizens of Danbury.

Sincerely,


Charles J. Monzillo
Chief of Department

CJM:kod



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

034

COMMON COUNCIL

March 5, 1985

REPORT

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

Re: Ordinance - Highway Projects.

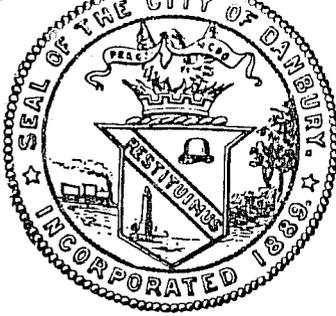
The Common Council held a public hearing in relation to the above captioned Ordinance, on February 25, 1985 at 7:45 O'Clock P.M.

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

Respectfully submitted

Constance McManus

Constance McManus
Common Council President



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

March 5, 1985

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

THAT whenever a driveway or curb requires repairing, reconstructing or relocating as a result of a highway relocation, repair, construction or reconstruction, and there is no taking of private property involved, the director of public works or his agents may enter upon such private property for the purpose of repairing, relocating or reconstructing such driveway or curb. He and his agents shall use care that no unnecessary damage shall result and the cost of such repair, relocation or reconstruction or of any damage or injury caused to such property shall be paid from appropriations made for such purpose.



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

March 5, 1985

REPORT

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

Re: Ordinance - Highway Projects.

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

Respectfully submitted

Constance McManus
Common Council President



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

March 5, 1985

REPORT

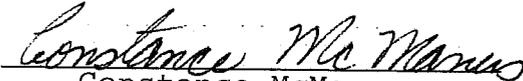
Honorable Mayor James E. Dyer
Honorable Members of the Common Council

The Common Council held a public hearing concerning the proposed amendments to Section 2-2 of the Code of Ordinances, on Feb. 25, 1985 at 7:45 P.M.

The Council met as a committee of the whole immediately following the public hearing and voted to amend the proposed amendment to delete the words "Assistant" and "for claims" in the sixth line.

The committee recommends that the amended amendment be approved by the Common Council and the Ordinance adopted as amended.

Respectfully submitted


Constance McManus
Common Council President



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

March 5, 1985

REPORT

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

The Common Council held a public hearing concerning the proposed amendments to Section 2-2 of the Code of Ordinances, on Feb. 25, 1985 at 7:45 P.M.

The Council met as a committee of the whole immediately following the public hearing and voted to amend the proposed amendment to delete the words "Assistant" and "for claims" in the sixth line.

The committee recommends that the amended amendment be approved by the Common Council and the Ordinance adopted as amended.

Respectfully submitted

Constance McManus
Common Council President



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

March 5, 1985

REPORT

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

Re: Ordinance - Additional exemption for veterans of low and moderate income.

The Common Council held a public hearing in reference to the above captioned Ordinance, on February 25, 1985 at 7:45 O'Clock P.M.

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

Respectfully submitted

Constance McManus
Common Council President



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

March 5, 1985

REPORT

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

Re: Ordinance - Additional exemption for veterans of low and moderate income.

The Common Council held a public hearing in reference to the above captioned Ordinance, on February 25, 1985 at 7:45 O'Clock P.M.

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Respectfully submitted

Constance McManus
Common Council President

mr



137

CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

March 5, 1985

REPORT

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

Re: Ordinance - Insurance Contracts.

The Common Council held a public hearing in reference to the above captioned Ordinance, on February 25, 1985 at 7:45 O'Clock P.M.

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

Respectfully submitted

Constance McManus
Constance McManus

Common Council President



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

March 5, 1985

REPORT

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

Re: Ordinance - Insurance Contracts.

The Common Council held a public hearing in reference to the above captioned Ordinance, on February 25, 1985 at 7:45 O'Clock P.M.

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

Respectfully submitted

Constance McManus
Common Council President

CUTSUMPAS, COLLINS, HANNAFIN, GARAMELLA, JABER & TUOZZOLO

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

148 Deer Hill Avenue - P.O. Box 440, Danbury, Connecticut 06810 / Area Code 203 744-2150

LLOYD CUTSUMPAS
FRANCIS J. COLLINS
EDWARD J. HANNAFIN
JACK D. GARAMELLA
PAUL N. JABER
JOHN J. TUOZZOLO
DAVID J. DEMARS
PAULA FLANAGAN
THOMAS W. BEECHER

February 21, 1985

Mr. Bernie Gallo
Sewer & Water Committee
Common Council
155 Deer Hill Avenue
Danbury, Connecticut 06810

Re: Crow's Nest Condominiums
Our File #84-8211-2-P

Dear Bernie:

Pursuant to your request, enclosed herewith please find copies of the Planning Commission approval of the Town of Bethel and a letter from Fisher Tank Company in connection with your approval of the Crow's Nest water and sewer allocations.

Yours very truly,



Paul N. Jaber

PNJ:lz
Enclosures

cc: John J. Mulqueen



PLANNING & ZONING COMMISSION

Town Hall, P.O. Box 95, Bethel, Connecticut 06801 • (203) 743-9231

February 15, 1985

Mr. John Mulqueen
c/o Mr. David Ryan
16 Shore Road
Danbury, Connecticut 06810

Dear Mr. Mulqueen:

At the Planning and Zoning Commission meeting held on February 13, 1985 it was voted to approve your revised site plan for two water tanks on map dated 6/18/84 revised to 2/1/85 with stipulations:

1. Work to commence within one year.
2. Completion date of 2/13/88.

A copy of the legal notice is enclosed.

Very truly yours,

George Heymann
(#27)

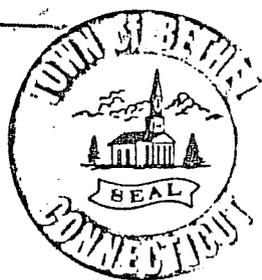
George Heymann
Chairman

GH:h̄m
enc. 1

TO APPEAR AS SOON AS POSSIBLE

PLANNING & ZONING COMMISSION

Town Hall, P.O. Box 95, Bethel, Connecticut 06801 • (203) 743-9231



LEGAL NOTICE

At the Planning and Zoning Commission meeting held on February 13, 1985 it was voted to :

APPROVE:

The application for a Special Permit for Edward English, Greenwood Avenue for 6 apartments over an existing Commercial Building in a C Zone with stipulations.

APPROVE:

The application of John Mulqueen, Wooster Street for a Site Plan for a water tank on map dated 6/18/84 revised to 2/1/85 with stipulations.

Dated this 14th day of February, 1985 at Bethel, Connecticut.

George Heymann
Chairman

cc: Town Clerk
Edward English
John Mulqueen
Bethel Home News
File



FISHER TANK COMPANY

3131 W. FOURTH STREET • CHESTER, PA. 19013

November 27, 1984

D. J. M. Of Norwalk, Inc.
Crows Nest Lane
Danbury, Conn 06810

Attention: John J. Mulqueen

Subject: Our Contract No. 3908
2 - 250,000 Gallon Water Storage Tanks
Bethel, Connecticut

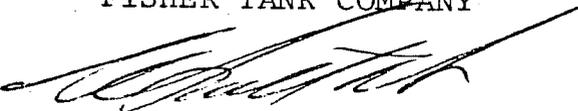
Gentlemen:

This will acknowledge and thank you for the order for the second water storage tank which increases our contract price for a lump sum total of ONE HUNDRED FIFTY SEVEN THOUSAND TWO HUNDRED DOLLARS (\$157,200.00).

Please keep us advised as to the status of your foundations so that erection of the tanks can be completed prior to warm weather in the Spring of '85, thus allowing us to start painting as quickly as possible and having the total project completed by June, 1985.

Very truly yours,

FISHER TANK COMPANY



W. Scott Kast
Sales Engineer

WSK/al



PLANNING & ZONING COMMISSION

Town Hall, P.O. Box 95, Bethel, Connecticut 06801 • (203) 743-9231

August 15, 1984

Mr. John Mulqueen
B. J. M. of Norwalk, Inc.
100 Wolfpit Avenue
Norwalk, Connecticut 06851

Dear Mr. Mulqueen:

At the Planning and Zoning Commission meeting held on August 14, 1984 it was voted to approve your site plan application for a water storage tank as shown on a map prepared by David L. Ryan, dated 6/18/84.

Very truly yours,

George Heymann (HPI)

George Heymann
Chairman

GH:hm



CITY OF DANBURY

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

WATER AND SEWER DEPARTMENTS

797-4539

WILLIAM J. BUCKLEY JR., P.E.
SUPERINTENDENT OF PUBLIC UTILITIES

February 27, 1985

Mr. Bernie Gallo
Chairman, Water & Sewer Committee
Common Council
City of Danbury City Hall
155 Deer Hill Ave
Danbury, Ct. 06810

RE: CROWS NEST LANE CONDOMINIUMS

Dear Chariman Gallo:

At the last meeting of the Water and Sewer Committee of the Common Council you requested that I submit to you a status report concerning the extent of the work being done by the developer on the City's water and sewer systems. Specifically, your concern surrounded the monetary expenditure which would be incurred by the developer in order to get water and sewer service to his project and how his proposed work would improve the water and sewer services provided to our existing customers.

As you are aware, our water customers in the Shelter Rock area are served through our Topstone Drive pump station system. This system consists of two 35 gallon per minute pumps and a small hydropneumatic tank. There is a 750 gallon per minute fire pump in the station, however, due to piping network restraints this pump is inoperable. The pump station serves approximately 100 homes in the area as well as the Shelter Rock School on the top of the hill. Basically, the station provides domestic water services only and is not capable of providing that area of the City with any amount of fire protection water nor is it equipped to provide domestic services in

the event of a power outage. Since assuming this position a little over three years ago, I have received numerous complaints from the area regarding intermittent water outages and loss of pressure in the system.

When we began discussing the proposed condominium project with Mr. John Mulqueen, the developer, we made him aware that any plan he had to serve his project would have to include a study of our existing system and a recommendation as to how to best serve it in the future. He hired an Engineering firm to take an overall look at the project and after some lengthy discussions we were able to reduce the number alternatives to approximately three. We also reviewed other possible development sites in the area which would have to be served off this overall system. In the final analysis it was decided to go with a new pump station which would deliver water to atmospheric tanks on a parcel of land in Bethel having the capability of delivering adequate domestic and fire services to not only Mr. Mulqueen's project but also our existing customers, the Shelter Rock School, and other developable sites in the area. During this entire process, which as you are aware has been a very rocky road, Mr. Mulqueen has been extremely cooperative with us and has personally guaranteed that our every request would be complied with.

The system that is presently being constructed, does consist of a new pump station on the Helicoil property near the intersection of Shelter Rock Road and Shelter Rock Lane. The pump station will house three pumps each rated at 500 gallons per minute and will be capable of connecting to our portable generator in the event of a power outage. Recognize that because of the two atmospheric tanks that we will be able to supply both domestic and fire services even through a power outage for quite an extended period of time without having to connect the generator. The three pumps will deliver water through approximately one mile of piping to a site in Bethel which will be deeded over to the City where the two storage tanks will be located. Each tank will have a capacity of 250,000 gallons. The pipeline between the tank and the pump station will be interconnected with our existing Topstone Pump Station and service to those customers

as well as the Shelter Rock School will be provided from this new system. Our old pump station will be placed out of service and no longer needed. The entire system will have elaborate instrumentation including local and remote meters which will monitor the flow and storage tank elevations 24 hours a day, 7 days a week. We will monitor this through instrumentation which will be installed at our West Lake Water Treatment facility which is becoming our headquarters control center. You or any other member of your committee is certainly welcome to tour the facility with me and need only setup an appointment to do so. I might suggest that we do have facilities at the West Lake Treatment facility to hold a public meeting and you may consider at sometime in the future holding one of your committee meetings at that location, if that is acceptable.

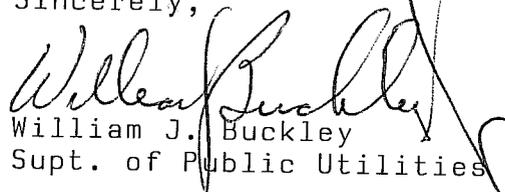
This overall system will come with a price tag of approximately a half a million dollars. In addition to this water expense, Mr. Mulqueen will have to make improvements to our sanitary sewer system in order to get the sewage from his proposed condominium to a location in our collection system that is suitable to both the City Engineer and me. It is estimated that this work will run approximately \$150,000. When considering these numbers, you should recognize a couple of things:

- 1) These estimates do not include the value of the land in Bethel that Mr. Mulqueen is dedicating to us.
- 2) That there is a contribution being made to Mr. Mulqueen by another developer in the area. This developer, represented at previous water and sewer committee meetings as the Shelter Rock Corporation, is considering a contribution of \$160,000 to Mr. Mulqueen. After the last subcommittee meeting I am not certain as to whether this contribution will be made or not.
- 3) The City of Danbury Water Department is making a contribution in the sense of purchasing the pumps for the pump station. Our contribution to the project totals approximately \$50,000 and is in recognition that our contribution will be to improve the services to our existing customers and not intended to serve proposed customers. You realize that by State Statute we can only spend money from

the water fund to improve or maintain service to our existing cutomers. Realizing that fire flow did not exist to that area and estimating the cost that I would have to incur in order to provide it through my existing facilities, a number of \$50,000 was arrived at. All in all, the contribution by John Mulqueen is still significant and his cooperation with us has been outstanding.

I have packed a lot of information into this brief status report and should you require additional explanation do not hesitate to contact me. Because of the cooperation I have received from him and the improvements that we will see in our existing system, I have recommended that your committee as well as the entire Council look favorably upon his request.

Sincerely,


William J. Buckley
Supt. of Public Utilities

WJB:bds

cc: Ed Torian
Nick Zotos
Russell Foti
John McGarry
Joe Durkin
Steve Flanagan
Jack Schweitzer



CITY OF DANBURY

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

WATER AND SEWER DEPARTMENTS
797-4539

WILLIAM J. BUCKLEY JR., P.E.
SUPERINTENDENT OF PUBLIC UTILITIES

February 27, 1985

Mr. Bernie Gallo
Chairman Water & Sewer Committee
Common Council
City of Danbury City Hall
155 Deer Hill Ave
Danbury, Ct. 06810

RE: CROWS NEST LANE CONDOMINIUMS

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Sincerely,


 William J. Buckley
 Supt. of Public Utilities

WJB:bds

- cc: Ed Torian
- Nick Zotos
- Russell Foti
- John McGarry
- Joe Durkin
- Steve Flanagan
- Jack Schweitzer

CUTSUMPAS, COLLINS, HANNAFIN, GARAMELLA, JABER & TUOZZOLO
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ATTORNEYS AT LAW

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JOHN J. TUOZZOLO
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PAULA FLANAGAN
THOMAS W. BEECHER

February 21, 1985

Mr. Bernie Gallo
Sewer & Water Committee
Common Council
155 Deer Hill Avenue
Danbury, Connecticut 06810

Re: Crow's Nest Condominiums
Our File #84-8211-2-P

Dear Bernie:

Pursuant to your request, enclosed herewith please find copies of the Planning Commission approval of the Town of Bethel and a letter from Fisher Tank Company in connection with your approval of the Crow's Nest water and sewer allocations.

Yours very truly,



Paul N. Jaber

PNJ:lz
Enclosures

cc: John J. Mulqueen



PLANNING & ZONING COMMISSION

Town Hall, P.O. Box 95, Bethel, Connecticut 06801 • (203) 743-9231

February 15, 1985

Mr. John Mulqueen
c/o Mr. David Ryan
16 Shore Road
Danbury, Connecticut 06810

Dear Mr. Mulqueen:

At the Planning and Zoning Commission meeting held on February 13, 1985 it was voted to approve your revised site plan for two water tanks on map dated 6/18/84 revised to 2/1/85 with stipulations:

1. Work to commence within one year.
2. Completion date of 2/13/88.

A copy of the legal notice is enclosed.

Very truly yours,

George Heymann
(H 2/1)

George Heymann
Chairman

GH:hm
enc. 1



TO APPEAR AS SOON AS POSSIBLE

PLANNING & ZONING COMMISSION

Town Hall, P.O. Box 95, Bethel, Connecticut 06801 • (203) 743-9231

38

LEGAL NOTICE

At the Planning and Zoning Commission meeting held on February 13, 1985 it was voted to :

APPROVE:

The application for a Special Permit for Edward English, Greenwood Avenue for 6 apartments over an existing Commercial Building in a C Zone with stipulations.

APPROVE:

The application of John Mulqueen, Wooster Street for a Site Plan for a water tank on map dated 6/18/84 revised to 2/1/85 with stipulations.

Dated this 14th day of February, 1985 at Bethel, Connecticut.

George Heymann
Chairman

cc: Town Clerk
Edward English
John Mulqueen
Bethel Home News
File

FISHER TANK COMPANY

3131 W. FOURTH STREET • CHESTER, PA. 19013

38-7

November 27, 1984

D. J. M. Of Norwalk, Inc.
Crows Nest Lane
Danbury, Conn 06810

Attention: John J. Mulqueen

Subject: Our Contract No. 3908
2 - 250,000 Gallon Water Storage Tanks
Bethel, Connecticut

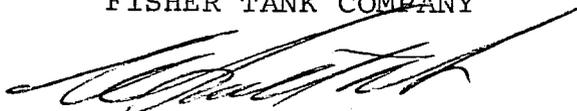
Gentlemen:

This will acknowledge and thank you for the order for the second water storage tank which increases our contract price for a lump sum total of ONE HUNDRED FIFTY SEVEN THOUSAND TWO HUNDRED DOLLARS (\$157,200.00).

Please keep us advised as to the status of your foundations so that erection of the tanks can be completed prior to warm weather in the Spring of '85, thus allowing us to start painting as quickly as possible and having the total project completed by June, 1985.

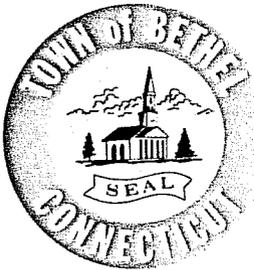
Very truly yours,

FISHER TANK COMPANY



W. Scott Kast
Sales Engineer

WSK/al



PLANNING & ZONING COMMISSION

Town Hall, P.O. Box 95, Bethel, Connecticut 06801 • (203) 743-9231

August 15, 1984

Mr. John Mulqueen
B. J. M. of Norwalk, Inc.
100 Wolfpit Avenue
Norwalk, Connecticut 06851

Dear Mr. Mulqueen:

At the Planning and Zoning Commission meeting held on August 14, 1984 it was voted to approve your site plan application for a water storage tank as shown on a map prepared by David L. Ryan, dated 6/18/84.

Very truly yours,

George Heymann (#11)
George Heymann
Chairman

GH:hm



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

March 5, 1985

REPORT

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

The Common Council committee appointed to review the request from the Fire Department to purchase used fire equipment met at 7:00 P.M. on February 27, 1985 in room 432 at City Hall. Committee members present were Councilmen Gallo and Farah. Councilman Cassano was out of town on business.

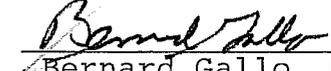
The Fire Department was represented by Chief Monzillo, Deputy Chief Murphy, and Firefighters G. Singer, D. Gerlack, P. Omasta, R. Scalzo, M. Esposito, T. Morris, P. Hotchsprung, R. Tomaino and J. Fasone.

The Officers and men present from the Fire Department made a very impressive presentation which included slides and a capital equipment chart. We were also given a report on the hazardous material Response team stated what they are and what is needed in the way of funds to operate.

The committee was in agreement that the Fire Department could use two new Pumpers but we were not in favor of purchasing used equipment. Councilman Farah moved to deny the request. Councilman Gallo seconded the motion which was passed.

The committee would like to recommend the Health & Safety Budget Committee do an on-site inspection of the Fire Department Equipment.

Respectfully submitted


Bernard Gallo, Chairman

Mounir Farah


Anthony Cassano

January 30, 1985

ATTN: LT. R. LOVELL

SUBJECT: K-9 Donation

Lt. Lovell,

I, Michael P Zenobia II, wish to donate my German Shepard Dog Ricochet to the Danbury Police Department.K-9 Unit.

This donation shall be made upon commitment to the following conditions:

- * That should this donation of my German Shepard Dog be accepted that I, Michael P. Zenobia II, be the sole handler of the above mentioned dog. Also should the dog be found unsuitable for police work the ownership of said dog will be returned to myself.
- * Should I become injured and am no longer capable of performing the duties of police officer, ownership of the above mentioned dog shall be returned back to myself.
- * Upon retirement from my active duty the said K-9 shall be retired as well and ownership returned to myself.

I feel that the above mentioned German Shepard Dog is capable of performing the task of Police K-9 and would be an asset that would enhance the high quality of working K-9 animals currently on active dity.

Respectfully submitted,

Michael P. Zenobia II

Michael P. Zenobia II



CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

March 5, 1985

PUBLIC WORKS COMMITTEE REPORT

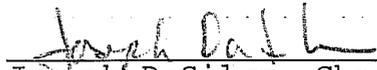
Honorable Mayor James E. Dyer
Honorable Members of the Common Council

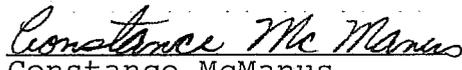
Re: Change in Water Rates Ordinance.

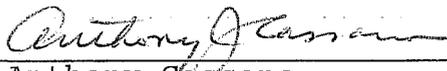
The Public Works Committee reviewed a request to make a change in the water rates Ordinance by William Buckley, Superintendent of Public Utilities. It seems that when the Ordinance was drafted, an error in the tabulation of gallonage for a few large corporate users was made. The change would amount to less than \$10.00 per quarter for any user.

The Public Works Committee recommends the change in the water rate Ordinance as proposed.

Respectfully submitted


Joseph DaSilva, Chairman

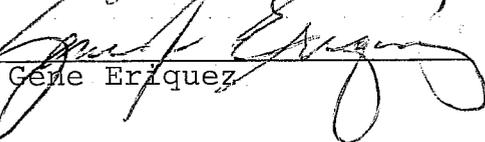

Constance McManus

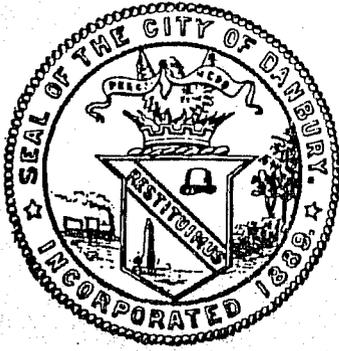

Anthony Cassano

Mounir Farah


Carole Torcaso


John Esposito


Gene Enriquez



ORDINANCE

CITY OF DANBURY, STATE OF CONNECTICUT

COMMON COUNCIL

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

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

(a) 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 billing 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



CITY OF DANBURY

COMMON COUNCIL

DANBURY, CONNECTICUT 06810

March 5, 1985

PUBLIC WORKS COMMITTEE REPORT

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

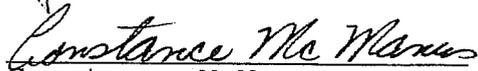
Re: Request for an easement at 7 National Place.

The Public Works Committee studied a request for a sewer and water easement at 7 National Place. Upon research of the problem it was determined that this petition properly belongs with the Sewer & Water Extension Committee.

We therefore recommend the transferral of this petition to that committee.

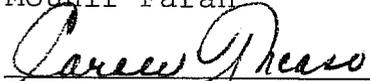
Respectfully submitted


Joseph DaSilva, Chairman

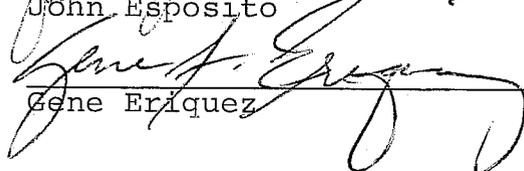

Constance McManus


Anthony Cassano

Mounir Farah


Carole Torcaso


John Esposito


Gene Enriquez



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

March 5, 1985

REPORT

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

Re: Selection of Independent Auditors for the City of Danbury.

The committee appointed to recommend the selection of an independent auditing firm for the City of Danbury, met on Feb. 21, 1985. In attendance were committee members, Torian, Esposito and Torcaso; Mr. John Edwards, Acting Director of Finance and Assistant Comptroller Dominic Setaro.

Mr. Edwards was asked to comment on the performance of the present independent City Auditors, Ernst & Whinney. He replied that his office was quite satisfied with the overall performance to date of Ernst and Whinney, most notably, in his opinion, was their accessibility and immediate response to questions from his office on financial matters and the subsequent consequences as it relates to municipalities.

Ernst and Whinney is a "big 8" accounting firm with many years of experience in performing municipal audits, 17 of those years as independent auditors for the City of Danbury.

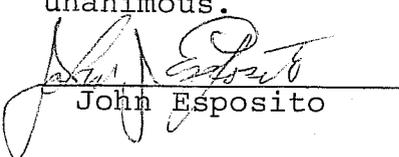
Mr. Setaro noted the advantage in retaining the services of an auditing firm such as Ernst and Whinney who can provide audit managers that are familiar with the activities of larger municipalities.

Attrition within the Ernst & Whinney organization provides new staff members annually which will allow the City to benefit from an objective review of its accounts by impartial observers over the years.

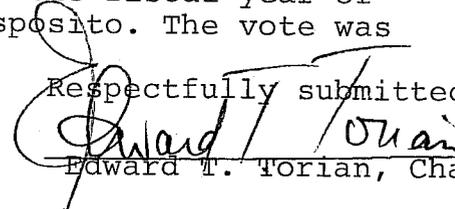
The selection of Ernst & Whinney would be most cost-effective and in the City's best interest since there would be no interruption of the existing lines of communication and rapport that is currently shared by both parties. Ernest & Whinney proposes to perform the audit for the fiscal year ending June 30, 1985 for \$46,000, an increase of approximately 7% above fiscal year 1984.

In the committee's opinion, this increase was considered reasonable and consistent with increases in prior years, recognizing the growth trends in the City of Danbury.

Councilwoman Torcaso motioned that the committee recommend continued retention of the services of Ernst & Whinney for the fiscal year of 1984-1985 for \$46,000, seconded by Councilman Esposito. The vote was unanimous.


John Esposito


Carole Torcaso

Respectfully submitted

Edward T. Torian, Chairman



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

March 5, 1985

REPORT

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

The Common Council committee appointed to review the request from the Fire Department to purchase used fire equipment met at 7:00 P.M. on February 27, 1985 in room 432 at City Hall. Committee members present were Councilmen Gallo and Farah. Councilman Cassano was out of town on business.

The Fire Department was represented by Chief Monzillo, Deputy Chief Murphy, and Firefighters G. Singer, D. Gerlack, P. Omasta, R. Scalzo, M. Esposito, T. Morris, P. Hotchsprung, R. Tomaino and J. Fasone.

The Officers and men present from the Fire Department made a very impressive presentation which included slides and a capital equipment chart. We were also given a report on the hazardous material response team stated what they are and what is needed in the way of funds to operate.

The committee was in agreement that the Fire Department could use two new Pumpers but we were not in favor of purchasing used equipment. Councilman Farah moved to deny the request. Councilman Gallo seconded the motion which was passed.

The committee would like to recommend the Health & Safety Budget Committee do an on-site inspection of the Fire Department Equipment.

Respectfully submitted

Bernard Gallo, Chairman

Mounir Farah

Anthony Cassano

COMMON COUNCIL SEWER & WATER EXTENSION COMMITTEE REPORT

Date: March 5, 1985

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

Re: Request of D.J.M. of Norwalk, Inc. for sewer & water for Crow's
Nest Lane & Great Pasture Rd.

The Sewer & Water Extension 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 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 & 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

Chairman

✓
Bernard P. Gallo.

Edward T. Torian

Nicholas Zotos

John A. McGarry

Joseph J. Durkin

Stephen T. Flanagan

Russell M. Foti

COMMON COUNCIL SEWER & WATER EXTENSION COMMITTEE REPORT

Date: March 5, 1985

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

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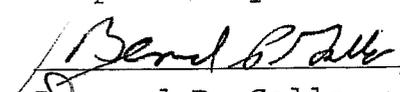
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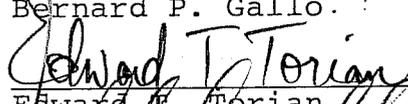
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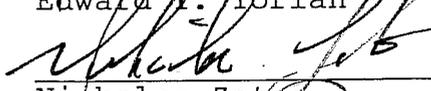
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Respectfully submitted

 Chairman

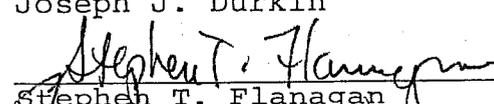
Bernard P. Gallo

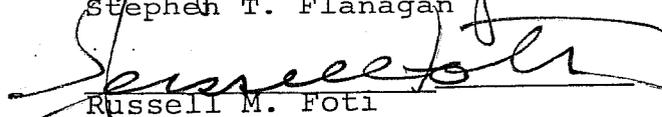

Edward F. Torian


Nicholas Zotos


~~John A. McCarty~~
Carole Torcaso

Joseph J. Durkin


Stephen T. Flanagan


Russell M. Foti



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

February 20, 1985

Honorable Members of the Common Council
City of Danbury
155 Deer Hill Avenue
Danbury, Connecticut 06810

Dear Council Members:

As per your request, please find enclosed the negotiated lease between AMD Realty and the City of Danbury for additional police station parking.

A certification of funds is attached.

Sincerely yours,

James E. Dyer
Mayor of the City of Danbury

JED/rak



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT
OF FINANCE

February 26, 1985

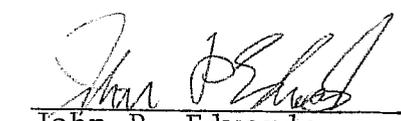
TO: Common Council via
Mayor James E. Dyer

Certification #22

FROM: John P. Edwards

We hereby certify the availability of \$3,200.00 in the General Fund fund balance account for lease agreement with A.M.D. Realty, Inc. regarding property at 13 Boughton Street, Danbury.

Previous balance G.F. - Fund Balance	\$334,304.04
Less this request	<u>3,200.00</u>
	\$331,104.04



John P. Edwards
Comptroller

JPE/af

THIS LEASE, dated this _____ of _____, 1985, by and between AMD REALTY CORPORATION, a Connecticut corporation with its place of business at 136 Main Street, Danbury, Connecticut (hereinafter called "LESSOR"), and CITY OF DANBURY, a municipal corporation organized and existing under the laws of the State of Connecticut, acting herein by James E. Dyer, its Mayor, hereunto duly authorized (hereinafter called "LESSEE");

W I T N E S S E T H:

WHEREAS, the Lessor is the owner of certain premises located in the City of Danbury, County of Fairfield and State of Connecticut, and is desirous of renting it; and

WHEREAS, the Lessee is desirous of hiring said premises upon the terms and conditions hereinafter set forth;

NOW, THEREFORE, in return for a good and valuable consideration to each party in hand paid by the other, receipt of which is hereby acknowledged, and in further consideration of the mutual covenants herein contained, the parties agree as follows:

1. DEMISED PREMISES.

In consideration of the rents and covenants herein reserved and contained on the part of the Lessee to be paid, performed and observed, the Lessor does hereby demise and lease unto the Lessee, all those certain premises known as 13 Boughton Street, Danbury, Connecticut, more particularly described on Schedule A attached hereto and made a part hereof, subject to the terms hereof.

2. TERM.

The aforesaid demised premises are demised for a term of _____ months, commencing _____, 1985 and terminating June 30, 1987,

provided, however, that the Lessee shall have the right to sooner terminate this Agreement upon giving Lessor written notice of its intent to terminate not less than forty (40) days prior to termination date.

The Lessee shall pay the sum of \$750.00 per month as and for rent of the premises payable in advance on the first day of each month during said term, commencing on the first day of _____, 1985.

All payments to the Lessor shall be made by check or draft, payable to the order of the Lessor, or the Lessor's designated payee, and shall be mailed and delivered to such payee at its office at the above address, or at such other address as the Lessor hereunder may direct by written notice delivered to the Lessee.

3. USE.

The Lessee shall maintain said premises and the premises shall be used and occupied for the following purpose only and for no other purpose: parking for City owned vehicles and vehicles owned by persons employed by the City of Danbury or persons on official business at the Danbury Police Department. Lessee further agrees during the term hereof to conform to and abide by all federal, state and local rules, regulations and restrictions controlling or governing the Lessee's use of the premises as set forth above and Lessee shall save Lessor harmless from any and all liability which may result from any violation thereof.

4. WAIVER OF DAMAGE.

The Lessor shall not be liable for any damage or injury to any property or person at any time on said premises, nor for any damage or injury which may be sustained as a result of carelessness,

negligence or improper conduct on the part of Lessee, its agents, servants or employees.

5. LESSOR'S RIGHT OF ENTRY.

The Lessor, its agents and representatives, at all reasonable times may enter said premises for the purpose of (1) inspection thereof; and (2) exhibiting said premises to prospective tenants, purchasers or other persons within the last ninety (90) day period of the term of this lease.

6. REPAIRS - MAINTENANCE.

The Lessee, at its sole cost and expense, shall keep the sidewalk and entrance abutting the premises free and clear of ice, snow, dirt and debris. In the event the Lessee causes all or a portion of the existing fence between the demised premises and other premises of the Lessee to be removed, said fence shall be repaired or replaced by the Lessee at its own expense upon the termination or expiration of this lease. In the event the Lessee causes a fence to be constructed on the premises where a fence does not now exist, at the termination of this lease, upon request of the Lessor, said fence shall be removed by the Lessee at its own expense and shall restore the area as nearly as possible to its present condition.

7. INSURANCE.

The Lessee agrees that it will indemnify and save harmless the Lessor from any loss, liability or damage sustained by anyone in connection with the demised premises or appurtenances or approaches thereto, including the sidewalks adjoining the same or the use of same, or any of them, and will, in addition thereto, procure and pay for, during the term of this lease, public liability policies in

standard liability or indemnity companies acceptable to the Lessor, payable in case of loss to the Lessor and insuring the Lessor against all loss or damage to persons or property arising out of said demised premises or appurtenances or approaches thereto, including sidewalks, or the use of the same, or any of them, which policies or certificates thereof, together with evidence of payment of premiums shall be placed in possession of the Lessor throughout the term. Said policies shall be payable in an amount not less than \$500,000.00 for each loss or damage sustained by any one person, and not less than \$1,000,000.00 for all losses or damages sustained in connection with each act, accident or occurrence, and \$500,000.00 for all losses or damages to property.

8. ADDITION RENT - TAXES.

In addition to the rents hereinbefore reserved, the Lessee agrees to pay to the Lessor throughout the term of this lease, and any renewal or extension thereof, such sum or sums as shall become due and payable by the Lessor to the City of Danbury for taxes upon the demised premises and for taxes and use charges for municipal services (sewer and water), if any. Said sum for taxes shall be due and payable commencing on the first day of July, 1985, and upon the first day of each succeeding quarterly month thereafter for the balance of said term. Said sum for use charges shall be due and payable when and if billed to Lessor and presented by Lessor to Lessee.

9. SIGNS.

Lessee shall not permit, allow or cause to be erected, installed, maintained, painted or displayed on, in or at said premises, or any part thereof, any signs, lettering, placards,

announcements or decoration of any kind whatsoever, without the prior written approval of the Lessor, which approval will not be unreasonably withheld. In all respects, the Lessee shall comply with any and all applicable rules and regulations concerning the erection and maintenance of signs within the City of Danbury, and shall pay all costs connected with the obtaining of any such necessary permits.

10. ACCEPTANCE OF PREMISES.

The Lessee shall examine the said premises before taking possession, and the Lessee's entry into possession shall constitute conclusive evidence that as of the date thereof said premises were in good order and satisfactory condition.

11. MAINTENANCE OF PREMISES AND ABUTTING AREAS.

Lessee shall not permit, allow or cause any act or deed to be performed or any practice to be adopted or followed in or about said premises which shall cause or be likely to cause injury or damage to any person or to said premises or to the sidewalks and pavements adjoining said premises. Lessee at all times shall keep said demised premises and its appurtenances in a neat and orderly condition, clean and free from rubbish, dirt and other miscellaneous items.

12. NUISANCES.

The Lessee shall not permit, allow or cause any noxious, disturbing or offensive odors, fumes, gas, noise, or any smoke, dust, steam or vapors, or allow sound or vibration to originate in or to be emitted from said premises.

13. HOUSEKEEPING.

Lessee agrees to permit no waste of the property, but on the contrary, to take good care of same and upon termination of this lease

to surrender possession of same without notice in as good condition as at the commencement of the term, or as they may be put in during the term, as reasonable use thereof will permit.

14. LESSOR'S COVENANT.

Lessor covenants and warrants that it has full right and authority to execute and perform this lease and to grant the estate demised herein and covenants that the Lessee, on performance of his obligations hereunder, shall peaceably and quietly hold and enjoy the premises through the term or any holdover.

15. EMINENT DOMAIN.

The parties hereto agree that should the demised premises, or any substantial part thereof, be taken or condemned by a competent authority for public or quasi-public use, then, and in such event, this lease shall cease and terminate and come to an end as of the time of such actual taking, and the rent and all additional rent, shall be paid up to such time of actual taking, and then and thenceforth all obligations of the parties hereunder, the one to the other, shall cease and terminate. It is expressly agreed that the Lessee shall not be entitled to any part of any award by way of condemnation, appeal therefrom or settlement which may be obtained by the Lessor as a result of such taking, nor shall the Lessee have any right to appear as a party in any condemnation proceeding or appeal therefrom.

16. CONDUCT OF LESSEE.

Lessee, at all times, shall fully and promptly comply with all laws, ordinances, orders and regulations of any lawful authority having jurisdiction of said premises, including, but not limited to, such as shall relate to the cleanliness, safety, occupation and use of

the premises.

17. ASSIGNMENT AND SUBLETTING.

Lessee shall not assign or, in any manner, transfer this lease or any estate, interest or benefit therein, or sublet said premises, or any part or parts thereof, or permit the use of the same, or any part thereof.

18. LESSEE'S DEFAULT.

The happening of any one or more of the following listed events (hereinafter referred to as "Event of Default"), shall constitute a breach of this lease on the part of the Lessee:

A. The failure of the Lessee to use the premises for the purpose for which it was leased.

B. The failure of the Lessee to pay any rents payable hereunder, including but not limited to any additional rent or payments of money required hereunder, and the continued failure to pay the same for thirty (30) days or more after the maturity of same.

C. The failure of the Lessee to fully and promptly perform any act required of it in the performance of this lease or to otherwise comply with any term or provision hereof.

D. Upon the happening of any event of default, Lessor, if it shall elect, may (1) collect each installment of rental hereunder as and when the same matures, or (2) said Lessor, or any other person by his order, may re-enter the said premises without process of law and without being liable to any prosecution therefor, and may either elect to terminate this lease or, if the Lessor desires not to terminate this lease, to terminate the right to possession and occupancy and relet the said premises to any person, firm or

corporation, as the agent of the Lessee or otherwise, for whatever rent Lessor shall obtain, applying the avails of such letting first to the payment of such expenses as the Lessor may incur in the re-entering and reletting of same, and then to the payment of the rent due hereunder and the fulfillment of the Lessee's covenants, and paying over to the Lessee the balance, if any; and in the case of any deficiency, the Lessee shall remain liable therefor. Lessee agrees to pay reasonable attorneys' fee and all costs, if it becomes necessary for Lessor to employ an attorney to collect any of the rent or to enforce any of the provisions of this lease, and of any other cost of retaking or reletting said premises, including but not limited to the payment of a commission for brokerage.

19. WAIVER OF SUMMARY PROCESS.

It is further agreed by and between the parties hereto that whenever this lease shall terminate, either by lapse of time or by virtue of any of the express stipulations herein, the said Lessee waives all right to any notice to quit possession, as prescribed by the statute relating to summary process.

20. HOLDING OVER.

It is further agreed by and between the parties hereto that in case the said Lessee shall, with or without the written consent of the said Lessor endorsed hereon, or on the duplicate hereof, at any time hold over the said premises beyond the period above specified as the termination of this lease, then the said Lessee shall hold said premises upon the same terms and under the same stipulations and agreements as are contained in this lease, and no holding over by the said Lessee shall operate to renew this lease, nor to create any

tenancy whatsoever.

21. NOTICE.

Any and all notices called for or required by any provision of this lease, unless specifically described therein, shall be delivered to the respective parties by certified mail, return receipt requested, at the following addresses:

A. To the Lessor: AMD Realty Corporataion
136 Main Street
Danbury, Connecticut 06810

B. To the Lessee: City of Danbury
Office of the Mayor
City Hall
Danbury, Connecticut 06810

Such addresses may be changed by either party by notifying the other party in the manner required for notice.

22. WAIVER.

The failure of the Lessor to insist upon strict performance of any of the covenants or conditions of this lease, or to exercise any option herein conferred in any one or more instances, shall not be construed as a waiver or relinquishment of any such covenants, conditions or options, but the same shall be and remain in full force and effect.

23. SUBORDINATION.

It is further agreed that this lease shall not be a lien against said entire premises in respect to any mortgage or mortgages that are now or may be hereafter placed against said premises, and the recording of such mortgage or mortgages shall have preference and precedence, regardless of the date of recording. Lessee further agrees to execute any document requested by Lessor to evidence or further effectuate this provision of this lease, and to execute any

lease ratification agreements certifying inter alia that the lease is in effect, has not been amended and that there has been no prepayment of rent, except as may be herein provided, and failing such execution, Lessee shall be liable to Lessor for all damages, including reasonable attorneys' fees, incurred by Lessor as the result of such refusal. The term "mortgage" shall include each and every form and type of security instrument. It is further understood by Lessor and Lessee that reference to the execution of an additional instrument or evidence of subordination is not necessary for this subordination to be effective.

24. NOTICE OF LEASE.

Either party, upon the request of the other party, shall execute in recordable form, a Notice of Lease, prepared by the requesting party. Such notice shall conform to the requirements set forth in the Connecticut General Statutes concerning "Notices of Lease".

25. BROKERAGE.

The Lessee represents that there was no real estate broker who negotiated this Lease. This Lease is executed by the Lessor in reliance upon the representation by the Lessee that no broker or agent brought the demised premises to the Lessee's attention or was in any way the procuring cause of this Lease.

26. BINDING EFFECT.

This lease, together with any and all schedules, addenda or amendments thereto, shall inure to the benefit of the respective parties hereto, their successors or assigns.

IN WITNESS WHEREOF, the parties hereto have herunto set their

STATE OF CONNECTICUT :
 : ss.: Danbury , 1985
COUNTY OF FAIRFIELD :

On this the day of , 1985, before me, the under-
signed officer, personally appeared JAMES E. DYER, who acknowledged
himself to be the Mayor of CITY OF DANBURY, a municipal corporation,
and that he as such officer, being authorized so to do, executed the
foregoing instrument for the purposes therein contained, as his free
act and deed and the free act and deed of said corporation.

Commissioner of the Superior Court
Notary Public

S C H E D U L E A

All that certain piece or parcel of land situated in the City of Danbury, Fairfield County, Connecticut, and known as #11-13 Boughton Street, bounded Northerly by land now or formerly of Henry Dick; Easterly by land of the City of Danbury, Southerly by Boughton Street; and Westerly by land now or formerly of Cora S. Hill; said premises being sixty (60) feet, more or less, in width, front and rear.

January 30, 1985

ATTN: LT. R. LOVELL

SUBJECT: K-9 Donation

Lt. Lovell,

I, Michael P Zenobia II, wish to donate my German Shepard Dog Ricochet to the Danbury Police Department.K-9 Unit.

This donation shall be made upon commitment to the following conditions:

- * That should this donation of my German Shepard Dog be accepted that I, Michael P. Zenobia II, be the sole handler of the above mentioned dog. Also should the dog be found unsuitable for police work the ownership of said dog will be returned to myself.
- * Should I become injured and am no longer capable of performing the duties of police officer, ownership of the above mentioned dog shall be returned back to myself.
- * Upon retirement from my active duty the said K-9 shall be retired as well and ownership returned to myself.

I feel that the above mentioned German Shepard Dog is capable of performing the task of Police K-9 and would be an asset that would enhance the high quality of working K-9 animals currently on active dity.

Respectfully submitted,

Michael P. Zenobia II

Michael P. Zenobia II



CITY OF DANBURY
DANBURY, CONNECTICUT 06810



DEPARTMENT OF POLICE
120 MAIN STREET

JAMES E. DYER, MAYOR

NELSON F. MACEDO, CHIEF
(203) 797-4611

January 31, 1985

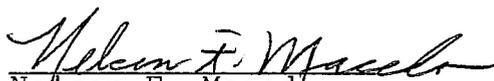
MEMO

To: Elizabeth Crudginton, City Clerk
From: Chief Nelson F. Macedo
Subject: DONATION OF POLICE CANINE

Attached is a letter from Officer Michael P. Zenobia II, who wishes to donate his German Shepard canine to the City of Danbury.

Officer Zenobia has been in training with his canine since last year, and when his training is completed, I would like to appoint him to the Canine Unit to replace Officer Robert Henry.

Kindly take the necessary steps to have this donation made official by the Common Council.


Nelson F. Macedo
Chief of Police

NFM:ks

Attach.

cc: Officer Zenobia



CITY OF DANBURY

DANBURY, CONNECTICUT 06810

THEODORE H. GOLDSTEIN
CORPORATION COUNSEL

ERIC L. GOTTSCHALK
SANDRA V. LEHENY
TERRY L. SACHS

ASSISTANT CORPORATION
COUNSEL

February 7, 1985

PLEASE REPLY TO:

DANBURY, CT 06810

MEMO TO: Mary A. Rickert, Assistant City Clerk
FROM: Eric L. Gottschalk, Assistant Corporation Counsel
RE: State of Connecticut Dept. of Transportation
Relocation of Route U. S. 7

Mary:

Item No. 8 on the agenda of the February 5, 1985 Common Council meeting must go back on the next agenda inasmuch as the Council failed to refer it to the Planning Commission. See attachments.



ELG

ELG:cr

Attachments



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

FEB 16 1985



24 WOLCOTT HILL ROAD, P.O. DRAWER A
WETHERSFIELD, CONNECTICUT 06109
566-5442

Phone _____

January 16, 1985

An Equal Opportunity Employer

Hon. James E. Dyer
City of Danbury
City Hall - 155
Danbury, Connecticut 06810

Dear Mr. Dwyer:

Subject: File #116-84-(34-190) - 6 E
For Relocation of Route U.S. 7

This will confirm the letter of offering I left at the office of the City Clerk on January 10, 1985, together with the map of the proposed taking of an easement.

This is for replacement of an existing 60 inch reinforced concrete pipe with a pipe of the same size a few feet away from its present location including the required drainage right of way for installation and maintenance of the pipe.

I am also forwarding you a set of vouchers for execution in connection with this. We require the first 5 copies executed by an authorized signature and the 6th copy is for your files.

The deed will refer to the map I am enclosing just as the vouchers do and the map will be placed on record after approval and completion of the transaction.

I trust this answers all your questions and enables you to place this on the agenda for the council meeting of February 1, 1985.

Please do not hesitate to advise me if an any additional date or clarification is required.

Very truly yours,

Elias H. Kaplan (cw)

Elias H. Kaplan
Senior Property Agent
Acquisition/Relocation
Office of Rights of Way

Enclosures

DATE 1/10/85

STATE OF CONNECTICUT

DEPARTMENT OF TRANSPORTATION



OWNER: City of Danbury
ADDRESS: City Hall

PROPERTY FILE: 116-84-6E
TOWN: Danbury (34-140)

The General Statutes of the State of Connecticut authorize the Transportation Commissioner to acquire all land, buildings, and/or property rights he deems necessary for highway purposes.

Pursuant to Statute and for Relocation of Route 11 & 7

The State finds it necessary to acquire from you _____ acres of land;

improvements consisting of none;

the following ~~rights and/or~~ easements: drainage right of way as shown on plan

Compensation payable to you for the land to be acquired and all legal damages to any remainder is as follows:

Value of all property in the taking area \$ _____

Loss of value (damages) to remaining property outside taking area \$ _____

Total for ^{easement} ~~property~~ taken and damages, if applicable \$ 150.00

The above sum is hereby offered to you by my agent E. KAPLAN on this date 1/10/85.

This offer is based on the Office of Rights of Way review and analysis of an appraisal(s) of subject property, showing the indicated Fair Market Value as established by a qualified appraiser(s). Personality not included in this offer is listed on reverse side of this letter.

The agent fully described the procedures necessary to complete the above transactions. The agent also fully explained your entitlements under the Uniform Relocation Act.

Very truly yours,

James E. Leavitt
Donald G. Leavitt
Acting Director
Office of Rights of Way

Attachments: Taking Map
Form RW-A1 - Ed. 8/80

Phone 847-7717

LAND PAYMENT VOUCHER

PRICES AND EXTENSIONS CORRECT

THE STATE OF CONNECTICUT

THROUGH THE PURCHASING AUTHORITY OF THE COMMISSIONER OF TRANSPORTATION

ORIGINAL

TO

City of Danbury

P. O. ADDRESS {

I. R. S. TAXPAYER IDENTIFICATION NO. X

DR.

RETURN CHECK TO DEPT. OF TRANSPORTATION

AMOUNT

To easement to be acquired as shown on plan entitled: "Town of Danbury, Map Showing Easement Acquired From City of Danbury, By The state of Connecticut, Relocation of Route U.S.7 (Limited Access Highway) Scale 1" = 40', April 1984, Robert W. Gubala, Transportation Chief Engineer, Bureau of Highways, Town No. 34, Project No. 116-84 (34-190) Serial No. 6E, Sheet 1 of 1".

ONE HUNDRED FIFTY DOLLARS _____ \$150.00

Drainage right of way to be acquired as shown on a plan.

Owner agrees to convey by instrument free and clear of all encumbrances.

Payment will be made by check of the Treasurer of the State of Connecticut at the time of closing.

The above award is in full payment for the easement to be acquired and constitutes a full and final settlement for any loss of value caused by this acquisition.

The State is hereby granted immediate right of way.

1/14/85 HR

PAYMENT OF ABOVE AUTHORIZED IN SECTION

13a-73(c) Gen. Statutes of Conn, as revised.

NEGOTIATOR

WORK ORDER NO.

RES. 6532-594.801-2304-116-84-04-501 #6E

COMPTROLLER'S CODING

APPROPRIATION AND EXPENDITURE SYMBOLS										AMOUNT OF INVOICE	AMOUNT OF ENCUMBRANCE	ADJUSTMENT	
PUR. ORD. OR RESV.	YEAR	FUND	AGENCY	SPEC. IDEN.	FUNCT.	ACTIVITY	CHAR-OBJ.					DEBIT	CREDIT

DEPT. OF TRANSPORTATION CODING

CARD CODE	PUR. ORD. OR RESV.	BUDGET DESIG.		UNIT	TOWN &/OR PROJ. CONTROL SECT. (FA) BUILDING NO. EQ. NO. BRIDGE NO. STORES NO.	ACT.	CLASS	SERVICE ORDER	TOTAL AMOUNT	DETAIL AMOUNT	ADJUSTMENT	
		APPR.	FUNCT.								CREDIT	DEBIT

IGN ALL COPIES OF THIS INVOICE IN INK

the above account is just and correct and the same has not been paid



CITY OF DANBURY

DANBURY, CONNECTICUT 06810

THEODORE H. GOLDSTEIN
CORPORATION COUNSEL

ERIC L. GOTTSCHALK
SANDRA V. LEHENY
TERRY L. SACHS

ASSISTANT CORPORATION
COUNSEL

February 21, 1985

PLEASE REPLY TO:

DANBURY, CT 06810

MEMO TO: Hon. James E. Dyer, Mayor

FROM: Eric L. Gottschalk, Assistant Corporation Counsel

RE: Offer from State of Connecticut to Purchase
2.07+ Acres from the City of Danbury - Airport

Yes, this must be approved by the Common Council. It is subject to FAA approval, requires a Planning Commission report and a two-thirds vote of the Common Council.



ELG

ELG:cr

Attachments



CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DANBURY MUNICIPAL AIRPORT
P.O. BOX 2299
WIBLING ROAD

AIRPORT ADMINISTRATOR
PAUL D. ESTEFAN
(203) 797-4624

February 17, 1985

Mayor James E. Dyer
City Hall
155 Deer Hill Avenue
Danbury, Conn.

Honorable Mayor,

Enclosed you will find an offer from the State of Connecticut to purchase 2.07 ± acres from the City of Danbury. I recommend that we accept the offer of \$213,000.00 from them. The break down of the three parcels is as follows.

PARCEL #1 has a taking area of 1.60± acres, value \$160,000.00

PARCEL #2 has a taking area of 0.40± acres, value \$ 40,000.00

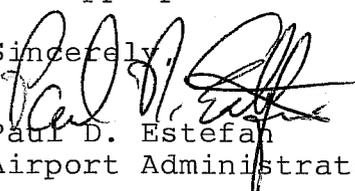
PARCEL #3 has a taking area of 0.07± acres, value \$ 7,000.00

The State has also taken into consideration a service road that we use here at the Airport to maintain our fence line and grass area. They have also offered the City \$6,000.00 to replace that road that we will need to maintain the grounds properly.

The total offer from the State of Connecticut of \$213,000.00 should be forwarded to the F.A.A. for their approval as well. I feel that the City will have no trouble from getting an approval to sell as we have addressed the item in our current Master Plan Update.

My suggestion on letter D of Mr Scarano's letter dated December 21, 1984 on identifying use of any funds received from the sale is that the City would put the money in an escrow account and inform them of its use at a the appropriate time.

Sincerely,


Paul D. Estefan

Airport Administrator



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

OWNER: CITY OF DANBURY

PROPERTY FILE: 116-84-6D

ADDRESS: CITY HALL
155 DEER HILL AVE.

TOWN: DANBURY

The General Statutes of the State of Connecticut authorize the Transportation Commissioner to acquire all land, buildings, and/or property rights he deems necessary for highway purposes.

Pursuant to Statute and for RELOCATION OF U.S. ROUTE 7

The State finds it necessary to acquire from you 2.07[±] acres of land;

improvements consisting of NONE;

the following rights and/or easements.

Compensation payable to you for the land to be acquired and all legal damages to any remainder is as follows:

Value of all property in the taking area \$ 207,000.⁰⁰

Loss of value (damages) to remaining property outside taking area (COST TO CURE) \$ 6,000.⁰⁰

Total for property taken and damages, if applicable \$ 213,000.⁰⁰

The above sum is hereby offered to you by my agent EDWARD MURTHA on this date 2-15-85.

This offer is based on the Office of Rights of Way review and analysis of an appraisal(s) of subject property, showing the indicated Fair Market Value as established by a qualified appraiser(s). Personality not included in this offer is listed on reverse side of this letter.

The agent fully described the procedures necessary to complete the above transactions. The agent also fully explained your entitlements under the Uniform Relocation Act.

Very truly yours,

James E. Lewis

James E. Lewis
Director
Office of Rights of Way

Attachments: Taking Map

Form RW-A1 - Ed. 8/80

Phone 566-5442 847-7717



JAN 10 1985

34-190

CITY OF DANBURY

U.S. Department of Transportation
Federal Aviation Administration

New England Region

12 New England Executive Park
P.O. Box 510
Burlington Massachusetts 01803

DEC 21 1984

Mr. William Colacrai
Connecticut Department of
Transportation
Bureau of Aeronautics
24 Wolcott Hill Road, Drawer A
Wethersfield, CT 06109

File

12/21/84

Angelo

What should we do with this?

Bob

Dear Bill:

We have reviewed the final plans for the Route 7 realignment project (No. 34-190) submitted with your letter of November 13, 1984. There were three specific areas of impact we are concerned with in comparing it to the Danbury Municipal Airport ALP; airspace, land taking, and future development.

Airspace: Our case study 83-ANF-210-OE already established a no hazard determination on that section of the roadway (including ramp) in the close proximity of runway 26, albeit we used the displaced threshold as a starting point rather than the physical runway threshold. We felt the close in obstructions created by the terrain was the critical obstruction and not likely to change. The only point to make here is that we were using road elevations and any plans to light that section of the road would require a separate determination.

Landtaking: This has been an issue we have raised several times both verbally at meetings and in writing to Connecticut DOT over the past 2 years. To the best of my knowledge, nothing has been done. So once again, I must state that the airport cannot release any land, particularly if it has been purchased with FAA funds or transferred as surplus property without formal FAA approval. To do so requires the City of Danbury to:

- a. show no aeronautical or airport related use i.e., excess to airport needs,
- b. reuse of the land will not effect the safety, utility, and efficiency of airport operations,
- c. no environmental impact, direct or indirect, will result from the release,
- d. identify use of any funds received from the sale for airport improvements.

If there are eminent plans to start construction soon, somebody in Connecticut DOT better initiate some action to complete negotiations with Danbury so they can in turn start the above process with FAA. Based on what I know, addressing the above is not likely to be a problem; save for item b. where the southbound ramp is very close to the stub taxiway at R/W 26. (I recall pointing this out on a previous occasion at Danbury.)

Your showing only 60' clearance between edge of taxiway and edge of road. How about fencing? Refer to our advisory circular for recommended clearances (taxiway to fixed object).

Future Development: The Localizer, although not currently part of any FAA F&E budget, should be a consideration we must accommodate when evaluating plans. The preliminary ALP being prepared does show the Localizer system at the end of R/W 26. Since any on-site investigations are not possible without a Localizer project being approved, our Airway Facilities staff did speculate on the potential impact based on your drawings. Generally, the opinion was; although less than a desirable situation it seemed possible to install a Localizer. Under a worse condition scenario, the runway 26 threshold could be relocated. We have provided additional information to Edwards & Kelcey and asked them to accommodate the runway length issue in their airport master plan project.

To sum up our comments, it looks like someone in Connecticut DOT will have to get something going on the landtaking problem.

Sincerely,

Vincent A. Scarano
 Vincent A. Scarano
 Manager, Planning & Programming Branch

DATE: 12-27 TIME: 1:30

To: *Sty Carlson*

From: *Bill Colacrai*
Aerionautics, INC.

PHONE WAS HERE IS WAITING On phone In person

Left This Message Please phone Return your call Will phone back Will come later

MESSAGE TAKEN BY

MESSAGE *Please note Para. 3 "landtaking"*

TRANSMITTAL or WORK ORDER

IF accompanied by papers, please handle as checked.

Approved	As discussed	Keep or discard
Checked	As requested	Return to me
Indexing	Investigate	Report results
FILED BY MAIL	Draft reply	Do not file

ORDER PHOTO COPY SEE ME SIGN TYPE

GENERAL PURPOSE MESSAGE/TRANSMITTAL

FD-300 REV. 7/77 STATE OF CONN.
 Available from Bureau of Purchases
 (Form No. 0928-013-01)



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

February 20, 1985

Honorable Members of the Common Council
City of Danbury, Connecticut

Dear Council Members:

In accordance with your request and action of September 5, 1984,
I am making the following appointments to an Historic District Study
Committee for the Long Ridge Area:

Regular Members:	Imogene Heireth	-- 5 Division Street
	Jack Leopold	- 63 Long Ridge Road
	John Riley	- 64 Long Ridge Road
	Bill Foley	- 16 Park Avenue
	Gene Eriquez	- 78 Starrs Plain Road
Alternate Members:	Robert Godfrey	- 13 Stillman Avenue
	Stephen Flanagan	- 1 Willow Lane
	Carole Torcaso	- 3 Grove Street

Very truly yours,

James E. Dyer
Mayor

JED/mr



CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

March 5, 1985

Honorable Members of the Common Council
City of Danbury, Connecticut

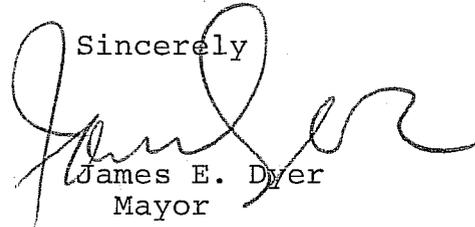
Dear Council Members:

I respectfully request your confirmation of the following
reappointments to the Board of Ethics of the City of Danbury:

(Terms to expire August 1, 1986.)

Karl A. Olson -	114 Old Brookfield Road -	Danbury
Cynthia Fox Hengler -	North Nabby Road -	Danbury
Thereas Boccuzzi -	Old Lantern Road -	Danbury

Sincerely



James E. Dyer
Mayor

JED/mr



CITY OF DANBURY
OFFICE OF THE MAYOR
DANBURY, CONNECTICUT 06810

JAMES E. DYER
MAYOR

March 5, 1985

Honorable Members of the Common Council
City of Danbury
Connecticut

Dear Council Members:

I respectfully request your confirmation of the appointment of Carole Mitchell, 8 Dogwood Drive, Danbury to the Cultural Commission for a term to expire on February 1, 1988.

Mrs. Mitchell is the former owner of Downtown Gallery.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Dyer", written over the typed name.

James E. Dyer
Mayor

JED:mad