

AGENDA
CITY COUNCIL MEETING
MONDAY, OCTOBER 1, 2012

7:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL - 45 LYON TERRACE
BRIDGEPORT, CONNECTICUT

Prayer

Pledge of Allegiance

Roll Call

Mayoral Proclamation: In Recognition of Alyssa Mann, Winner of the "2012" Connecticut Fire Prevention Poster Contest.

City Council Citation: In Recognition of Alyssa Mann, Winner of the "2012" Connecticut Fire Prevention Poster Contest.

- 127-11** Public Hearing regarding the Proposed Real Property Purchase Agreement with 125 Access Road, LLC.

MINUTES FOR APPROVAL:

Approval of City Council Minutes: September 4, 2012

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

- 146-11** Communication from OPED re: Disposition of City Owned Properties by Auction, Sale to Abutter, Housing Authority of the City of Bridgeport or by RFP and request Ordering a Public Hearing relative to the same, referred to Economic and Community Development and Environment Committee.
- 148-11** Communication from Central Grants and Community Development re: Grant Submission: State Department of Public Health for 2012-2013 Per Capita Grant, referred to Economic and Community Development and Environment Committee.
- 149-11** Communication from City Attorney re: Proposed Request concerning the Modification of Development Agreement with M.O.V.E. Yacht Club in Connection with Relocating from Steel Point to Waterview Avenue, referred to Economic and Community Development and Environment Committee.
- 150-11** Communication from OPED re: Disposition of City Owned Property located at 2836 Fairfield Avenue – Black Rock Bank & Trust Building, referred to Economic and Community Development and Environment Committee.
- 151-11** Communication from OPED re: Disposition of City Owned Property located at 1163 Main Street and request Ordering a Public Hearing relative to the same, referred to Economic and Community Development and Environment Committee.

ITEMS FOR IMMEDIATE CONSIDERATION:

- 147-11** Communication from Town Clerk re: Proposed Resolution Authorizing the Town Clerk to prepare and print an Explanatory Text for the Charter Revision Referendum on November 6, 2012 in accordance with C.G.S. Sec. 9-369b (a), **FOR IMMEDIATE CONSIDERATION.**

RESOLUTIONS TO BE REFERRED TO BOARDS, COMMISSIONS, ETC.:

- 152-11** Resolution presented by Council Member Brannelly re Proposed Resolution to grant permission to Southwest Community Health Center Inc. and Baldwin Holdings, Inc. to construct two on-premises wall signs on the building at 46 Albion Street pursuant to City Ordinance 15.32.090, referred to Miscellaneous Matters Committee.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

- *13-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 15.12 Housing Code, amend Section 15.12.250 Rental Conditions-Certificate of Apartment Occupancy.
- *129-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 12.08 Street, Sidewalk and Driveway Construction and Maintenance, amend Section 12.08.030 Restrictions as to Driveways.
- *140-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, amend to add new Chapter 2.123 Bridgeport Food Policy Council.
- *143-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, amend to add new Chapter 3.60 Disability Pension Benefits Police and Fire.
- *118-11** Economic and Community Development and Environment Committee Report re: (Ref. #35-10) Consolidated Plan for Housing and Community Development Program Year 37 Annual Action Plan: Substantial Amendment Community Development Block Grant.
- *119-11** Economic and Community Development and Environment Committee Report re: (Ref. #53-11) Consolidated Plan for Housing and Community Development Program Year 38 Annual Action Plan: Substantial Amendment Community Development Block Grant.
- *120-11** Economic and Community Development and Environment Committee Report re: Grant Submission: State of Connecticut Department of Public Health-SFY 2013 Lead Poisoning Prevention Financial Assistance.

MATTERS TO BE ACTED UPON:

- 67-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, amend to add new Chapter 8.81 Sexually Oriented Business Ordinance

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, OCTOBER 1, 2012, AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME	SUBJECT
Clyde Nicholson 54 Wallace Street Bridgeport, CT 06606	Taxes.
Ethan Book 144 Coleman Street Bridgeport, CT 06604	The local, regional and national issue of presidential eligibility.
John Marshall Lee 30 Beacon Street Bridgeport, CT 06605	Good Governance.
Mark Trojanowski 1149 North Avenue Bridgeport, CT 06604	Collection fees and foreclosure fees by outside attorneys and the structuring of penalties to Bridgeport Property Owners.

**CITY of BRIDGEPORT
CITY COUNCIL
PUBLIC SPEAKING SESSION
MONDAY, OCTOBER 1, 2012
6:30 PM**

ATTENDANCE: Council members: Brannelly, M. McCarthy, Taylor-Moye, Olson, Brantley, T. McCarthy, Lyons, Vizzo-Paniccia, Bonney, dePara, Silva, Ayala, Martinez, Baker, Holloway.

ABSENT: Council members: Austin, Blunt, Paoletto, Curwen.

Council President McCarthy called the public speaking session to order at 6:50 pm.

The city clerk took the roll call and announced there was a quorum.

Council President McCarthy stated that Council member Curwen wasn't in attendance tonight due to his recent surgery.

THE FOLLOWING NAMED PERSON HAS REQUESTED PERMISSION TO ADDRESS THE CITY COUNCIL ON MONDAY, OCTOBER 1, 2012, AT 6:30 P.M., IN THE CITY COUNCIL CHAMBERS, CITY HALL, 45 LYON TERRACE, BRIDGEPORT, CT.

NAME

SUBJECT

Clyde Nicholson
54 Wallace Street
Bridgeport, CT 06606

Taxes.

Mr. Nicholson stated he was there to speak against the rights of citizens that are threatened to be taken away in respect to their constitutional rights of not being allowed to vote for members of the Board of Education. He emphasized that it's okay for them to vote for other city elections, but when it comes to voting for the Board of Education members; they are considered not smart enough. He expressed that they live in a democratic system and not a dictatorship, noting that Martin Luther King died for the right to vote. He clarified that if they have to pay taxes, but they aren't allowed to vote, then it's considered a violation of his rights. He went on to say that he had an issue with the Mayor taking his right to vote away. And he felt it was a situation of Republicans high-jacking residents to do what they want. He stressed that since they are insistent on him paying taxes, then he's insisting that he be allowed to vote. Overall, he said he felt his constitutional and civil rights were being violated. He likened the situation to the previous Jim Crow laws that were in effect in the south...Council President McCarthy interjected to let Mr. Nicholson know that his time was up to speak.

ATTEN
2012 OCT 11 P 3:30
CITY RECEIVED

Ethan Book
144 Coleman Street
Bridgeport, CT 06604

The local, regional and national issue
of presidential eligibility.

Council President McCarthy called for Mr. Book to come forward to address the council three times. He announced that Mr. Book wasn't present.

John Marshall Lee
30 Beacon Street
Bridgeport, CT 06605

Good Governance.

Mr. Lee stated that they were facing a busy evening with a full agenda. He mentioned that today was the last quarter of the calendar year. He recalled that there were a number of questions raised from time to time that he put out by email, however, he often doesn't receive any responses. He emphasized that local government needs shaking up and there should be answers as to who is held accountable. He further mentioned city finances and he questioned the amount of the deficit during 2012 that will be carried over to 2013. He noted the matter of an internal auditor to make the point that there haven't been any internal audits in place for years. He said he has attended many Budget & Appropriation meetings, but there is no information in the minutes that resulted from those meetings related to detail financial information. He questioned whether or not they were aware of who the largest taxpayer is and he said there are no comments regarding certain issues that concern the taxpayers. He felt there should be a better check and balances system. He further highlighted that they should be doing more than what they do.

Mr. Lee also mentioned the TIPS Program that was initiated by Clyde Nicholson. He said that 1,000 envelopes have gone out. He posed the question to ask how many would join with the little people in the community to find out about the program, noting that promotion of the program has been distributed in supermarkets and other places throughout the city.

Mark Trojanowski
1149 North Avenue
Bridgeport, CT 06604

Collection fees and foreclosure fees by
outside attorneys and the structuring
of penalties to Bridgeport Property Owners

Mr. Trojanowski spoke about foreclosure fees and taxes. He stated that the percentage of poverty has increased 32% that is most likely due to the loss of jobs. He stated that although the city council deals with many issues, there are many other issues that people face daily pertaining to buying food, fixing their car etc. He pointed out that people are selling or foreclosing on their houses because they are unable to stay in them. He felt there should be special circumstances to allow exceptions, because of the downward economy. He mentioned the matter of back taxes and the costs associated with collecting them. He stated that many businesses are overburdened by taxes, which prohibits the chance for them to compete. He further stated that the city is financially strapped, yet they

are levying taxes and fining individuals with no regard for any kind of relief. He mentioned some ways that could possibly help alleviate the tax burden for residents – *he submitted the information to the city clerk for the record.*

Jihan Abdul Raheem stated that he represented a group called “The Power”. He stated that they address concerns to give people the opportunity to speak out. He went on to speak about the newly created curfew ordinance in Bridgeport. He expressed the fear many have about the new restrictions that affect the community. He emphasized that 80% of those stopped and searched are black and Latino according to statistics reported for New York and other large cities. Overall, he said he thought the curfew shouldn’t penalize youth in the community that aren’t involved in any kind of criminal activity. There is also a concern for parents that have to pay a fine, noting that many have to work two jobs to get by. He stressed that alternatives should be offered to youth for gathering places and they should consider foot patrols to curb criminal activity. He said alternative measures would add to the resident’s security and he urged the creation of neighborhood watch groups. He further stressed that potential crime activity should be reported **before** something happens. He said it’s not fair to punish the teens of parents before a crime is even committed. He urged everyone to come together to come up with some mutual ways and outlets for youth. He concluded to say that he was opposed to the curfew.

Carmen Lopez stated she was there to speak about item 147-11 regarding the Charter Revision Referendum. She said she was there to ask the city council that as they review the language, which has been the subject of a lot of criticism; to keep in mind that many are unhappy with the language that is deemed to be confusing and complicated. She made a request that the language be explained in a way that people will understand and that they should be specific as to what the language outlines.

The public speaking session closed at 7:15 pm.

CITY of BRIDGEPORT

CITY COUNCIL MEETING

MONDAY, OCTOBER 1, 2012

7:00 PM

City Council Chambers, City Hall - 45 Lyon Terrace

Bridgeport, Connecticut

ATTENDANCE: Council members: Brannelly, M. McCarthy, Taylor-Moye, Olson, Brantley, T. McCarthy, Lyons, Vizzo-Paniccia, Bonney, Blunt, dePara, Silva, Ayala, Martinez, Baker, Holloway.

ABSENT: Council members: Austin, Paoletto, Curwen.

Mayor Finch called the meeting to order at 7:20 pm.

Prayer - the prayer was offered by Council member Olson.

Pledge of Allegiance – the pledge was led by Council member Holloway.

Roll Call - the city clerk took the roll call and announced there was a quorum.

Mayoral Proclamation: In Recognition of Alyssa Mann, Winner of the “2012” Connecticut Fire Prevention Poster Contest.

The recipient and her family joined Mayor Finch and Council President McCarthy in front of council chambers.

Council President McCarthy expressed that there has been a trend to start off each meeting in a positive way, noting that it’s always a pleasure to recognize youth doing good in the city. He mentioned that the Mayor came up with the idea and he expressed that Alyssa Mann did a great job on the art work that is currently hanging in the State Legislature. He further expressed that lives are often lost because people don’t practice fire safety.

Mayor Finch mentioned that he wasn't surprised that Alyssa won the contest, due to her relationship with Mayor Sidgewick Johnson. He relayed that there has been too much loss in the city due to major fires that have occurred. He commented that he recently attended a May Day training and he observed firefighters being trained to respond to fire emergencies through the simulation of a fire. He emphasized that everyone needs to be aware about fire safety. He further noted that Bridgeport has received more safety training than another other city in the United States thanks to the RYSAP Program and there are now over 35,000 smoke detectors installed in Bridgeport homes. He addressed Alyssa's parents, noting that they should be proud of their daughter. He urged Alyssa to become a political figure one day, where she can make a difference when she gets older.

City Council Citation: In Recognition of Alyssa Mann, Winner of the "2012" Connecticut Fire Prevention Poster Contest.

A group picture was taken with Mayor Finch, Council President McCarthy and Alyssa Mann's family. And the proclamation was presented to Alyssa Mann.

127-11 Public Hearing regarding the Proposed Real Property Purchase Agreement with 125 Access Road, LLC.

Associate City Attorney Lisa Trachtenburg stated that the Airport Commission voted in favor of the sale of the property as a continued long term lease.

John Ricci, Sikorsky Airport Manger stated that he hoped the agreement would be approved.

Hearing none, the public hearing was closed.

MINUTES FOR APPROVAL:

Approval of City Council Minutes: September 4, 2012

**** COUNCIL MEMBER HOLLOWAY MOVED TO ACCEPT THE MINUTES
** COUNCIL MEMBER T. McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY**

COMMUNICATIONS TO BE REFERRED TO COMMITTEES:

- 146-11** Communication from OPED re: Disposition of City Owned Properties by Auction, Sale to Abutter, Housing Authority of the City of Bridgeport or by RFP and request Ordering a Public Hearing relative to the same, referred to Economic and Community Development and Environment Committee.
- 148-11** Communication from Central Grants and Community Development re: Grant Submission: State Department of Public Health for 2012-2013 Per Capita Grant, referred to Economic and Community Development and Environment Committee.
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- 151-11** Communication from OPED re: Disposition of City Owned Property located at 1163 Main Street and request Ordering a Public Hearing relative to the same, referred to Economic and Community Development and Environment Committee.

- ** COUNCIL MEMBER T. McCARTHY MOVED TO COMBINE AND REFER
COMMUNICATIONS TO BE REFERRED TO COMMITTEES
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY**

ITEMS FOR IMMEDIATE CONSIDERATION:

- 147-11** Communication from Town Clerk re: Proposed Resolution Authorizing the Town Clerk to prepare and print an Explanatory Text for the Charter Revision Referendum on November 6, 2012 in accordance with C.G.S. Sec. 9-369b (a), **FOR IMMEDIATE CONSIDERATION.**

- ** COUNCIL MEMBER T. McCARTHY MOVED TO APPROVE
** COUNCIL MEMBER VIZZO-PANICCIA SECONDED**

Council member Baker asked for an explanation of the language in terms of how it would be given to the public.

Steve Mednick clarified the following information. He stated that the city has the ability to publish a full explanation in a non-partisan and non-subjective manner and the document will contain a detailed explanation. He further clarified that on election day, posters will be displayed and distributed containing an objective analysis of the document.

Council member Baker asked if he had that information available for review tonight, noting that many of his constituents are confused; particularly regarding education reform. He reiterated that certain aspects of the charter are very confusing and he hoped the details would be available in language that people can understand.

Attorney Mednick stated that there's a draft copy the town clerk has developed for review Council member Baker repeated that he would still want something to review in front of him before the vote. Attorney Mednick submitted a copy of the draft document for review Council member Baker stated that the document should be distributed to all the council members present.

Council member dePara suggested that they move the item to the end of the agenda to Allow all the council members time to review the document.

Council member T. McCarthy clarified that they were being asked to give permission to create the text only and that they weren't approving the text tonight. He further stated that very detailed information was being created, which is a good thing to have done.

See below for the continuation of this item.

RESOLUTIONS TO BE REFERRED TO BOARDS, COMMISSIONS, ETC.:

152-11 Resolution presented by Council Member Brannelly re Proposed Resolution to grant permission to Southwest Community Health Center Inc. and Baldwin Holdings, Inc. to construct two on-premises wall signs on the building at 46 Albion Street pursuant to City Ordinance 15.32.090, referred to Miscellaneous Matters Committee.

**** COUNCIL MEMBER BRANNELLY MOVED TO APPROVE
** COUNCIL MEMBER HOLLOWAY SECONDED
** MOTION PASSED WITH FIFTEEN VOTES IN FAVOR AND ONE
ABSTENTION (COUNCIL MEMBER TAYLOR-MOYE)**

Council member Holloway requested a point of personal privilege. He said he wanted to address item 13-11, noting that he understood the item would be tabled. He mentioned that he and Council member Baker lived in a district where 95% of the homes were two-family and three-family; as well as apartments. He said he had an issue about what he called the turn over fee, which is every time a person leaves an apartment; the fee will be charged to the new tenant. He noted that the price of an apartment located on the east side today is \$1,050.00 average. He further commented that the rent is high because the

owner of a two or three-family dwelling is being charged approximately \$10,000.00 or more in taxes. He questioned what will happen to Section-8 housing, Housing Authority housing and rooming houses stressing that they won't pay it. He reiterated that the landlord won't pay the fee, the tenant will have to. He further emphasized that everyone should take this into consideration.

MATTERS TO BE ACTED UPON (CONSENT CALENDAR):

Council member Blunt requested to remove item *13-11 and *140-11.

The city clerk read the remaining items into the record.

- *13-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 15.12 Housing Code, amend Section 15.12.250 Rental Conditions-Certificate of Apartment Occupancy - *removed*
- *129-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 12.08 Street, Sidewalk and Driveway Construction and Maintenance, amend Section 12.08.030 Restrictions as to Driveways.
- *140-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, amend to add new Chapter 2.123 Bridgeport Food Policy Council - *removed*
- *143-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, amend to add new Chapter 3.60 Disability Pension Benefits Police and Fire.
- *118-11** Economic and Community Development and Environment Committee Report re: (Ref. #35-10) Consolidated Plan for Housing and Community Development Program Year 37 Annual Action Plan: Substantial Amendment Community Development Block Grant.
- *119-11** Economic and Community Development and Environment Committee Report re: (Ref. #53-11) Consolidated Plan for Housing and Community Development Program Year 38 Annual Action Plan: Substantial Amendment Community Development Block Grant.
- *120-11** Economic and Community Development and Environment Committee Report re: Grant Submission: State of Connecticut Department of Public Health-SFY 2013 Lead Poisoning Prevention Financial Assistance.

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE**
**** COUNCIL MEMBER LYONS SECONDED**
**** MOTION PASSED WITH FIFTEEN VOTES IN FAVOR AND ONE ABSTENTION (COUNCIL MEMBER HOLLOWAY – ITEM 129-11)**

Mayor Finch returned to item ***13-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, Chapter 15.12 Housing Code, amend Section 15.12.250 Rental Conditions-Certificate of Apartment Occupancy

- ** COUNCIL MEMBER BLUNT MOVED TO TABLE FOR THE PURPOSE OF OBTAINING LANGUAGE FROM THE CITY ATTORNEY**
- ** COUNCIL MEMBER T. McCARTHY SECONDED**
- ** MOTION PASSED WITH FIFTEEN VOTES IN FAVOR AND ONE ABSTENTION (dePARA)**

Mayor Finch returned to item ***140-11** Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, amend to add new Chapter 2.123 Bridgeport Food Policy Council, Council member Blunt stated that the item passed in committee and a public hearing was held.

- ** COUNCIL MEMBER BLUNT MOVED TO TABLE UNTIL THE NEXT SCHEDULED CITY COUNCIL MEETING FOR THE PURPOSE OF OBTAINING INFORMATION FROM THE CITY ATTORNEY**
- ** COUNCIL MEMBER T. McCARTHY SECONDED**
- ** MOTION PASSED UNANIMOUSLY**

MATTERS TO BE ACTED UPON:

67-11 Ordinance Committee Report re: Amendments to the Municipal Code of Ordinances, amend to add new Chapter 8.81 Sexually Oriented Business Ordinance.

- ** COUNCIL MEMBER BRANNELLY MOVED TO APPROVE**
- ** COUNCIL MEMBER T. McCARTHY SECONDED**

Council member McCarthy pointed out that the item took a long time to come to fruition. He recalled that when it was first submitted, there was one item and subsequently it became two items pertaining to massage parlors and sexually oriented business. He thanked Council member Brannelly for her unending support for the item. He explained that the item will allow for the health department to inspect and ensure that these establishments are abiding by the ordinance. He said they worked hard to make the ordinance legally viable and he felt strongly that it was justifiable. He added that it is also crucial for businesses that don't follow the law, will be shut down. And for those that operate legally, they shouldn't have an issue with following the law.

He went on to say that as a city, they want to send the message that we've taken action to clean up the city and to follow the law. He urged support of the item.

Council member Brannelly thanked everyone for all the hard work that has gone into the ordinance. She further thanked Council President McCarthy for his kind words and she recalled that it has been a long process. She said there were (137) signatures in support of the ordinance. She also mentioned that they were probably just scratching the surface in regard to the matter. She thanked Attorney Edwin Schmidt for his dedication in drafting the ordinance language. She clarified that that for those that don't conduct a legitimate business, they will be found to be in violation and for those that do conduct a legitimate business; she wanted it to be known that they are welcomed in the city.

A roll call vote was requested.

The city clerk took the roll call and she announced that there were (15) votes in favor and (1) abstention.

**** MOTION PASSED WITH FIFTEEN VOTES IN FAVOR AND ONE ABSTENTION
(COUNCIL MEMBER BLUNT)**

Council member T. McCarthy stated that copies of the draft language for item 147-11 were being distributed to the council members.

New business:

**** COUNCIL MEMBER VIZZO-PANICCIA MOVED TO SUSPEND THE RULES FOR
THE PURPOSE OF ADDING AN ITEM TO THE AGENDA
** COUNCIL MEMBER T. McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER VIZZO-PANICCIA MOVED TO APPROVE ITEM 124-11
SETTLEMENT OF PENDING LITIGATION WITH ADRIENNE ASHLEY
** COUNCIL MEMBER BRANNELLY SECONDED
** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER VIZZO-PANICCIA MOVED TO SUSPEND THE RULES FOR
THE PURPOSE OF ADDING AN ITEM TO THE AGENDA
** COUNCIL MEMBER T. McCARTHY SECONDED
** MOTION PASSED UNANIMOUSLY
** COUNCIL MEMBER VIZZO-PANICCIA MOVED TO APPROVE ITEM 139-11
CLASS ACTION COMPLAINT AGAINST FANNIE MAE and FREDDI MAC
** COUNCIL MEMBER BRANTLEY SECONDED**

The amendment was read as follows: MOTION that the City Council of the City of Bridgeport hereby authorizes, approves and ratifies (now for then) the filing on or about August 20, 2012 by Anthony J. Musto Esq., its attorney in

this matter of that certain Class Action Complaint in the U.S. District Court for the District of Connecticut entitled:

“City of Bridgeport vs. Federal National Mortgage Association (a federally chartered private corporation), Federal Home Loan Mortgage Corporation (a federally chartered private corporation), Federal Housing Finance Agency, as conservator for Federal National Mortgage Association and Federal Home Loan Mortgage Corporation.”

**** MOTION PASSED UNANIMOUSLY**

Council dePara asked what the dollar amount was associated with the cost of the lawsuit. Council member Vizzo-Paniccia stated that information needed to be discussed in executive session.

**** COUNCIL MEMBER dePARA MOVED TO ENTER INTO EXECUTIVE SESSION WITH THE CITY ATTORNEY PRESENT**

**** COUNCIL MEMBER BRANTLEY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

Mayor Finch called for a five-minute recess at 8:05 pm.

The council members entered into executive session at 8:05 pm.

The council members came out of executive session at 8:15 pm.

There was no further discussion on this item.

Mayor Finch reconvened the meeting at 8:18 pm.

**** COUNCIL MEMBER VIZZO-PANICCIA MOVED TO SUSPEND THE RULES FOR THE PURPOSE OF ADDING AN ITEM TO THE AGENDA**

**** COUNCIL MEMBER BRANNELLY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER VIZZO-PANICCIA MOVED TO APPROVE ITEM 141-11 SETTLEMENT OF PENDING LITIGATION WITH ASHLEY SANTIAGO, PPA**

**** COUNCIL MEMBER LYONS SECONDED**

**** MOTION PASSED UNANIMOUSLY**

Mayor Finch returned to item 147-11 Communication from Town Clerk re: Proposed

Resolution Authorizing the Town Clerk to prepare and print an Explanatory Text for the

City of Bridgeport

City Council Meeting

October 1, 2012

Page 11 of 13

Charter Revision Referendum on November 6, 2012 in accordance with C.G.S. Sec. 9-

369b (a), **FOR IMMEDIATE CONSIDERATION.**

Council member T. McCarthy stated that the council members were distributed a copy of draft version-1.

**** COUNCIL MEMBER T. McCARTHY MOVED TO ADD DRAFT VERSION-1 INTO THE RECORD AS EXHIBIT-A**

**** COUNCIL MEMBER BONNEY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER T. McCARTHY MOVED TO APPROVE**

**** COUNCIL MEMBER BRANTLEY SECONDED**

Council member dePara asked the following questions in reference to the item:

- When will the language be ready for public review. **Attorney Mednick said it should be available by October 5, 2012.**
- Is the draft a detailed explanation of the changes and updates contained in the charter. **Attorney Mednick replied yes.**

Council member Lyons stated that she advocated to have the charter advertised in the newspaper. She said she was happy that the draft version will give more of an explanation. She questioned if the public will have a better understanding of the vote. Attorney Mednick said the explanation will consist of an significant walk through of the document. He added that the information will be available in libraries and posted. He also stated that residents can call the Town Clerk's office with any questions.

Council member Baker asked if they will receive a copy of the actual document that will be printed. Alma Maya the Town Clerk responded that the document is still considered a draft until the final version is approved.

Mayor Finch stated that the current charter doesn't allow the city council to approve the language. He clarified that is the responsibility of the Town Clerk and by state statute.

Council member Olson stated that he was troubled by the question contained in the charter regarding the Board of Education and the matter of the Mayor appointing the Board of Education board members. He commented that if they wanted the support, then everyone better get out and work.

Council member Holloway stated that if the voting public must read the document, then they need to put the document where people can really have access to it and **not** just in libraries. He said they need to be aware so that they can chose for themselves as to whether or not they should vote up or down.

Council member Martinez asked for some clarification. She asked if the document represented all the work that was previously voted on. She further questioned if the document submitted tonight replaced the one that was voted upon by the city council when the decisions were made. Attorney Mednick said that was correct.

Council member Baker reiterated that his main concern was that people in Bridgeport have a full understanding of the charter revision. And he was further his concerned about seeing the document before it is printed.

Mayor Finch commended the Town Clerk on the fine work that was done with the charter revision. He mentioned that she is doing the job according to the state statute.

Some of the council members proceeded to submit grammatical and spelling errors that they found in the charter revision. Council President McCarthy urged the council members to submit any corrections to the Town Clerk's office for correcting the final document.

**** MOTION PASSED WITH FIFTEEN VOTES IN FAVOR AND ONE VOTE IN OPPOSITION (COUNCIL MEMBER BAKER)**

*Council member Brantley commented that she was glad the charter revisions were finally done.

ADJOURNMENT

**** COUNCIL MEMBER T. MCCARTHY MOVED TO ADJOURN**
**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 8:35 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services

**CITY OF BRIDGEPORT
CITY COUNCIL
NOTICE OF PUBLIC HEARING**

A Public Hearing will be held before the City Council of Bridgeport at regular meeting to be held on Monday evening, October 1, 2012 beginning at 7:00 p.m., in the City Council Chamber, City Hall, 45 Lyon Terrace, Bridgeport, Connecticut, relative to the following:

- 127-11 – Proposed Real Property Purchase Agreement with 125 Access Road, LLC.

Attest:

Fleeta C. Hudson
City Clerk

AD ENDS ABOVE LINE

2 Editions, Connecticut Post:

PLEASE PUBLISH ON Friday, September 21, 2012 and Friday, September 28, 2012

Requires Certifications

Emailed to: Legal Ad Dept. at publicnotices@ctpost.com

P.O.: 13000241-00

Account #: 111171

Dated: September 18, 2012

Sent By

Althea Williams

City Clerk's Office

45 Lyon Terrace

Bridgeport, CT 06604

(203) 576-7205

(203) 332-5608 (Fax)

Ec: City Council Members

Mayor Bill Finch

A. Nunn, CAO

A. Wood, Chief of Staff

M. Anastasi, City Attorney

L. Trachtenburg, Associate City Attorney

J. Ricci, Airport Manager, Sikorsky Memorial Airport



City of Bridgeport, Connecticut
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
MARGARET E. MORTON GOVERNMENT CENTER
999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE: (203) 576-7221
FAX: (203) 332-5611

BILL FINCH
Mayor

DAVID M. KOORIS
Director

COMM. #146-11 Referred to ECD&E Committee on 10/01/2012

City Clerk
45 Lyons Terrace
Bridgeport, CT 06605
September 18, 2012

Re: A Resolution Concerning Disposition of City Owned Property by Auction, sale to Abutter, Housing Authority of the City of Bridgeport or by RFP Ordering a Public Hearing Relative to the Same

Dear City Clerk:

The City of Bridgeport is preparing to dispose of the following (12) twelve properties, as listed below. The Planning & Zoning Commission gave its approval for such disposition at its meeting. The City Hall Committee gave its approval on. The properties include are most of which are severely bighted and deteriorated or consists of vacant lots, both buildable and non-buildable, on properties that at one time or another have had accumulations of rubbish and debris, fire damage, building and fire code violations and the continuance of various neighborhood nuisances; as follows:

Disposition of City-Owned Parcels by auction or sale to Abutter, Housing Authority of the City of Bridgeport or by RFP

NUMBER	ADDRESS	HOUSE TYPE	Block/Lot	Recommendation
119	Johnson Street	Lot	0403-01	Sell
106	Clifford Street	Lot	0620-31	Sell
223	Beach Street	Lot	1759-11	Sell
221	Beach Street	Lot	1759-10	Sell
25	Orange Street	Lot	0624-08	Sell
131	Columbia Street	Lot	0405-19	Sell
1206	Stratford Avenue	Commercial	0622-13B	Sell
1116	Stratford Avenue	Multi-Family	0621-19	Sell
141	Stratford Avenue	Commercial	0805-5A	Sell

NUMBER	ADDRESS	HOUSE TYPE	Block/Lot	Recommendation
135	Clarence Street	Fire House	0815-06	sell
26	Crescent Street	Lot	0815-21	Sell
86	Whittier Street	School	0208-09	RFP
112	Madison Avenue	Lot	1043-5	sell
118	Madison Avenue	Commercial	1043-4	Sell

Attached, please find individual parcel locator maps and parcel data sheets for all of these disposition parcels, and a resolution to effectuate the sale that requires Council approval.

Since there is a requirement that a Public Hearing be conducted by the Legislative body of the City of Bridgeport prior to any vote to approve or disapprove the sale, disposition or transfer of real property owned by the municipality; and since the City Clerk shall cause notice of such public hearing to be published in an newspaper of general circulation, and order the posting of the property in conformance with the City Ordinance and State Statute, I have attached a Resolution for your referral.

Thank You.

Sincerely,



Max Perez

Senior Economic Development Associate

CC: Mayor Finch
 Andrew Nunn, CAO
 D. Eversley, Director OPED
 Edward Lavernoich, OPED
 Alanna C. Kabel, DCAO
 Atty. R. Liskov, City Attorney

WHEREAS, over time by foreclosure and other conveyances, a substantial amount of property has come to ownership of the City of Bridgeport, most of which is severely bighted and deteriorated or consists of vacant lots, both buildable and non-buildable, on properties that at one time or another have had accumulations of rubbish and debris, fire damaged, building and fire code violations and the continuance of various neighborhood nuisances; and

WHEREAS, the Bridgeport City Council has the legal authority to dispose of city-owned property; and these listed properties were approved for disposition by the City Planning and Zoning Commission and subsequently approved for disposition by City Hall Committee and,

WHEREAS, it is essential that the sale of city –owned property adhere to a transparent and open process for all residents and businesses to participate, wherein a public auction for some buildable properties is the best way to achieve those means; and

WHEREAS, certain city-owned property is located between two abutting property owners and located on small silvers or non-buildable lots, of which the best use of such parcels would be to transfer the abutting property owner for the highest offer, increasing their land size while returning to the tax roles and decreasing the City’s responsibility in maintaining said parcels; and

WHEREAS, it is important that prior to the locally advertised public auction, permission to sell upfront such city-owned properties to the highest and best offer; and should said property not close within the time set by auction guidelines, said property shall be offered to the next highest and best offer for a swift transaction; NOW,
THEREFORE BE IT

RESOLVED, that the City Council authorizes the Mayor and/or the Director of OPED to execute any contracts or agreements, or to take any other such necessary actions consistent with and to effectuate the purposes of this resolution said authorization conditional upon the contingency that all abutting property owners be notified of the potential sale or auction of this property by certified mail:

- (1) Offer the following properties to members of the community through a transparent public auction process, accepting the highest and best price for each property at the following locations;

Disposition of City-Owned Parcels by auction or sale to Abutter or to Housing Authority of the City of Bridgeport or by RFP

NUMBER	ADDRESS	HOUSE TYPE	Block/Lot	Recommendation
119	Johnson Street	Lot	0403-01	Sell
106	Clifford Street	Lot	0620-31	Sell
223	Beach Street	Lot	1759-11	Sell
221	Beach Street	Lot	1759-10	Sell
25	Orange Street	Lot	0624-08	Sell
131	Columbia Street	Lot	0405-19	Sell
1206	Stratford Ave	Commercial	0622-13B	Sell
1116	Stratford Ave	Multi-Family	0621-19	Sell
141	Stratford Ave	Commercial	0805-5A	Sell

NUMBER	ADDRESS	HOUSE TYPE	Block/Lot	Recommendation
135	Clarence Street	Fire House	0815-06	sell
26	Crescent Street	Lot	0815-21	Sell
86	Whittier Street	School	0208-09	RFP
112	Madison Avenue	1 Lot	1043-5	Sell
118	Madison Avenue	Commercial	1043-4	Sell

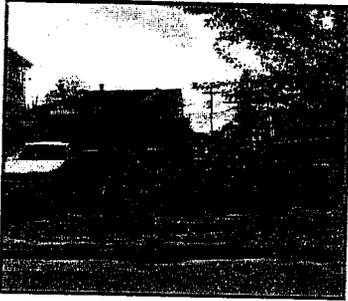
Attached please find individual parcel locator maps and parcel data sheets for all of these disposition parcels.

Parcel ID : 0403--01-----
GIS ID : 403-1
Owner Name : TAR LLC
Property Location : 119 JOHNSON ST #123
Co-Owner :
Owner Addr : 2209 MAIN STREET
Owner City : BRIDGEPORT, CT 06606
Account : RH-0073110
Land Area (Acres) : 0.11567952
Land Value : \$40,010
Building Value : \$0
Total Value : \$40,010
Land Use : Vac Res Land
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 12/14/2007
Last Sale Price : \$295,000
Qualified Sale? : U
Book/Page : 7701/ 148

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119 JOHNSON ST #123



Click to enlarge

MBLU : 21/ 403/ 1///
Location: 119 JOHNSON ST #123
Owner Name: TAR LLC
Account Number: RH-0073110



Parcel Value

Item	Assessed Value
Improvements	0
Land	40,010
Total:	40,010



Owner of Record

TAR LLC



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
TAR LLC	7701/ 148	12/14/2007	29!
TAR LLC	7695/ 140	12/5/2007	
HOLLEY MEREDITH & SOLOMAN	0/ 0		



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
100	Vac Res Land



Land Line Valuation

Size	Zone	Assessed Value
0.12 AC	RC	40,010



Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Outbuildings		



Extra Features [\(click here for a list of codes and descriptions\)](#)

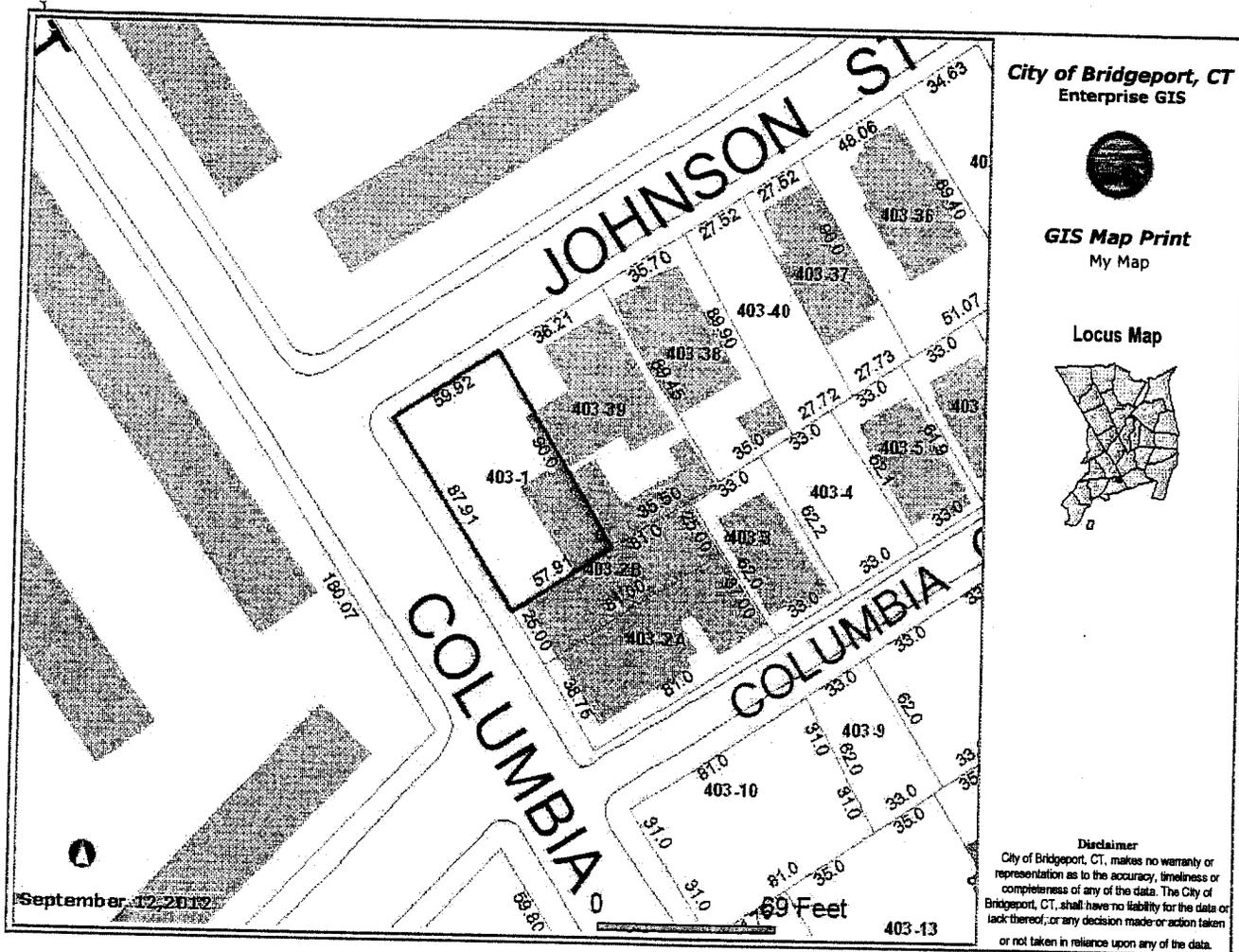
Code	Description	Units
No Extra Building Features		



Building Sketch [\(click here for a list of codes and descriptions\)](#)

Vacant Land, No Sketch

Online Database for Bridgeport, CT Powered by **Vision Appraisal Technology**



Parcel ID : 0620--31-----
GIS ID : 620-31
Owner Name : URIBE JUAN
Property Location : 106 CLIFFORD ST #110
Co-Owner :
Owner Addr : 3570 PARK AVENUE
Owner City : BRIDGEPORT, CT 06604
Account : RD-0017450
Land Area (Acres) : 0.06060606
Land Value : \$12,830
Building Value : \$0
Total Value : \$12,830
Land Use : Vac Res Land
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 1/11/2008
Last Sale Price : \$7,000
Qualified Sale? : U
Book/Page : 7722/ 141

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106 CLIFFORD ST #110



Click to enlarge

MBLU : 37/ 620/ 31/ / /
Location: 106 CLIFFORD ST #110
Owner Name: URIBE JUAN
Account Number: RD-0017450

SEARCH FOR SIMILAR SALE PROPERTIES



Parcel Value

Item	Assessed Value
Improvements	0
Land	12,830
Total:	12,830



Owner of Record

URIBE JUAN



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
URIBE JUAN	7722/ 141	1/11/2008	
DANCY AMY & ETALS	7519/ 71	6/11/2007	
DANCY RUSSELL	2006/ 149	1/7/1986	21



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
100	Vac Res Land



Land Line Valuation

Size	Zone	Assessed Value
0.06 AC	RBB	12,830



Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
No Outbuildings		



Extra Features (click here for a list of codes and descriptions)

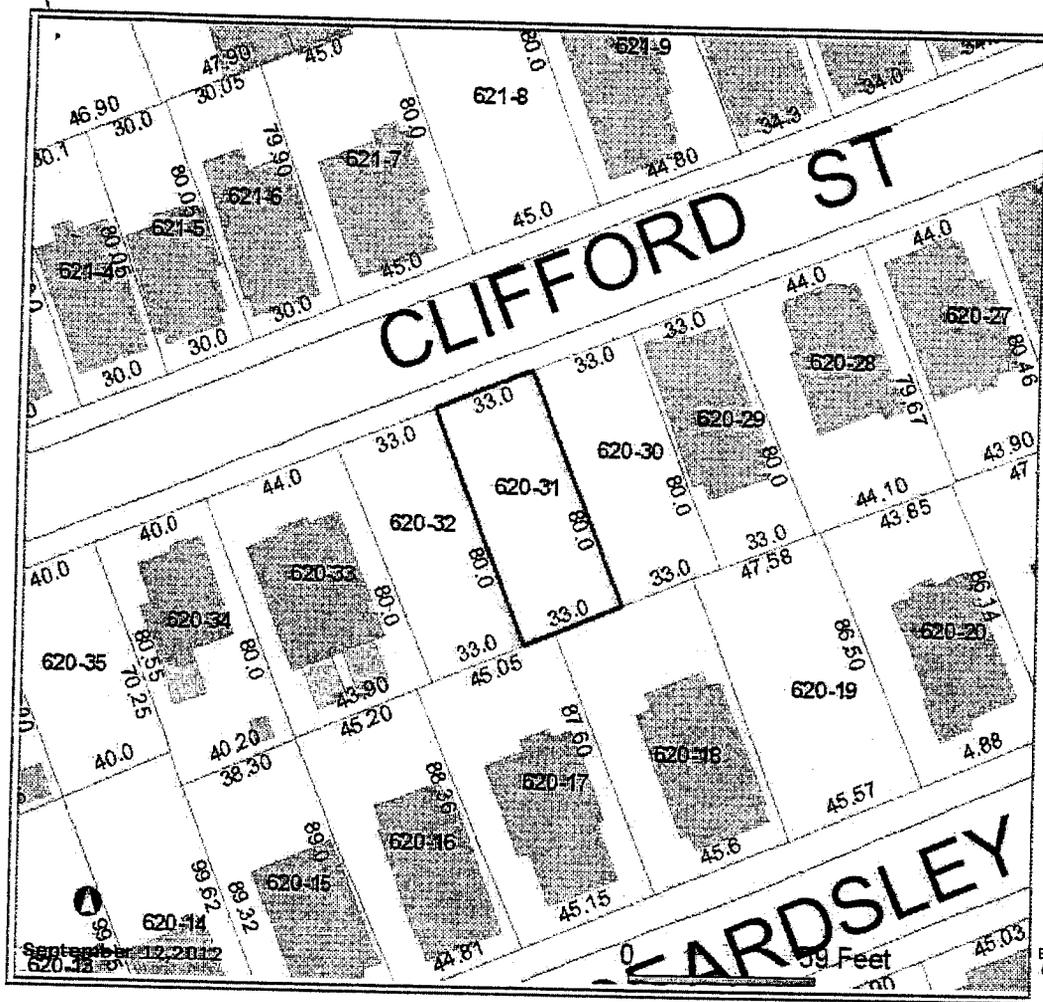
Code	Description	Units
No Extra Building Features		



Building Sketch (click here for a list of codes and descriptions)

Vacant Land, No Sketch

Online Database for Bridgeport, CT Powered by Vision Appraisal Technology



City of Bridgeport, CT
Enterprise GIS



GIS Map Print
My Map

Locus Map



Disclaimer
 City of Bridgeport, CT, makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data. The City of Bridgeport, CT, shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.

Parcel ID : 1759--11-----
GIS ID : 1759-11
Owner Name : RIO CHIQUITO LLC
Property Location : 223 BEACH ST
Co-Owner :
Owner Addr : 31 WABUDA PLACE
Owner City : SHELTON, CT 06484
Account : EW-0064611
Land Area (Acres) : 0.06955923
Land Value : \$16,560
Building Value : \$0
Total Value : \$16,560
Land Use : Vac Res Land
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 11/9/2007
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 7677/ 274

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223 BEACH ST



Click to enlarge

MBLU : 48/ 1759/ 11/ / /
Location: 223 BEACH ST
Owner Name: EL TROPICAL CAFE & GRILL LLC
Account Number: EW-0064611



Parcel Value

Item	Assessed Value
Improvements	0
Land	16,560
Total:	16,560



Owner of Record

EL TROPICAL CAFE & GRILL LLC



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
EL TROPICAL CAFE & GRILL LLC	8186/ 330	2/22/2010	
RIO CHIQUITO LLC	7677/ 274	11/9/2007	
CABEZAS WASHINGTON	7226/ 257	11/1/2006	
BRIDGEPORT CITY OF	7023/ 94	6/16/2006	
WILSON MARJORIE A	3284/ 16	7/6/1994	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
100	Vac Res Land



Land Line Valuation

Size	Zone	Assessed Value
0.07 AC	RC	16,560



Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
No Outbuildings		



Extra Features (click here for a list of codes and descriptions)

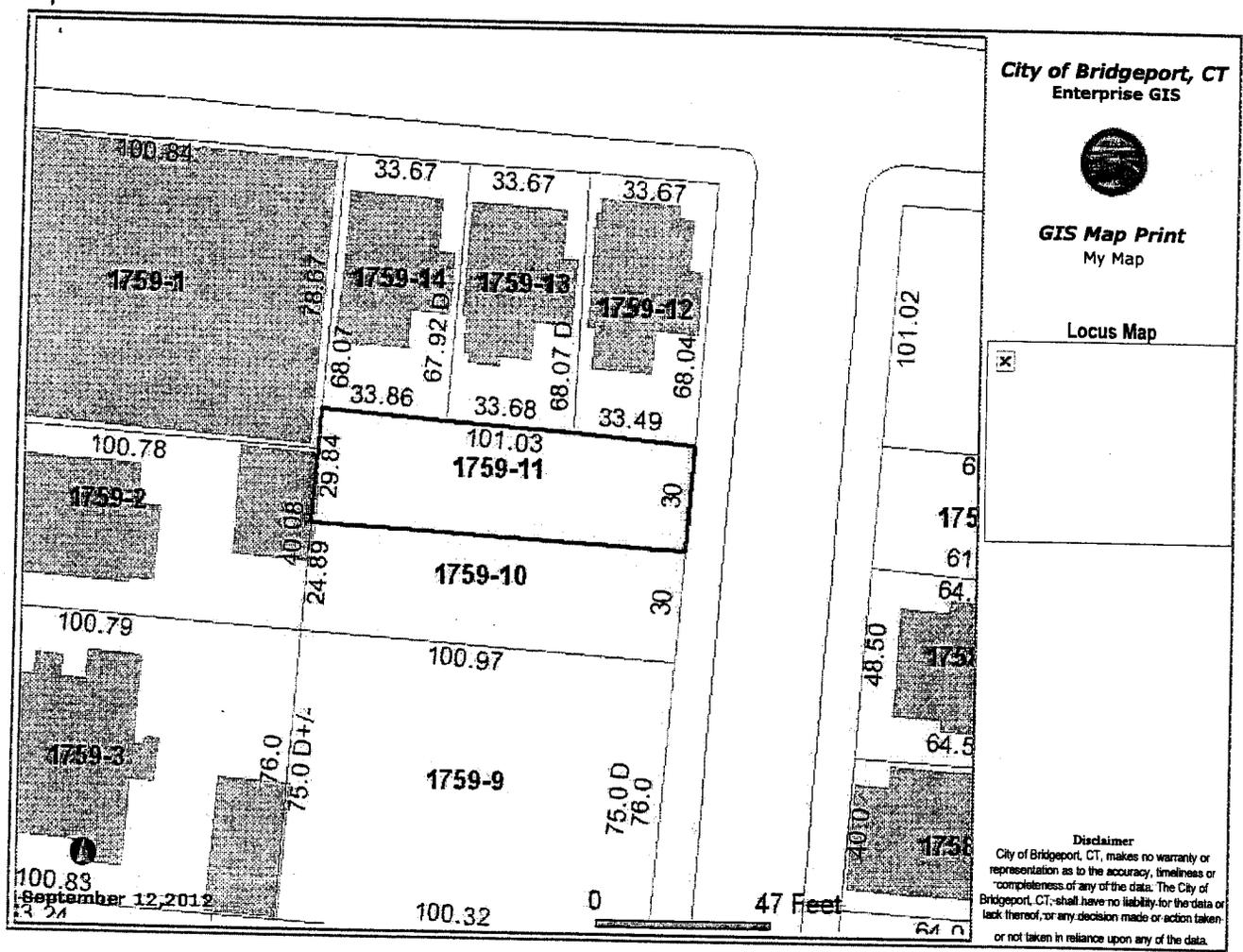
Code	Description	Units
No Extra Building Features		



Building Sketch (click here for a list of codes and descriptions)

Vacant Land, No Sketch

Online Database for Bridgeport, CT Powered by Vision Appraisal Technology



Parcel ID : 1759--10-----
GIS ID : 1759-10
Owner Name : RIO CHIQUITO LLC
Property Location : 221 BEACH ST
Co-Owner :
Owner Addr : 31 WABUDA PLACE
Owner City : SHELTON, CT 06484
Account : EW-0064650
Land Area (Acres) : 0.06955923
Land Value : \$16,560
Building Value : \$0
Total Value : \$16,560
Land Use : Vac Res Land
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 11/9/2007
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 7677/ 274

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221 BEACH ST



Click to enlarge

MBLU : 48/ 1759/ 10/ //

Location: 221 BEACH ST

Owner Name: EL TROPICAL CAFE & GRILL LLC

Account Number: EW-0064650



Parcel Value

Item	Assessed Value
Improvements	0
Land	16,560
Total:	16,560



Owner of Record

EL TROPICAL CAFE & GRILL LLC



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
EL TROPICAL CAFE & GRILL LLC	8186/ 330	2/22/2010	
RIO CHIQUITO LLC	7677/ 274	11/9/2007	
CABEZAS WASHINGTON	7226/ 257	11/1/2006	
BRIDGEPORT CITY OF	7023/ 93	6/16/2006	
WILSON MARJORIE A	3284/ 16	7/6/1994	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
100	Vac Res Land



Land Line Valuation

Size	Zone	Assessed Value
0.07 AC	RC	16,560



Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
No Outbuildings		



Extra Features (click here for a list of codes and descriptions)

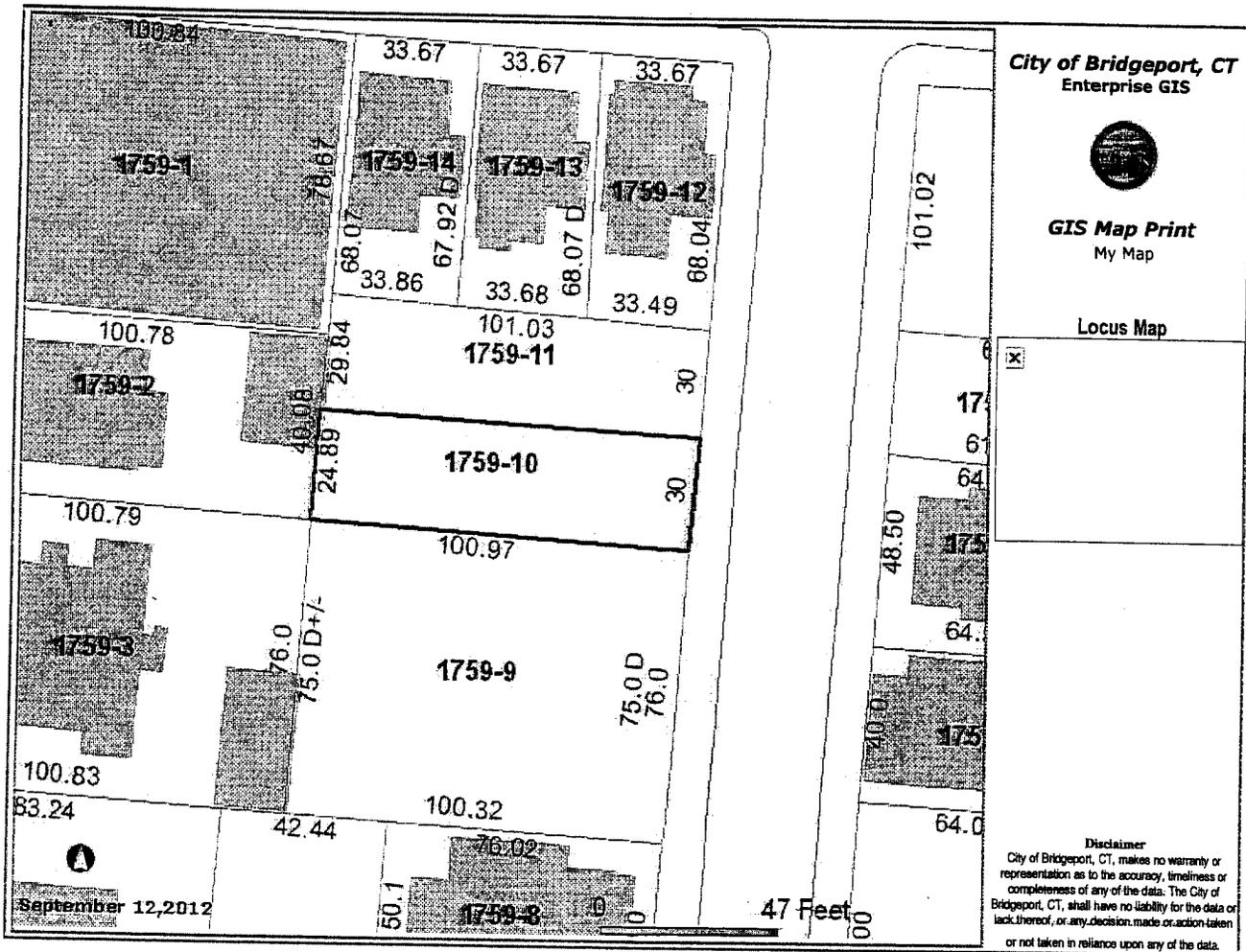
Code	Description	Units
No Extra Building Features		



Building Sketch (click here for a list of codes and descriptions)

Vacant Land, No Sketch

Online Database for Bridgeport, CT Powered by Vision Appraisal Technology

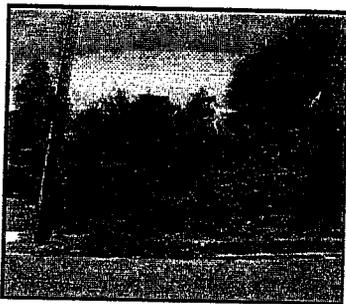


Parcel ID : 0624--08-----
GIS ID : 624-8
Owner Name : NEW ERA LODGE NO. 290
Property Location : 25 ORANGE ST #27
Co-Owner : TBPOEW
Owner Addr : 1560 NEWFIELD AVE
Owner City : BRIDGEPORT, CT 06607
Account : R--0036495
Land Area (Acres) : 0.07392103
Land Value : \$16,320
Building Value : \$0
Total Value : \$16,320
Land Use : Vac Res Land
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 10/1/1998
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 4000/ 247

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25 ORANGE ST #27



Click to enlarge

MBLU : 30/ 624/ 8/ 11

Location: 25 ORANGE ST #27

Owner Name: NEW ERA LODGE NO. 290

Account Number: R--0036495



Parcel Value

Item	Assessed Value
Improvements	0
Land	16,320
Total:	16,320



Owner of Record

NEW ERA LODGE NO. 290
TBPOEW



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
NEW ERA LODGE NO. 290	4000/ 247	10/1/1998	
RESOLUTION TRUST CORPORATION	3030/ 240	8/11/1992	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
100	Vac Res Land



Land Line Valuation

Size	Zone	Assessed Value
0.07 AC	RBB	16,320



Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Outbuildings		



Extra Features [\(click here for a list of codes and descriptions\)](#)

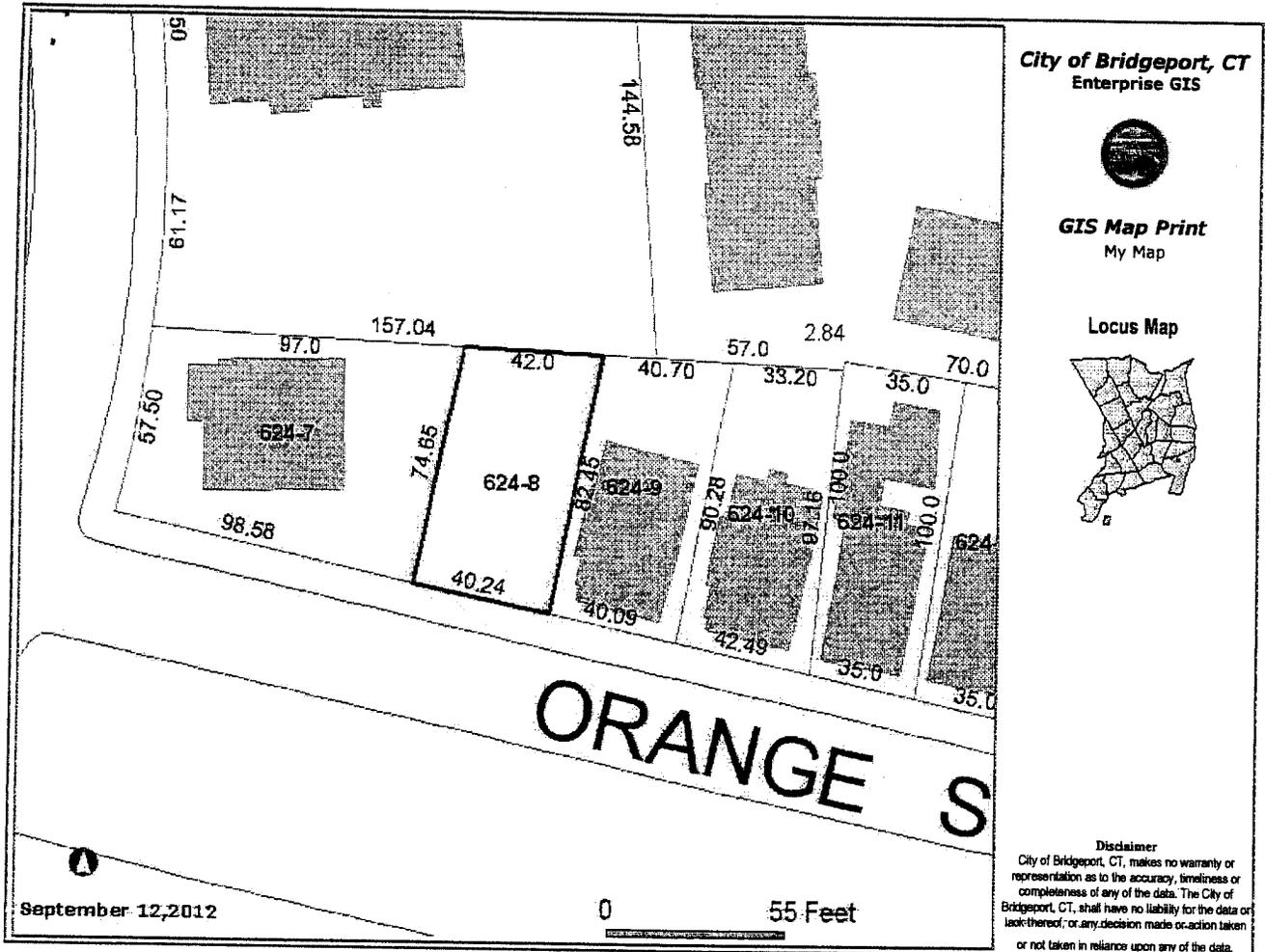
Code	Description	Units
No Extra Building Features		



Building Sketch [\(click here for a list of codes and descriptions\)](#)

Vacant Land, No Sketch

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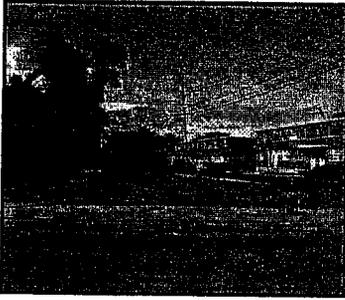


Parcel ID : 0405--19-----
GIS ID : 405-19
Owner Name : ROBERTS EDITH M
Property Location : 131 COLUMBIA ST #137
Co-Owner :
Owner Addr : 28 PERRY ST
Owner City : STAMFORD, CT 06902
Account : RB-0173950
Land Area (Acres) : 0.1110652
Land Value : \$39,400
Building Value : \$0
Total Value : \$39,400
Land Use : Vac Res Land
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 1/10/2005
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 6200/ 146

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131 COLUMBIA ST #137



[Click to enlarge](#)

MBLU : 21/ 405/ 19/ / /
Location: 131 COLUMBIA ST #137
Owner Name: ROBERTS EDITH M
Account Number: RB-0173950



Parcel Value

Item	Assessed Value
Improvements	0
Land	39,400
Total:	39,400



Owner of Record

ROBERTS EDITH M



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
ROBERTS EDITH M	6200/ 146	1/10/2005	
COBRERA EDUARDO	5773/ 209	4/12/2004	
ALLEN WILLIAM A JR	4565/ 326	4/12/2001	
BRIGHINDI CAESAR	1454/ 251	2/14/1972	



Land Use [\(click here for a list of codes and descriptions\)](#)

Land Use Code	Land Use Description
100	Vac Res Land



Land Line Valuation

Size	Zone	Assessed Value
0.11 AC	RC	39,400



Construction Detail

Item	Value
------	-------

STYLE

Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
No Outbuildings		



Extra Features (click here for a list of codes and descriptions)

Code	Description	Units
No Extra Building Features		



Building Sketch (click here for a list of codes and descriptions)

Vacant Land, No Sketch

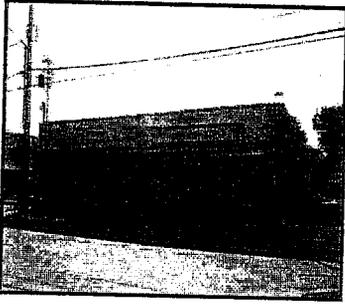
Online Database for Bridgeport, CT Powered by Vision Appraisal Technology

Parcel ID : 0622--13B-----
GIS ID : 622-13B
Owner Name : METROPOLITAN BUSINESS
Property Location : 1206 STRATFORD AV #1214
Co-Owner : ASSOCIATION INC
Owner Addr : PO BOX 9224
Owner City : BRIDGEPORT, CT 06601
Account : R--0113701
Land Area (Acres) : 0.20844812
Land Value : \$49,010
Building Value : \$78,030
Total Value : \$127,040
Land Use : Retail
Style : Store
Rooms: Total/Beds/Baths : N/A
Year Built : 1897
Living Area :
Last Sale Date :
Last Sale Price : \$0
Qualified Sale? :
Book/Page : 0/ 0

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1206 STRATFORD AV #1214



Click to enlarge

MBLU : 37 / 622 / 13 / B / /
Location: 1206 STRATFORD AV #1214
Owner Name: METROPOLITAN BUSINESS
Account Number: R-0113701



Parcel Value

Item	Assessed Value
Improvements	78,030
Land	49,010
Total:	127,040



Owner of Record

METROPOLITAN BUSINESS ASSOCIATION INC



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
METROPOLITAN BUSINESS	0 / 0		



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
217	Retail



Land Line Valuation

Size	Zone	Assessed Value
0.21 AC	ORG	49,010



Construction Detail

Item	Value
STYLE	Store
Stories:	1

Exterior Wall 1: Concr/CinderBl
Roof Struct: Flat
Roof Cover: Tar + Gravel
Interior Wall 1: Drywall
Interior Floor 1: Vinyl/Asphalt
Heating Fuel: Oil
Heating Type: Forced Air
AC Type: Central



Building Valuation

Item	Value
Living Area	3,664 square feet
Year Built	1897



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
PAV1	Paving Asph	4750 SF

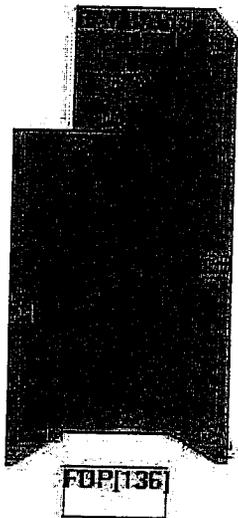


Extra Features (click here for a list of codes and descriptions)

Code	Description	Units
No Extra Building Features		



Building Sketch (click here for a list of codes and descriptions)

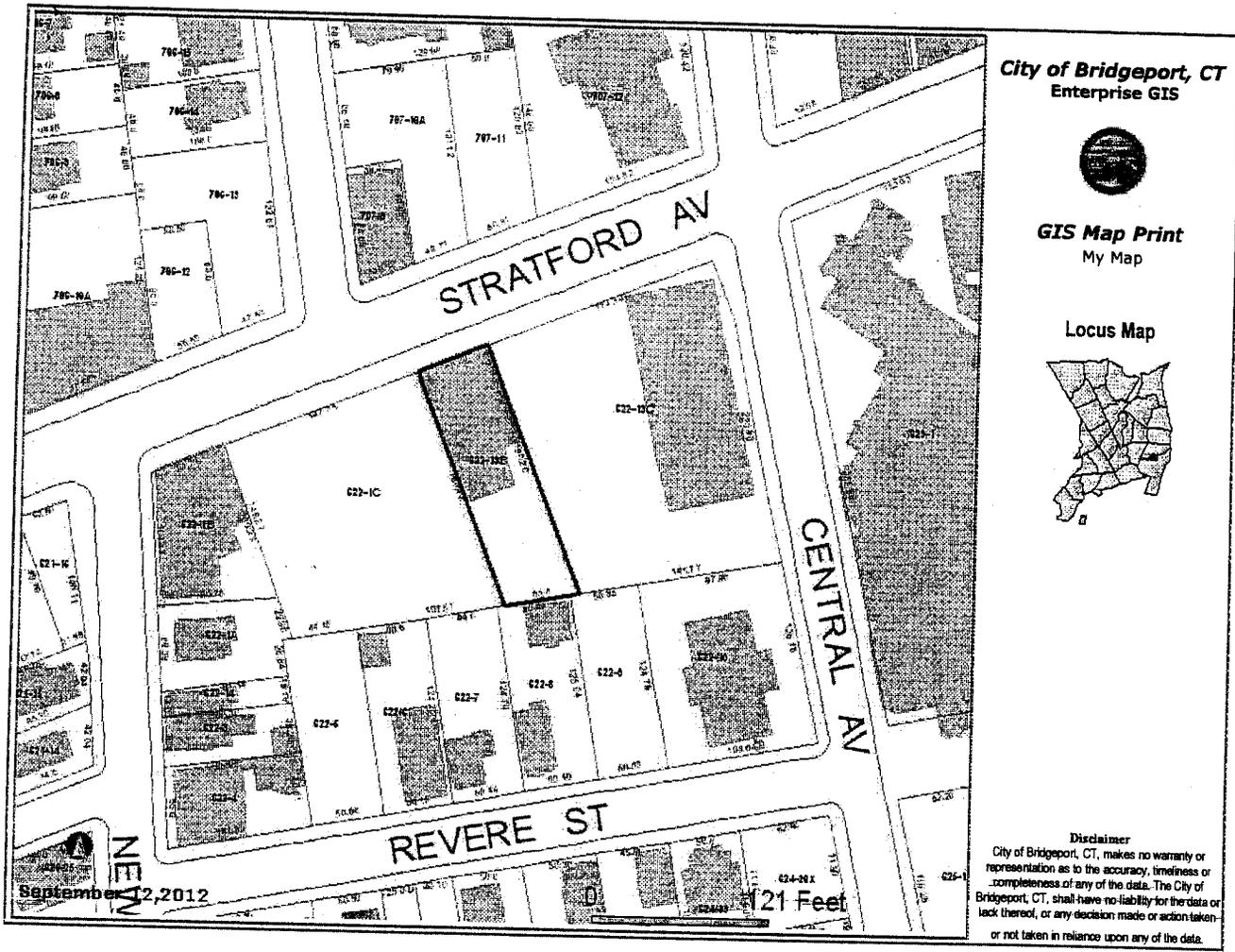


Subarea Summary (click here for a list of codes and descriptions)

Code	Description	Gross Area	Living Area
BAS	First Floor	3664	3664

CAN	Canopy	260	0
FOP	Open Porch	136	0
UBM	Unfin Basement	3664	0
		<hr/>	<hr/>
	Total	7724	3664

Online Database for Bridgeport, CT Powered by Vision Appraisal Technology

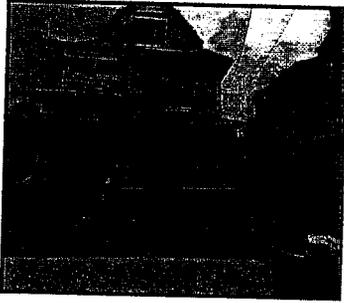


Parcel ID : 0621--19-----
GIS ID : 621-19
Owner Name : RAYNOR PAUL
Property Location : 1116 STRATFORD AV
Co-Owner :
Owner Addr : 1116 STRATFORD AVE
Owner City : BRIDGEPORT, CT 06607
Account : RE-0054820
Land Area (Acres) : 0.11099633
Land Value : \$28,700
Building Value : \$179,570
Total Value : \$208,270
Land Use : Three Family
Style : Three Family
Rooms: Total/Beds/Baths : 18 rooms/6 bdrms/3 baths
Year Built : 1909
Living Area : 3768
Last Sale Date : 3/22/2007
Last Sale Price : \$339,000
Qualified Sale? : Q
Book/Page : 7421/ 83

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1116 STRATFORD AV



Click to enlarge

MBLU : 37/ 621/ 19/ //
Location: 1116 STRATFORD AV
Owner Name: RAYNOR PAUL
Account Number: RE-0054820



Parcel Value

Item	Assessed Value
Improvements	179,570
Land	28,700
Total:	208,270



Owner of Record

RAYNOR PAUL



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
RAYNOR PAUL	7421/ 83	3/22/2007	338,000
EDWARDS MARK A & MIREILLE	7081/ 177	7/26/2006	
EDWARDS MARK A	6918/ 75	4/10/2006	
EDWARDS MIREILLE C	4098/ 304	3/30/1999	
ALL IN ONE-ONE IN ALL ENSEMBLE	4006/ 74	10/16/1998	210,000



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
103	Three Family



Land Line Valuation

Size	Zone	Assessed Value
0.11 AC	ORG	28,700



Construction Detail

Item	Value
STYLE	Three Family
Stories:	2.5
Occupancy:	3
Exterior Wall 1:	Vinyl Siding
Roof Structure:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Plaster
Interior Fir 1:	Hardwood
Heat Fuel:	Gas
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms	6
Total Full Baths	3
Total Half Baths	0
Total Rooms	18
Fireplaces	0
Bsmt Garages	0



Building Valuation

Item	Value
Living Area	3,768 square feet
Year Built	1909



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
	No Outbuildings	

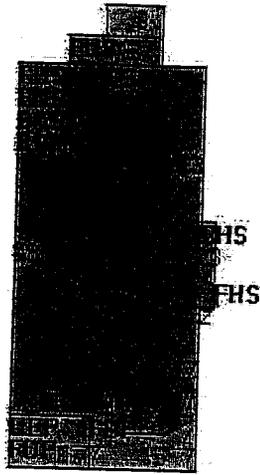


Extra Features (click here for a list of codes and descriptions)

Code	Description	Units
	No Extra Building Features	



Building Sketch (click here for a list of codes and descriptions)



Subarea Summary ([click here for a list of codes and descriptions](#))

Code	Description	Gross Area	Living Area
BAS	First Floor	1334	1334
BSM	Basement	1282	0
FHS	Finished Half Story	1294	1100
FOP	Open Porch	224	0
FUS	Finished Upper Story	1334	1334
UEP	Utility Enclosed Porch	77	0
Total		5545	3768

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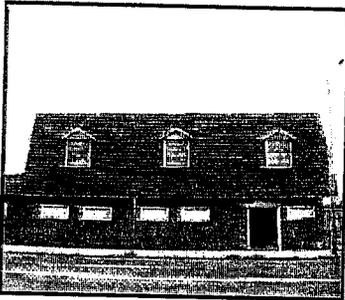
Parcel ID : 0805--05A-----
GIS ID : 805-5A
Owner Name : A G I RUBBER COMPANY INC
Property Location : 141 STRATFORD AV
Co-Owner :
Owner Addr : PO BOX 898 N/A
Owner City : BRIDGEPORT, CT 06601
Account : R--0000217
Land Area (Acres) : 1.7
Land Value : \$297,500
Building Value : \$608,950
Total Value : \$906,450
Land Use : Industrial Mdl 96
Style : Warehouse
Rooms: Total/Beds/Baths : N/A
Year Built : 1962
Living Area :
Last Sale Date : 10/6/1987
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 2384/ 266

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141 STRATFORD AV

Building 1 of 2 [Next Building >>](#)



[Click to enlarge](#)

MBLU : 36/ 805/ 5/A //

Location: 141 STRATFORD AV

Owner Name: BRIDGEPORT CITY OF

Account Number: R-0000217



Parcel Value

Item	Assessed Value
Improvements	608,950
Land	297,500
Total:	906,450



Owner of Record

BRIDGEPORT CITY OF



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF	8598/ 193	5/3/2012	
A G I RUBBER COMPANY INC	2384/ 266	10/6/1987	49



Land Use [\(click here for a list of codes and descriptions\)](#)

Land Use Code	Land Use Description
300	Industrial Mdl 96



Land Line Valuation

Size	Zone	Assessed Value
1.70 AC	IHI	297,500



Construction Detail

Item	Value
STYLE	Warehouse
Stories:	1
Exterior Wall 1:	Pre-Finsh Metl
Exterior Wall 2:	Brick
Roof Struct:	Flat
Roof Cover:	T+G/Rubber
Interior Wall 1:	Minim/Masonry
Interior Floor 1:	Concr-Finished
Heating Fuel:	Gas
Heating Type:	Hot Air-No Duc
AC Type:	None



Building Valuation

Item	Value
Living Area	50,581 square-feet
Year Built	1962



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
PAV1	Paving Asph	4000 SF
FN1	Fence, Chain	468 LF

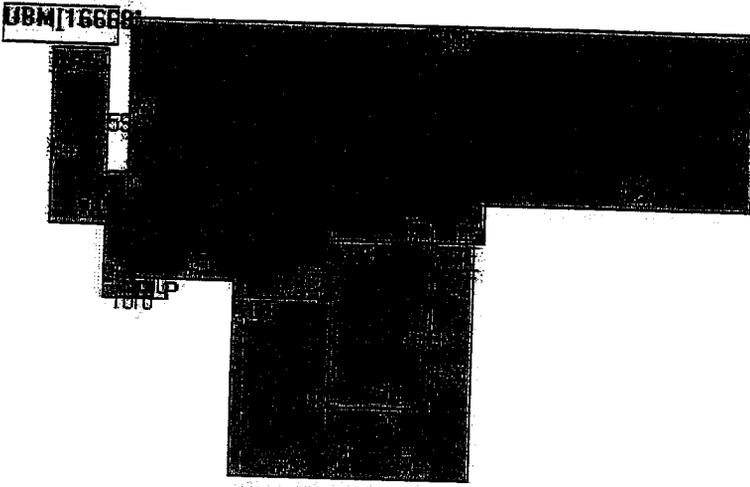


Extra Features (click here for a list of codes and descriptions)

Code	Description	Units
SPR1	Sprinklers-Wet	50581 SF
LDL1	Load Levler	1 UNITS



Building Sketch (click here for a list of codes and descriptions)

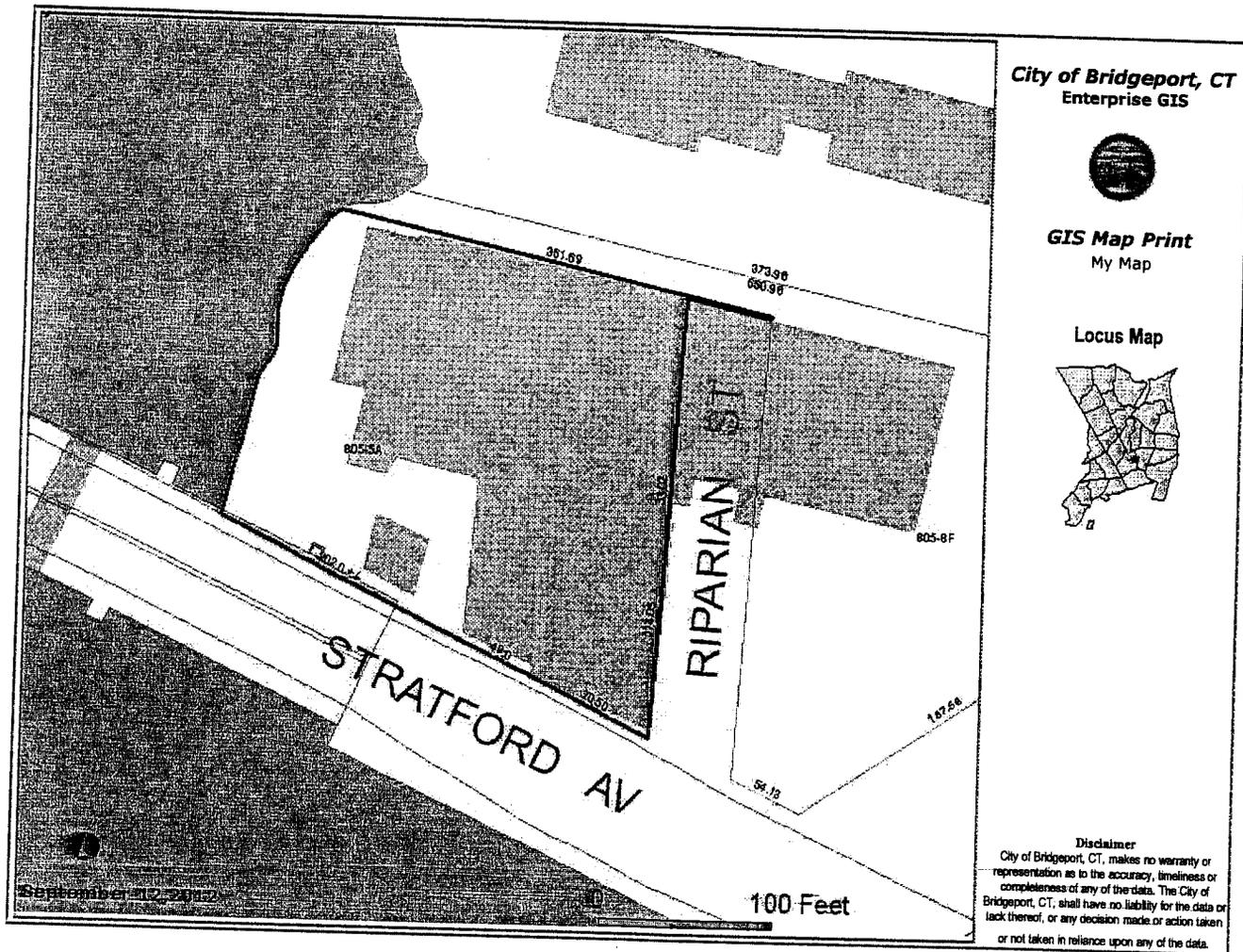


Subarea Summary ([click here for a list of codes and descriptions](#))

Code	Description	Gross Area	Living Area
AOF	Office	16088	16088
BAS	First Floor	34493	34493
CLP	Loading Platform	100	0
UBM	Unfin Basement	16668	0
Total		67349	50581

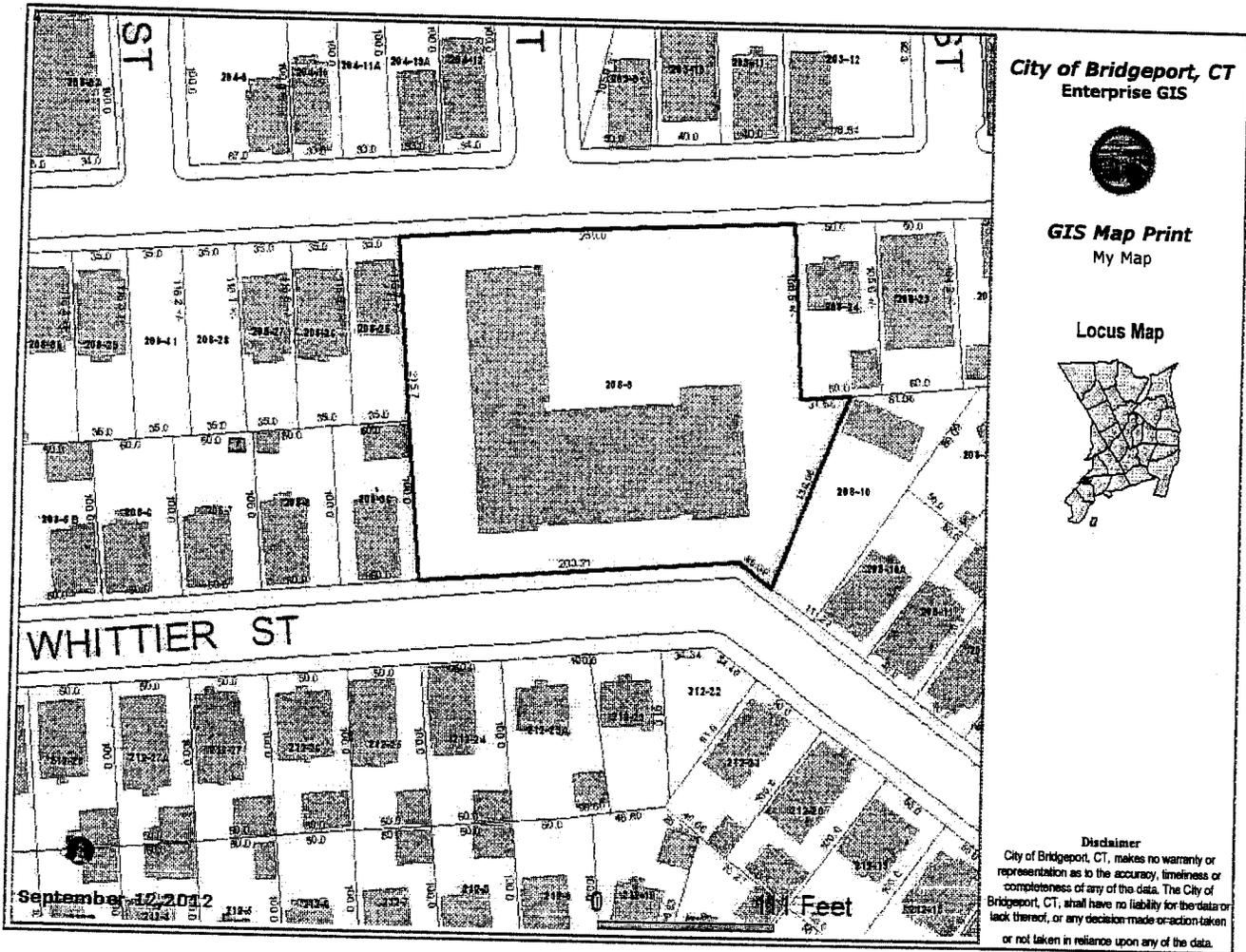
Building 1 of 2 [Next Building >>](#)

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BAS	First Floor	14520	14520
FUS	Finished Upper Story	10530	10530
UBM	Unfin Basement	14520	0
		<hr/>	<hr/>
	Total	39570	25050

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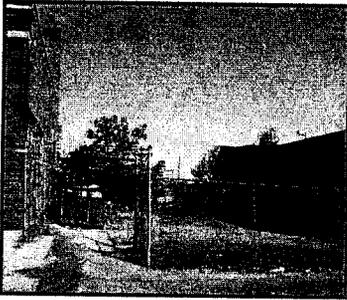


Parcel ID : 1043--05-----
GIS ID : 1043-5
Owner Name : BRIDGEPORT CITY OF
Property Location : 112 MADISON AV
Co-Owner :
Owner Addr : 45 LYON TERR
Owner City : BRIDGEPORT, CT 06604
Account : RK-0190350
Land Area (Acres) : 0.10927456
Land Value : \$27,940
Building Value : \$0
Total Value : \$27,940
Land Use : Mun Lnd Res
Style :
Rooms: Total/Beds/Baths : N/A
Year Built :
Living Area :
Last Sale Date : 5/22/2008
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 7818/ 101

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112 MADISON AV



Click to enlarge

MBLU : 41/ 1043/ 5/ / /
Location: 112 MADISON AV
Owner Name: BRIDGEPORT CITY OF
Account Number: RK-0190350



Parcel Value

Item	Assessed Value
Improvements	0
Land	27,940
Total:	27,940



Owner of Record

BRIDGEPORT CITY OF



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF	7818/ 101	5/22/2008	
KING DANA	3389/ 103	4/13/1995	
WALLKILL CHOPPER INC	3052/ 317	10/14/1992	
EMPBANQUE CAPITAL CORP	2967/ 257	1/9/1992	
CRICLOW HELENA Y &	2196/ 299	12/1/1986	11!



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
921	Mun Lnd Res



Land Line Valuation

Size	Zone	Assessed Value
0.11 AC	MUP	27,940



Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings [\(click here for a list of codes and descriptions\)](#)

Code	Description	Units
No Outbuildings		



Extra Features [\(click here for a list of codes and descriptions\)](#)

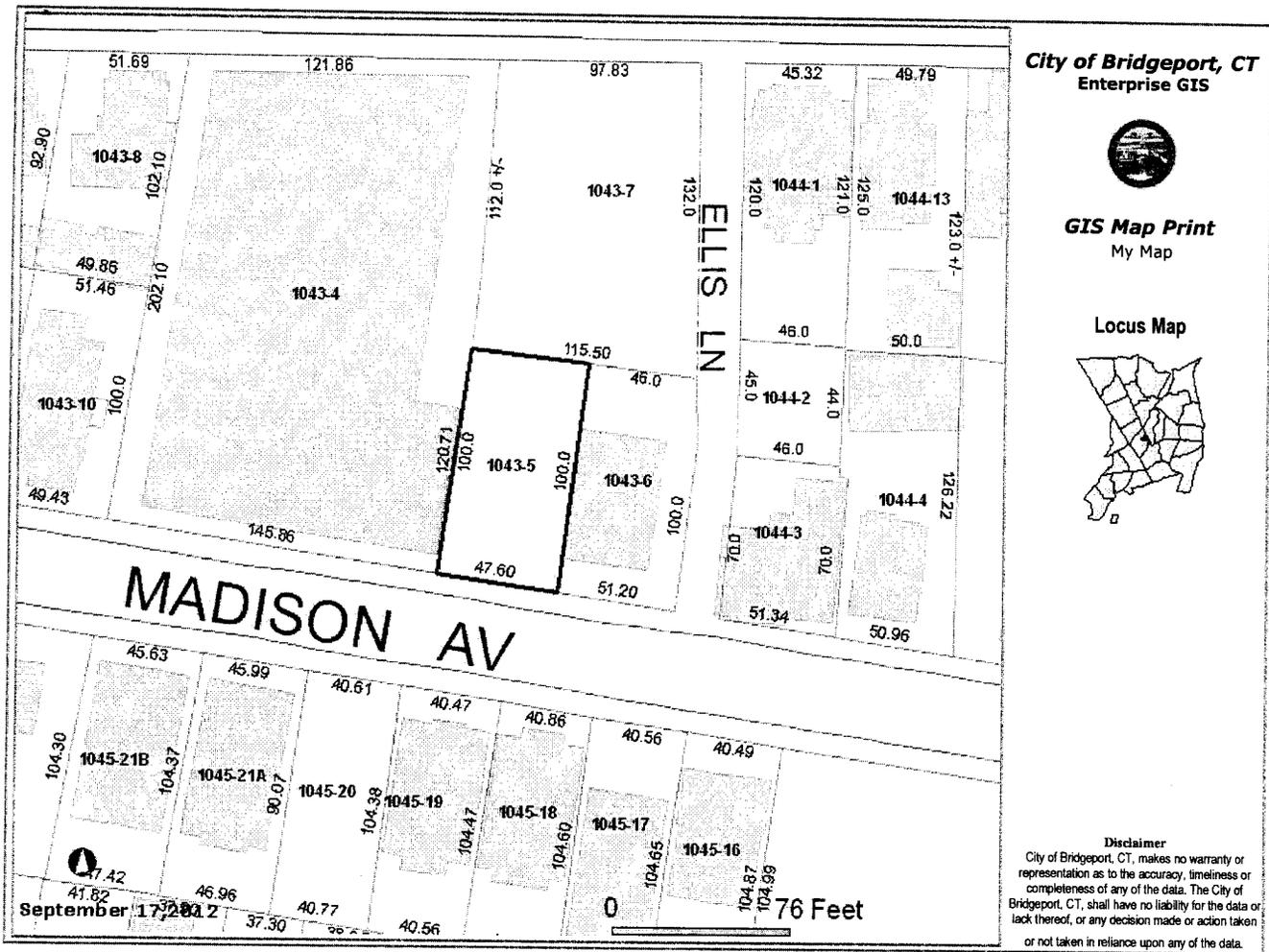
Code	Description	Units
No Extra Building Features		



Building Sketch [\(click here for a list of codes and descriptions\)](#)

Vacant Land, No Sketch

Online Database for Bridgeport, CT Powered by Vision Appraisal Technology



Parcel ID : 1043--04-----
GIS ID : 1043-4
Owner Name : BRIDGEPORT CITY OF
Property Location : 118 MADISON AV #120
Co-Owner :
Owner Addr : EXEMPT PARCEL N/A
Owner City : BRIDGEPORT, CT 00000
Account : EB-0011600
Land Area (Acres) : 0.67061524
Land Value : \$131,810
Building Value : \$306,050
Total Value : \$437,860
Land Use : Mun Com Bldg Mdl 96
Style : Warehouse
Rooms: Total/Beds/Baths : N/A
Year Built : 1900
Living Area :
Last Sale Date : 8/22/1919
Last Sale Price : \$0
Qualified Sale? : U
Book/Page : 415/ 102

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118 MADISON AV #120



Click to enlarge

MBLU : 41/ 1043/ 4/ / /
Location: 118 MADISON AV #120
Owner Name: BRIDGEPORT CITY OF
Account Number: EB-0011600



Parcel Value

Item	Assessed Value
Improvements	306,050
Land	131,810
Total:	437,860



Owner of Record

BRIDGEPORT CITY OF



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF	415/ 102	8/22/1919	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
923	Mun Com Bldg Mdl 96



Land Line Valuation

Size	Zone	Assessed Value
0.67 AC	MUP	131,810



Construction Detail

Item	Value
STYLE	Warehouse
Stories:	1
Exterior Wall 1:	Brick

Roof Struct: Flat
Roof Cover: T+G/Rubber
Interior Wall 1: Minim/Masonry
Interior Floor 1: Concr-Finished
Heating Fuel: Gas
Heating Type: Hot Air-No Duc
AC Type: None



Building Valuation

Item	Value
Living Area	21,328 square feet
Year Built	1900



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
No Outbuildings		

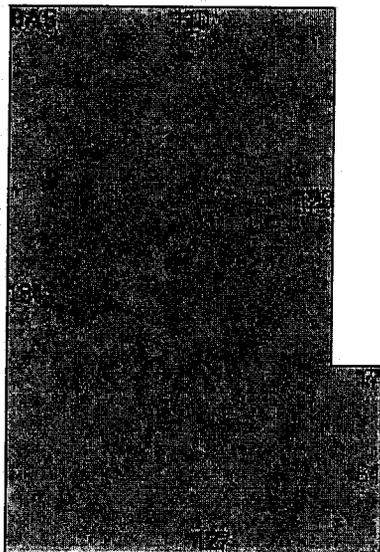


Extra Features (click here for a list of codes and descriptions)

Code	Description	Units
No Extra Building Features		



Building Sketch (click here for a list of codes and descriptions)



Subarea Summary (click here for a list of codes and descriptions)

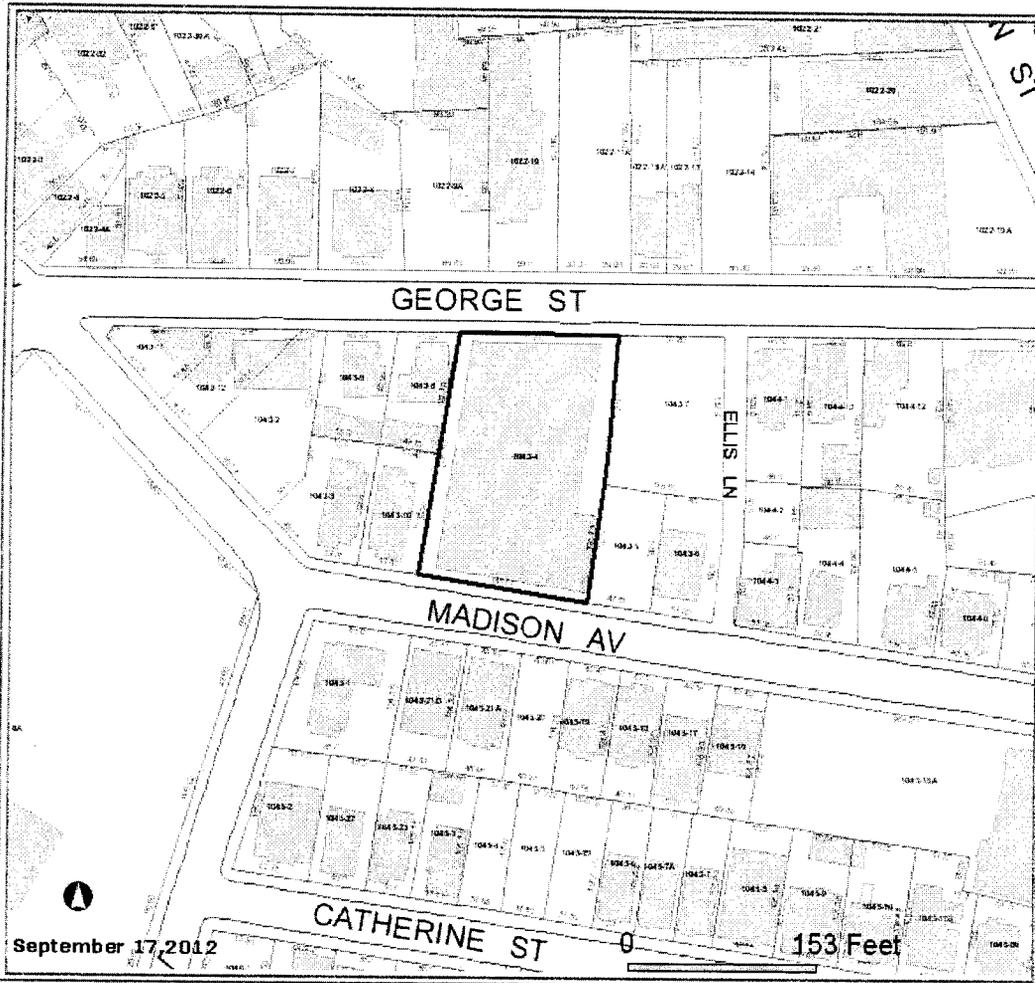
Code	Description	Gross Area	Living Area
BAS	First Floor	21328	21328

Total

21328

21328

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City of Bridgeport, CT
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September 17, 2012

153 Feet

Parcel ID :	0815--06-----
GIS ID :	815-6
Owner Name :	BRIDGEPORT CITY OF
Property Location :	135 CLARENCE ST
Co-Owner :	FIRE DEPARTMENT
Owner Addr :	EXEMPT PARCEL N/A
Owner City :	BRIDGEPORT, CT 00000
Account :	EF-0000400
Land Area (Acres) :	0.11478421
Land Value :	\$40,270
Building Value :	\$258,630
Total Value :	\$298,900
Land Use :	Police Dept
Style :	Other Municip
Rooms: Total/Beds/Baths :	N/A
Year Built :	1927
Living Area :	
Last Sale Date :	8/23/1939
Last Sale Price :	\$0
Qualified Sale? :	U
Book/Page :	727/ 499

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135 CLARENCE ST



Click to enlarge

MBLU : 42/ 815/ 6/ / /
Location: 135 CLARENCE ST
Owner Name: BRIDGEPORT CITY OF
Account Number: EF-0000400



Parcel Value

Item	Assessed Value
Improvements	258,630
Land	40,270
Total:	298,900



Owner of Record

BRIDGEPORT CITY OF
FIRE DEPARTMENT



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF	727/ 499	8/23/1939	



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
929	Police Dept



Land Line Valuation

Size	Zone	Assessed Value
0.11 AC	IHI	40,270



Construction Detail

Item	Value
STYLE	Other Municip
Stories:	2

Exterior Wall 1: Brick
Roof Struct: Flat
Roof Cover: T+G/Rubber
Interior Wall 1: Drywall
Interior Wall 2: Minim/Masonry
Interior Floor 1: Terrazzo Monol
Interior Floor 2: Vinyl/Asphalt
Heating Fuel: Gas
Heating Type: Forced Air
AC Type: Central



Building Valuation

Item	Value
Living Area	5,120 square feet
Year Built	1927



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
PAV1	Paving Asph	7656 SF
FN1	Fence, Chain	370 LF

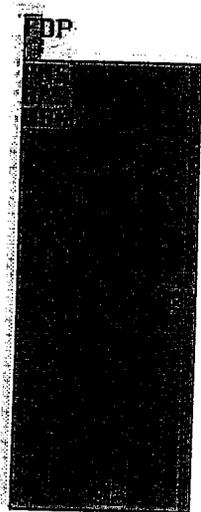


Extra Features (click here for a list of codes and descriptions)

Code	Description	Units
No Extra Building Features		



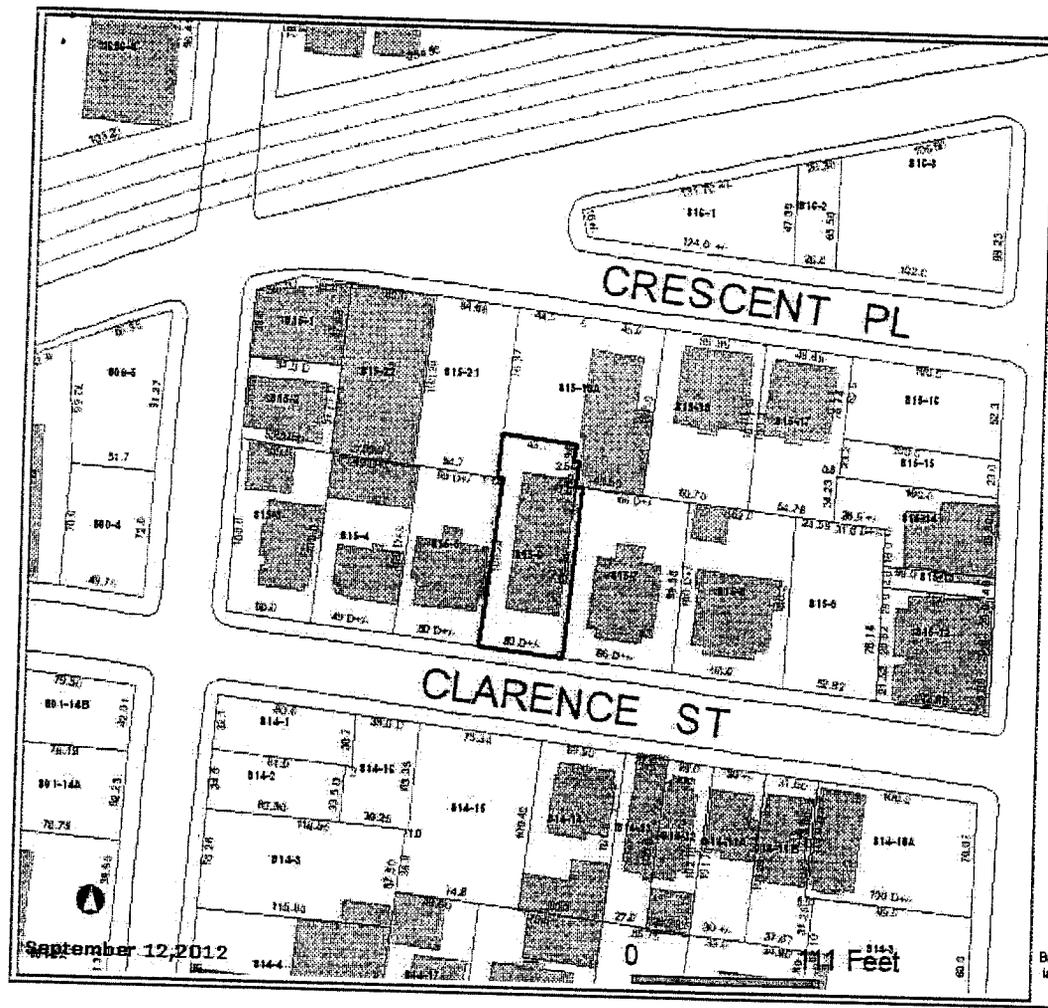
Building Sketch (click here for a list of codes and descriptions)



Subarea Summary (click here for a list of codes and descriptions)

Code	Description	Gross Area	Living Area
BAS	First Floor	2560	2560
FOP	Open Porch	24	0
FUS	Finished Upper Story	2560	2560
UBM	Unfin Basement	2560	0
Total		7704	5120

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City of Bridgeport, CT
Enterprise GIS



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September 12, 2012

Parcel ID :	0815--21-----
GIS ID :	815-21
Owner Name :	BRIDGEPORT CITY OF
Property Location :	26 CRESCENT PL #28
Co-Owner :	FIRE DEPARTMENT
Owner Addr :	EXEMPT PARCEL N/A
Owner City :	BRIDGEPORT, CT 00000
Account :	EF-0000500
Land Area (Acres) :	0.11478421
Land Value :	\$40,270
Building Value :	\$5,700
Total Value :	\$45,970
Land Use :	Mun Lnd Com
Style :	
Rooms: Total/Beds/Baths :	N/A
Year Built :	
Living Area :	
Last Sale Date :	
Last Sale Price :	\$0
Qualified Sale? :	
Book/Page :	0/ 0

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26 CRESCENT PL #28



[Click to enlarge](#)

MBLU : 42/ 815/ 21/ / /
Location: 26 CRESCENT PL #28
Owner Name: BRIDGEPORT CITY OF
Account Number: EF-0000500



Parcel Value

Item	Assessed Value
Improvements	5,700
Land	40,270
Total:	45,970



Owner of Record

BRIDGEPORT CITY OF
 FIRE DEPARTMENT



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF	0/ 0		



Land Use [\(click here for a list of codes and descriptions\)](#)

Land Use Code	Land Use Description
920	Mun Lnd Com



Land Line Valuation

Size	Zone	Assessed Value
0.11 AC	IHI	40,270



Construction Detail

Item	Value
STYLE	Vacant Land



Building Valuation

Item	Value
Living Area	0 square feet
Year Built	



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
PAV1	Paving Asph	4700 SF
FN1	Fence, Chain	120 LF



Extra Features (click here for a list of codes and descriptions)

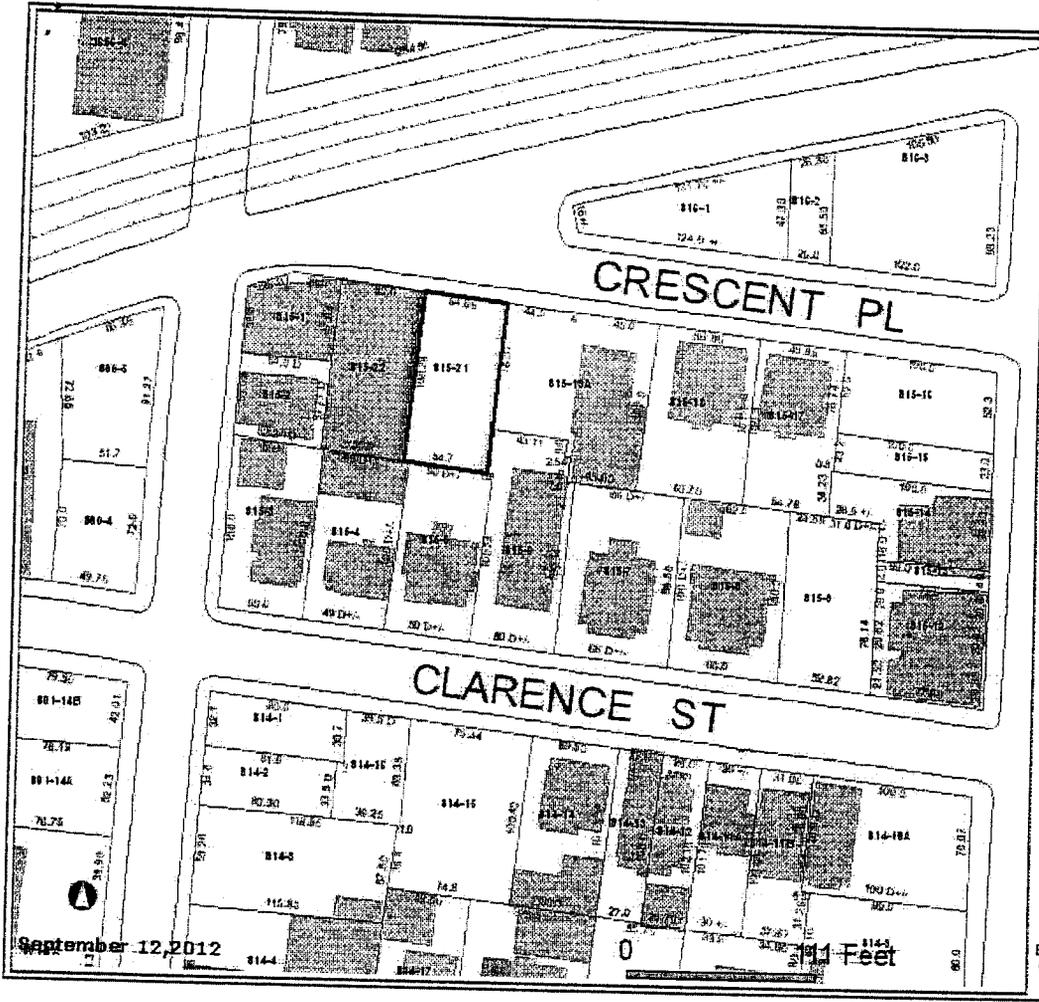
Code	Description	Units
	No Extra Building Features	



Building Sketch (click here for a list of codes and descriptions)

Vacant Land, No Sketch

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City of Bridgeport, CT
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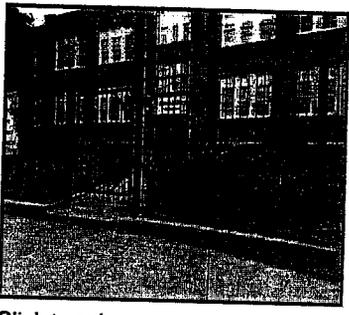
September 12, 2012

Parcel ID :	0208--09-----
GIS ID :	208-9
Owner Name :	BRIDGEPORT CITY OF, EDUCATION
Property Location :	86 WHITTIER ST
Co-Owner :	
Owner Addr :	EXEMPT PARCEL N/A
Owner City :	BRIDGEPORT, CT 06605
Account :	EE-0005900
Land Area (Acres) :	1.23999082
Land Value :	\$195,300
Building Value :	\$1,611,490
Total Value :	\$1,806,790
Land Use :	Public School
Style :	Schools
Rooms: Total/Beds/Baths :	N/A
Year Built :	1912
Living Area :	
Last Sale Date :	
Last Sale Price :	\$0
Qualified Sale? :	
Book/Page :	0/ 0

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86 WHITTIER ST



Click to enlarge

MBLU : 18/ 208/ 9/ / /

Location: 86 WHITTIER ST

Owner Name: BRIDGEPORT CITY OF, EDUCATION

Account Number: EE-0005900



Parcel Value

Item	Assessed Value
Improvements	1,611,490
Land	195,300
Total:	1,806,790



Owner of Record

BRIDGEPORT CITY OF, EDUCATION



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
BRIDGEPORT CITY OF, EDUCATION	0/ 0		



Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
933	Public School



Land Line Valuation

Size	Zone	Assessed Value
1.24 AC	RC	195,300



Construction Detail

Item	Value
STYLE	Schools
Stories:	2
Exterior Wall 1:	Brick

Roof Struct: Flat
 Roof Cover: Tar + Gravel
 Interior Wall 1: Drywall
 Interior Wall 2: Minim/Masonry
 Interior Floor 1: Terrazzo Monol
 Heating Fuel: Gas
 Heating Type: Hot Water
 AC Type: None



Building Valuation

Item	Value
Living Area	25,050 square feet
Year Built	1912



Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units
PAV1	Paving Asph	20000 SF
FN5	Fence 10'	600 LF

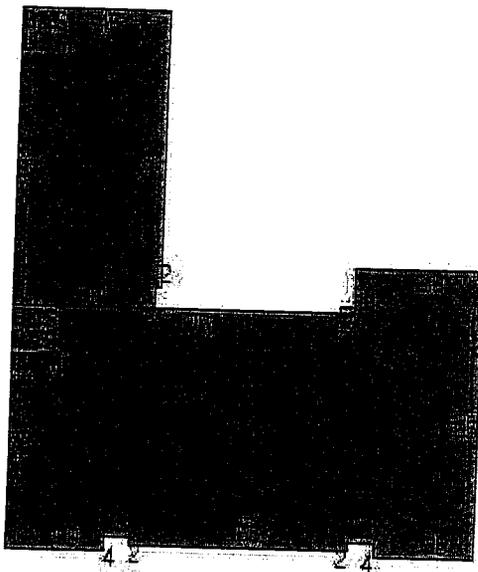


Extra Features (click here for a list of codes and descriptions)

Code	Description	Units
No Extra Building Features		



Building Sketch (click here for a list of codes and descriptions)



Subarea Summary (click here for a list of codes and descriptions)

Code	Description	Gross Area	Living Area
------	-------------	------------	-------------



BILL FINCH
Mayor

City of Bridgeport, Connecticut
**DEPARTMENT OF CENTRAL GRANTS AND
COMMUNITY DEVELOPMENT**

999 Broad Street
Bridgeport, Connecticut 06604
Telephone (203) 332-5662
Fax (203) 332-5657

ANDREW J. NUNN
CAO

ALEXANDRA B. McGOLDRICK
Acting Director
Office of Central Grants

COMM. 148-11 Referred to ECD&E Committee on 10/01/2012

September 26, 2012

To: City Clerk

From: Alexandra McGoldrick, Acting Director, Central Grants Office

Re: Resolution - State of CT Dept. of Public Health Per Capita Grant

Attached, please find a resolution and grant summary for referral to the ECDE Subcommittee of the City Council.

Grant: City of Bridgeport application to the State of Connecticut Dept. of Public Health Per Capita Grant

SEP 26 2012 10:23 AM
OFFICE OF CENTRAL GRANTS

WHEREAS, the State of Connecticut Department of Public Health is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this funding has been made possible through a grant through the Per Capita Grant; and

WHEREAS, funds under this grant will be used to support the Department of Health and Social Services in various health and wellness initiatives; and,

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Department of Health and Social Services, submit an application to the State of Connecticut Department of Public Health in the amount of \$170,338.90 to support the Department of Health and Social Services in various health and wellness initiatives; and,

Now therefore, be it hereby RESOLVED BY THE CITY COUNCIL:

1. That it is cognizant of the City's grant application to and contract with the State of Connecticut Department of Public Health for funds to support the Department of Health and Social Services in various health and wellness initiatives; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee to execute and file such application with the State Department of Public Health for Per Capita Grant and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.



GRANT SUMMARY

PROJECT TITLE: State of Connecticut Department of Public Health Per Capita Grant

RENEWAL NEW

DEPARTMENT SUBMITTING INFORMATION: Central Grants and Community Development

CONTACT NAME: Alexandra B. McGoldrick

PHONE NUMBER: 203-332-5665

PROJECT SUMMARY/DESCRIPTION:

The City of Bridgeport is seeking financial assistance from the State of Connecticut Department of Public Health to support the City's Department of Health and Social Services in various health and wellness initiatives.

Project Period: 7/1/2012 – 6/30/2013.

PROJECT GOALS AND PROCEDURES: The City of Bridgeport will work through its Health and Social Services Department to provide health and wellness initiatives to City residents.

IF APPLICABLE

FUNDING SOURCES (include matching/in-kind funds):	FUNDS REQUESTED
Federal:	Salaries/Benefits:
State: \$170,338.90	Supplies:
City:	
Other:	

CITY OF BRIDGEPORT
OFFICE OF THE CITY ATTORNEY

999 Broad Street
Bridgeport, Connecticut 06604-4328

CITY ATTORNEY
Mark T. Anastasi

DEPUTY CITY ATTORNEY
Arthur C. Laske, III

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Betsy A. Edwards
Richard G. Kascak, Jr.
Russell D. Liskov
John R. Mitola
Ronald J. Pacacha
Lisa R. Trachtenburg



ASSISTANT CITY ATTORNEYS

Salvatore C. DePiano
R. Christopher Meyer
Edmund F. Schmidt
Eroll V. Skyers

Telephone (203) 576-7647
Facsimile (203) 576-8252

Comm. #149-11 Referred to ECD&E Committee on 10/1/2012

September 26, 2012

Fleeta Hudson, City Clerk
45 Lyon Terrace
Bridgeport, Connecticut 06604

**RE: Request Concerning Modification of
Development Agreement with
MOVE Yacht Club in Connection With
Its Relocation From Steel Point to
Waterview Avenue**

Dear Fleeta:

On behalf of the Office of Planning and Economic Development, please add the above matter to the Agenda of the City Council for its meeting on Monday, October 1, 2012 for referral to committee. This matter involves a request from MOVE Yacht Club to delay the time when it has to vacate Steel Point. The delay in its ability to move has resulted from the City's need to conduct significant environmental remediation at MOVE's new site and the need to prepare the physical condition of the new site to meet the City's obligations under its development agreement with MOVE Yacht Club.

Respectfully submitted,

Ronald J. Pacacha
Associate City Attorney



City of Bridgeport, Connecticut
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
MARGARET E. MORTON GOVERNMENT CENTER
999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE: (203) 576-7221
FAX: (203) 332-5611

BILL FINCH
Mayor

DAVID M. KOORIS
Director

COMM. #150-11 Referred to ECD&E Committee on 10/01/2012

September 26, 2012

Frances Ortiz
Assistant City Clerk
45 Lyon Terrace
Bridgeport, CT 06604

RE: Disposition of 2836 Fairfield Avenue

Dear Madame Clerk:

Enclosed please find a resolution for consideration by the Economic and Community Development and Environment Committee of the City Council. As this item has previously received a public hearing, none is required.

Truly Yours,


Bill Coleman
Director of Neighborhood Development

A Resolution by the Bridgeport City Council
Regarding the Disposition of 2836 Fairfield Avenue

WHEREAS, the City of Bridgeport (City) took possession of 2836 Fairfield Avenue, historically known as the Black Rock Bank & Trust Building, and hereinafter referred to as the Property, via eminent domain in 2002; and

WHEREAS, after a number of years being leased to a non-profit arts group, the Property has been vacant for some time; and

WHEREAS, it is in the best interest of the City to facilitate reinvestment in the Property and return it to the City's property tax roll in a manner consistent with the City's Master Plan and the Black Rock Neighborhood Plan; and

WHEREAS, the City, acting through its Office of Planning & Economic Development (OPED), has issued two separate Requests for Proposal (RFP) for the redevelopment of the Property (in August 2009, and January 2010, respectively), neither of which resulted in a satisfactory response; and

WHEREAS, subsequent to these RFP processes, OPED has continuously and publicly marketed the Property; and

WHEREAS, in response to this public marketing, Nial O'Neill LLC (the "Developer") has proposed a redevelopment plan for the Property that is consistent with the Master Plan and consistent with the character of the neighborhood;

WHEREAS, the Developer is a partnership of individuals with extensive and applicable real estate development experience; and

WHEREAS, OPED has recommended to the Mayor and City Council that the Developer be given the opportunity to purchase and redevelop the property subject to the terms and conditions generally outlined in the attached Contract of Sale;

NOW, THEREFORE BE IT RESOLVED, That the Bridgeport City Council authorizes the Mayor or the Director of OPED or their designee to negotiate the specific terms of a Contract of Sale/Disposition Agreement with the Developer or a commonly owned entity, to sell and develop the Property substantially in accord with the attached Contract of Sale; and to execute all other documents, take all other actions, including modifying or discontinuing the relevant Municipal Development Plan, and do all other things necessary in furtherance of this resolution in the City's best interests.



City of Bridgeport, Connecticut
OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
MARGARET E. MORTON GOVERNMENT CENTER
999 BROAD STREET
BRIDGEPORT, CONNECTICUT 06604
TELEPHONE: (203) 576-7221
FAX: (203) 332-5611

BILL FINCH
Mayor

DAVID M. KOORIS
Director

COMM. #151-11 Referred to ECD&E Committee on 10/01/2012

September 26, 2012

Frances Ortiz
Assistant City Clerk
45 Lyon Terrace
Bridgeport, CT 06604

RE: Disposition of 1163 Main Street

Dear Madame Clerk:

Enclosed please find a resolution for consideration by the Economic and Community Development and Environment Committee of the City Council. This will require a public hearing as well.

Truly Yours,


Bill Coleman

Director of Neighborhood Development

SEP 26 2012
10 15 15
1500
1500

A Resolution by the Bridgeport City Council
Regarding the Disposition of 1163 Main Street

WHEREAS, the City of Bridgeport (City) took possession of 1163 Main Street, hereinafter referred to as the Property, via eminent domain in December of 2000; and

WHEREAS, the Property has been vacant for some time; and

WHEREAS, it is in the best interest of the City to facilitate reinvestment in the Property and return it to the City's property tax roll in a manner consistent with the City's Master Plan; and

WHEREAS, the City, acting through its Office of Planning & Economic Development (OPED), issued a Request for Proposals for the redevelopment of properties in Downtown North, including 1163 Main Street; and

WHEREAS, in response to this RFP, Schipper and Co USA Real Estate (DBA ColorBlends) and Tip Toes Real Estate LLC (the "Developer") proposed a redevelopment plan for the Property that is consistent with the Master Plan and consistent with the character of the neighborhood;

WHEREAS, the Developer is a partnership of individuals with appropriate experience and capacity; and

WHEREAS, OPED has recommended to the Mayor and City Council that the Developer be given the opportunity to purchase and redevelop the property subject to the terms and conditions generally outlined in the attached Contract of Sale;

NOW, THEREFORE BE IT RESOLVED, That the Bridgeport City Council authorizes the Mayor or the Director of OPED or their designee to negotiate the specific terms of a Contract of Sale/Disposition Agreement with the Developer or a commonly owned entity, to sell and develop the Property substantially in accord with the attached Contract of Sale; and to execute all other documents, take all other actions, including modifying or discontinuing the relevant Municipal Development Plan, and do all other things necessary in furtherance of this resolution in the City's best interests.

147-11

COMMUNICATION

FROM: Alma Maya, Town Clerk

Re: Proposed Resolution Authorizing the Town Clerk to prepare and print an Explanatory Text for the Charter Revision Referendum on November 6, 2012 in accordance with C.G.S. Sec. 9-369b (a).

REFERRED TO: IMMEDIATE CONSIDERATION

Referrals:

Exhibit Draft Version 1 entered into record on October 1, 2012. (off the floor)

CITY COUNCIL: October 1, 2012

ADOPTED: _____

Alma Maya
ATTYEST: _____

APPROVED: _____

Mayor

TOWN CLERK'S OFFICE
CITY OF BRIDGEPORT

ALMA L. MAYA
Town Clerk



CHRISTINA RESTO
Assistant Town Clerk I

AIDXA MARQUEZ
Assistant Town Clerk II

CITY HALL - ROOM 122
45 LYON TERRACE
BRIDGEPORT, CT 06604-4023
TELEPHONE (203) 576-7208

COMM. #147-11 Ref'd AS IMMEDIATE CONSIDERATION on 10/01/2012.

September 27, 2012

Dear Members of the Bridgeport City Council,

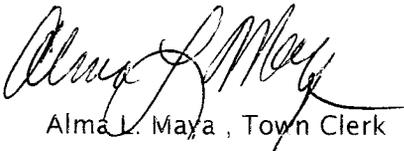
Attached please find a resolution giving authority my office to publish an explanatory text pursuant to C.G.S. 9-369b(a).

This text will inform and explain to the voters of the City of Bridgeport the details contained in the proposed revised Charter.

As the law provides the text will subject to the approval of the City Attorney to assure compliance with the law.

Thank you for your consideration.

Respectfully submitted,


Alma L. Maya, Town Clerk

RECEIVED
CITY CLERK'S OFFICE
SEP 27 2012
10:47 PM '12

Cc. Fleeta Hudson, City Clerk
Mark Anastasi, City Attorney

RESOLUTION

Authorizing the Town Clerk to prepare and print an Explanatory Text for the Charter Revision Referendum on November 6, 2012 in accordance with C.G.S. Sec. 9-369b (a)

Dated: August __, 2012

WHEREAS, the City Council approved the Final Report of the Charter Revision Commission on August 6, 2012, in accordance with C.G.S. §7-191(d); and,

WHEREAS, the Proposed Revised Charter will be presented on the ballot on November 6, 2012; and,

WHEREAS, the people of the City of Bridgeport are entitled to a full and complete explanation of the ballot question and the contents of the Proposed Revised Charter as permitted by the laws of the State of Connecticut.

NOW THEREFORE BE IT RESOLVED, pursuant to C.G.S. 9-369b(a) the City Council authorizes the Town Clerk, subject to the approval of the City Attorney to prepare an explanatory text specifying the intent and purpose of the Proposed Revised Charter that is the subject of the ballot question that will be voted upon on November 6, 2012;

BE IT FURTHER RESOLVED, that said explanatory text shall not advocate either the approval or disapproval of the Proposed Revised Charter or the ballot question relating thereto; and

BE IT FURTHER RESOLVED, that upon approval of the City Attorney the Town Clerk shall cause such question, proposal and explanatory text to be printed in sufficient supply for public distribution, in accordance with the requirements of law, prior to election day at locations throughout the neighborhoods of the City which are frequented by the public and furnished to each absentee ballot applicant.

APPROVED
AUG 14 2012
CITY CLERK

**Proposed Revision of
The Charter of the City of Bridgeport**

**To be voted on in the City of Bridgeport
In the Election to be held on
Tuesday, November 6, 2012**



Bill Finch
Mayor

Alma Maya
Town Clerk

**PROPOSED REVISION OF THE
CHARTER OF THE CITY OF BRIDGEPORT**

**TO BE VOTED ON IN THE CITY OF BRIDGEPORT
IN THE ELECTION TO BE HELD
ON TUESDAY, NOVEMBER 6, 2012**

Pursuant to §9-369b(a) of the Connecticut General Statutes (C.G.S.), as amended, the following is a designation of the proposed amendments to the Charter of the City of Bridgeport, in accordance with C.G.S. §7-188. Said proposals were prepared by the Bridgeport Charter Revision Commission and approved for submission to the electorate by the City Council. The proposed revision of the Charter was published, in its entirety, in the Connecticut Post on September 2, 2011.

The Bridgeport Question will be designated as Question No. 1. If a majority of the electors voting on this amendment to the Charter approve same, it shall become a part of the City's Charter.

Attest: _____
Alma Maya
Town Clerk

QUESTION #1

“Shall the City of Bridgeport approve and adopt the Charter changes as recommended by the Charter Revision Commission and approved by the City Council, including education governance reforms?”

Explanation. The question deals broadly with restructuring the governance, policy development and regulatory powers of the City of Bridgeport, in the first instance, by organizing the Charter by governmental function. The following addresses some of the key provisions in each Chapter:

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Chapter 3 - Elections, Electors, Elected Officials Terms of Office and General Provisions Regarding the Continuity of Government. Places the all elected officials in one section of the Charter and spells out the term of office and date of election for the Mayor, City Clerk, Town Clerk, the City Council, Sheriffs and Registrars of Voters. The Chapter also makes reference to the fact that the Sheriff's serve as the Constables of the City and also contains a

transition provision pertaining to the remaining term of office for the elected members of the Board of Education. This Chapter also addresses eligibility to serve, vacancies in elective office, reapportionment of voting districts, the transfer of public records to successors, surety bonds required of certain public officials and conflict of interest and ethics standards. This Chapter adds procedures and specific grounds for the removal of elected and appointed officials from office, which is authorized by Special Act. There are also rules pertaining to temporary disability or absence of the Mayor.

Chapter 4 – The Office of the Mayor. Reaffirms the current provisions regarding the executive tasks and appointing authority of the Mayor. The proposed provisions include the responsibilities of the Mayor and City Council regarding the declaration of a public emergency, including a process for the appropriation and expenditure of funds and the adoption ordinance and other emergency measures.

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This Chapter includes a nine (9) member Board of Education appointed for four (4) year terms by Mayor, subject to approval by the City Council. The new board will be in full effect on December 1, 2015 following phase-out of current elected members; in other words, five (5) members will be appointed on or about December 1, 2013 and four (4) members will be appointed on or about December 1, 2015. The Board Members will be subject to all the rules covering all members of Boards and Commissions; however, will be subject to special rules and restrictions: qualifications, including a list of attributes and life and occupational experience (subject to review by the Candidate Qualifications Advisory Council); and, mandatory training beyond the requirements of state law at the commencement of their term and, again, as a pre-requisite to reappointment is require. Interference by individual members with the day-to-day performance of the Superintendent of Schools would violate the Charter. Moreover, the Charter spells out the powers and purposes of the Board of Education are clearly set forth in the Charter;

Chapter 8 – City Government: Departments and Department Heads. Affirms the authority to establish, by ordinance, such departments as are

necessary to carry out its municipal functions. The Charter also delineates the following departmental functions and administrators: (1) **Office of the Chief Administrative Officer** (the CAO) ; (2) **The Law Department** (the City Attorney); (3) **Labor Relations** (the Director); (4) **Government Administration:** The Office of Policy and Management (the Director), Finance (the Director), Tax Collector, Tax Assessor, The City Treasurer, Purchasing Agent, Personnel and Civil Service (the Director) and Information Technology Services (the Director); (5) **Infrastructure, Public Works and Parks:** the Director of Public Facilities, the City Engineer, Director of Parks and Recreation; (6) **Public Safety and Protective Services:** the Chief of Police, the Fire Chief and the Health District; (7) **Education, Health and Community Services:** the Superintendent of Schools, the City Librarian, the Director of Health and Social Services and the Director of Public Health; (8) **Economic Development, Planning, Zoning Enforcement and Environment:** Director of Planning and Economic Environment and Director of Land Use Construction and Review. Other departments may be established by Ordinance.

Establishes procedures permitting: (1) departmental reorganizations so long as the Charter mandated functions are met by the City based upon a finding by the City Attorney; and (2) internal departmental reorganizations. Moreover, this chapter establishes the process for appointment and removal of department heads, identifies officials appointed by and serving at the pleasure of the Mayor, appointed by the Mayor subject to civil service rules and appointment of the Superintendent of Schools by the Board of Education, the City Librarian appointed by the Board of Directors of the Library Board, the Personnel Director appointed by the Civil Service Commission and the City Treasurer appointed by the Mayor for a two year term. This provision also establishes general requirements applicable to all department heads and Mayoral department appointees: (a) general authority of department heads; (b) qualifications; (c) compensation; (d) residency requirements, (e) terms, (f) liability; (g) alteration of position titles; and, (h) a full time service requirement. rules pertaining to employment contracts, authority and qualifications, residency requirements and liability.

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**Proposed Revision of
The Charter of the City of Bridgeport**

**To be voted on in the City of Bridgeport
in the Election to be held on
Tuesday, November 6, 2012**



Bill Finch
Mayor

Alma Maya
Town Clerk

ATTEST
CITY CLERK

RECEIVED
CITY CLERK'S OFFICE
2012 OCT - 3 A 10:04

**PROPOSED REVISION OF THE
CHARTER OF THE CITY OF BRIDGEPORT**

**TO BE VOTED ON IN THE CITY OF BRIDGEPORT
IN THE ELECTION TO BE HELD
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Town Clerk

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Proposed Revision of the Charter of the City of Bridgeport to be voted on in the City of Bridgeport in the Election to be held on Tuesday, November 6, 2012

Bill Finch, Mayor

Alma Maya, Town Clerk

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Attest: _____

Alma Maya, Town Clerk

QUESTION #1: "SHALL THE CITY OF BRIDGEPORT APPROVE AND ADOPT THE CHARTER CHANGES AS RECOMMENDED BY THE CHARTER REVISION COMMISSION AND APPROVED BY THE CITY COUNCIL, INCLUDING EDUCATION GOVERNANCE REFORMS?"

Explanation. The question deals broadly with restructuring the governance, policy development and regulatory powers of the City of Bridgeport, in the first instance, by organizing the Charter by governmental function. The following addresses some of the key provisions in each Chapter:

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Bill Finch, Mayor

Alma Maya, Town Clerk

and continuation of an Ethics Commission and authorize the Council to create Boards and Commission by ordinance. Under this chapter ex officio members would be authorized to appoint designated representatives. This provision also restricts former public officials or political party officers from serving on the Civil Service Commission and Board of Education for a period of three years following their service.

Board of Education Issues. This Chapter includes a nine (9) member Board of Education appointed for four (4) year terms by Mayor, subject to approval by the City Council. The new board will be in full effect on December 1, 2015 following phase-out of current elected members; in other words, five (5) members will be appointed on or about December 1, 2013 and four (4) members will be appointed on or about December 1, 2015. The Board Members will be subject to all the rules covering all members of Boards and Commissions; however, will be subject to special rules and restrictions: qualifications, including a list of attributes and life and occupational experience (subject to review by the Candidate Qualifications Advisory Council); and, mandatory training beyond the requirements of state law at the commencement of their term and, again, as a pre-requisite to reappointment is required. Interference by individual members with the day-to-day performance of the Superintendent of Schools would violate the Charter. Moreover, the Charter spells out the powers and purposes of the Board of Education are clearly set forth in the Charter.

Chapter 8 – City Government: Departments and Department Heads. Affirms the authority to establish, by ordinance, such departments as are necessary to carry out its municipal functions. The Charter also delineates the following departmental functions and administrators: (1) **Office of the Chief Administrative Officer** (the CAO) ; (2) **The Law Department** (the City Attorney); (3) **Labor Relations** (the Director); (4) **Government Administration:** The Office of Policy and Management (the Director), Finance (the Director), Tax Collector, Tax Assessor, The City Treasurer, Purchasing Agent, Personnel and Civil Service (the Director) and Information Technology Services (the Director); (5) **Infrastructure, Public Works and Parks:** the Director of Public Facilities, the City Engineer, Director of Parks and Recreation; (6) **Public Safety and Protective Services:** the Chief of Police, the Fire Chief and the Health District; (7) **Education, Health and Community Services:** the Superintendent of Schools, the City Librarian, the Director of Health and Social Services and the Director of Public Health; (8) **Economic Development, Planning, Zoning Enforcement and Environment:** Director of Planning and Economic Environment and Director of Land Use Construction and Review. Other departments may be established by Ordinance. Establishes procedures permitting: (1) departmental reorganizations so long as the Charter mandated functions are met by the City based upon a finding by the City Attorney; and (2) internal departmental reorganizations. Moreover, this chapter establishes the process for appointment and removal of department heads, identifies officials appointed by and serving at the pleasure of the Mayor, appointed by the Mayor subject to civil service rules and appointment of the Superintendent of Schools by the Board of Education, the City Librarian appointed by the Board of Directors of the Library Board, the Personnel Director appointed by the Civil Service Commission and the City Treasurer appointed by the Mayor for a two year term. This provision also establishes general requirements applicable to all department heads and Mayoral department appointees: (a) general authority of department heads; (b) qualifications; (c) compensation; (d) residency requirements, (e) terms, (f) liability; (g) alteration of position titles; and, (h) a full time service requirement. rules pertaining to employment contracts, authority and qualifications, residency requirements and liability.

Chapter 9 – Budget and Fiscal Controls. A recodification of the current provisions with some refinements in terminology and process: (1) adjustment of appropriations require a 2/3rds vote of the City Council; (2) all department heads required to provide the Mayor with financial information regarding budget estimates and preparation; (3) oversight hearings by the City Council on monthly financial reports require ed by the Charter.

Chapter 10 – Bonding and Long Term Debt. Recodifies current provisions with no substantial changes to current Chapter 10 of the Charter.

Chapter 11 – Pensions. Recodifies current provisions with no substantial changes to current Chapter 21 of the Charter.

Chapter 12 – Historic and Special Act Provisions of the Charter. This Chapter includes, without modification, current provisions of the Charter pertaining (1) Ordinances authorized by the Special Actions [current Chapter 5 Section 7(b), (c), (e), (f) (g) and (h) of the Charter]; (2) responsibilities of the Director of Finance pertaining to disbursements and appropriations [current Chapter 8 Section 2 of the Charter]; (3) Civil Service and Merit System [current Chapter 17 of the Charter]; (4) Public Improvements [current Chapter 11 Section 2(b), (c), 3 (a) and (b), 4, 5, 6, 7, 8, 9 (a) and (b), 10, 11, 12, 13, 14, 16 , 20, 21 and 22]; (5) Park Property [current Chapter 12, Section 12, 13, 14, 15,16,17,18, 19, 20, 21 of the Charter]; (6) Responsibilities of the Director of Public Facilities [current Chapter 11, Sections 17, 18 and 19 of the Charter; and, (7) appraisal, assessment and apportionment decisions [current Chapter 11, Sections 2(a) and 15 of the Charter].

Chapter 13 – Transitional Provisions. The provisions of the revised Charter shall take effect "upon adoption by the voters...unless otherwise set forth in the Charter". Transition provisions address principally the transition to an elected Board of Education.

RESOLUTION

By Councilmember(s): Susan Brannelly

District: 130th

Introduced at a meeting of the City Council, held:

October 1, 2012

Referred to: Miscellaneous Matters Committee

Attest:

City Clerk

Whereas, South west Community Health Center, Inc., in conjunction with Baldwin Holdings, Inc, an affiliate of the Housing Authority of the City of Bridgeport, is constructing a five (5) story mixed use building at 46 Albion Street consisting of medical and dental clinics, administration offices and thirty-five (35) units of public housing, and

Whereas, Southwest and Baldwin Holdings, Inc. recently received a special permit from the Bridgeport Planning & Zoning Commission to construct two (2) on-premises wall signs on the building at 46 Albion Street; and

Whereas, both signs are proposed to be higher than twenty (20) feet above ground level, one to be approximately 36.5 feet above ground level; the other approximately 53.9 feet above ground level; and

Whereas, both signs are intended to identify Southwest's new clinics and offices from I-95 and Fairfield Avenue.

Whereas, 46 Albion Street is approximately 400 feet from both I-95 and Fairfield Avenue and the height of I-95 is approximately 20 feet higher than Albion Street, the site is not visible, creating a peculiar condition requiring the signs to need to be above 20 feet above ground level to be visible, and

Whereas, both signs comply fully with the City's regulations governing wall signs, including, without limitation, setbacks from property and street lines. Now, Therefore Be It

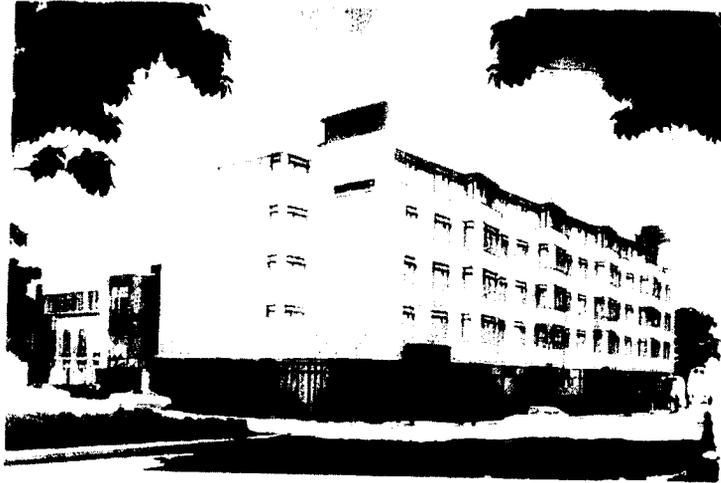
Resolved, pursuant to 15.32.090 of the Bridgeport City Ordinance, the Bridgeport City Council grants permission to both Southwest Community Health Center, Inc. and Baldwin Holdings, Inc. for the two wall signs as approved by the Planning and Zoning Commission and as noted above.

(SEE ATTACHED)

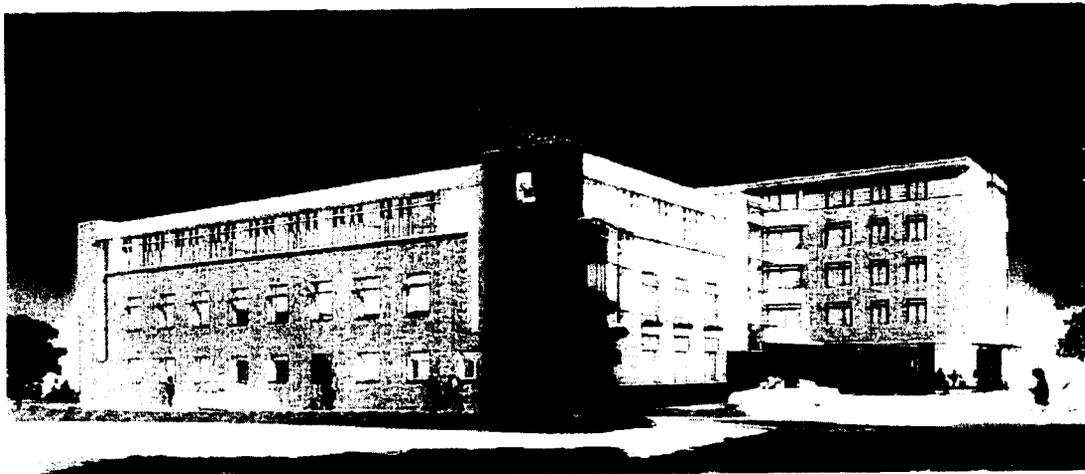
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BRIDGEPORT

15.32.090 On-premises signs.

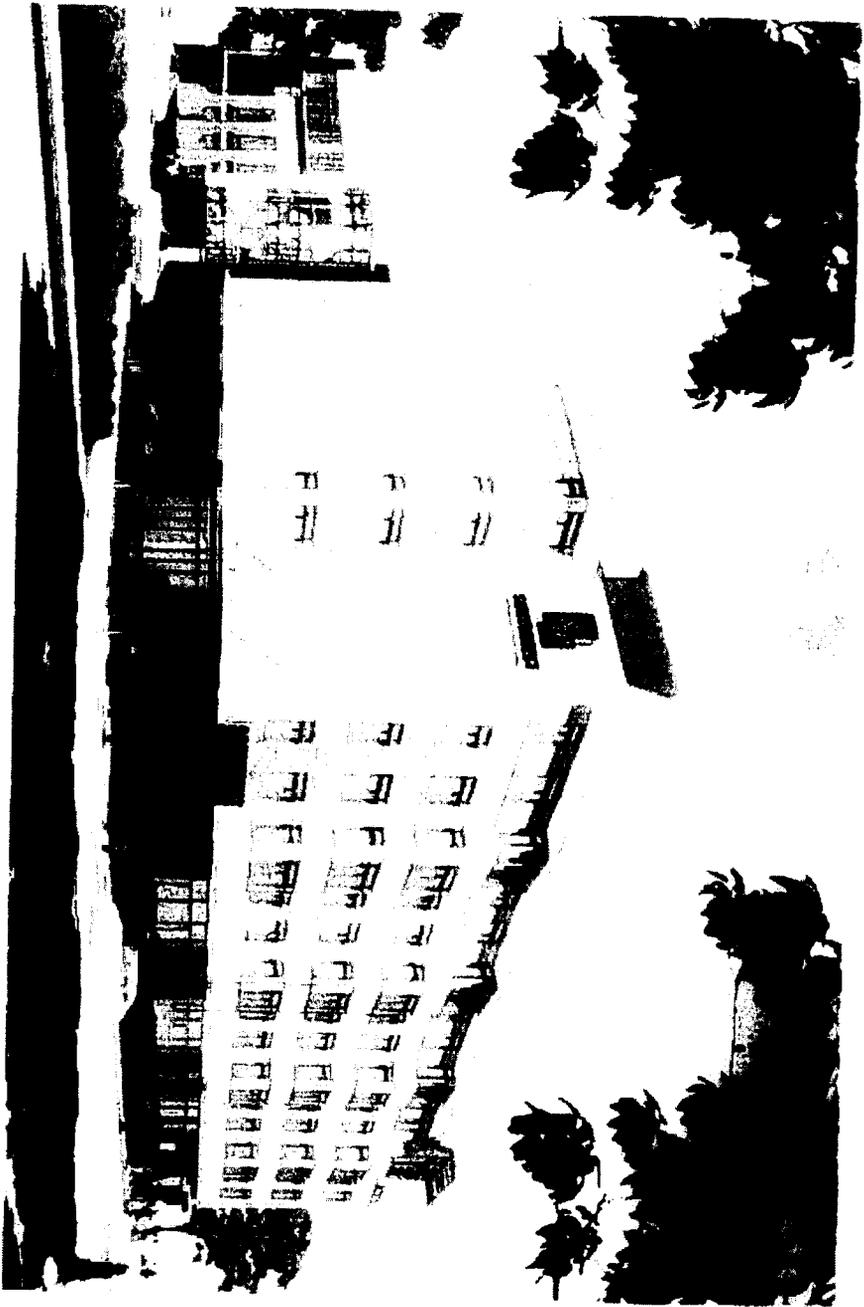
No permit shall be granted for the erection of any on-premises sign which shall be twenty (20) feet in height above ground level unless permitted by the common council after a determination by it that peculiar conditions exist which justify the erection of a sign of greater height to permit the effective advertising identification of such business or industry. Such signs shall conform to and observe the setback from all property and street lines required by the zoning regulations of the city and such greater setback distances as the common council may prescribe in the interest of public safety or to prevent obstruction of other properties. No on-premises sign shall be used other than for the purpose of identifying, by name and symbol or trademark, the business or industry conducted on the premises upon which the same shall be erected. Such sign may be electrified or otherwise illuminated subject to such limitations as may be imposed by the common council.



ARCH 70.5



ARCH 71



ALBION STREET APARTMENTS AND MEDICAL CLINIC
SOUTHWEST
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT

NEWMANARCHITECTS



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Ordinances** begs leave to report; and recommends for adoption the following resolution:

***13-11 CONSENT CALENDAR**

Whereas, the City of Bridgeport has many multi-family buildings; and

Whereas, the Ordinances that govern occupancy of such buildings is vested within the Housing and Commercial Code Enforcement Office; and

Whereas, there is an existing Certificate of Apartment Occupancy (C.A.O) Ordinance requiring some buildings be inspected before they are rented; and

Whereas, in the interest of health and safety for all the residents of the City of Bridgeport; Now, Therefore be it

Resolved, that the City of Bridgeport Municipal Code of Ordinances, Chapter 15.12 HOUSING CODE, Section 15.12.250 Rental Conditions - Certificate of Apartment Occupancy be amended to include ALL rental units within the City.

BE IT ORDAINED: By the City Council of the City of Bridgeport that the Bridgeport Municipal Code, Chapter 15.12 HOUSING CODE, Section 15.12.250 - Rental Conditions-Certificate of Apartment Occupancy is hereby amended as follows:

15.12.250 Rental Conditions-Certificate of Apartment Occupancy

A. No owner or other person shall rent to another, or permit the occupation by another, of any vacant dwelling unit unless it and the premises are clean, sanitary and fit for human occupancy, and comply with all applicable legal requirements of the state of Connecticut and the city.

B. Any dwelling unit, apartment, condominium, duplex, single or multiple family house residence, other than owner or records living residence, shall not be ~~An apartment or dwelling unit in any structure containing three or more housing units shall not be~~ occupied for human habitation, after a vacancy, until a certificate of occupancy has been issued by the authorized representative, certifying that such apartment or dwelling unit conforms to the requirements of Section 16-11 et seq. of the housing and commercial code of the city and Title 47a, Chapter 833a of the Connecticut General Statutes. ~~No provision of this section shall apply to any structure occupied by the owner thereof and containing three or less housing units.~~ No provision of this section shall be construed to prohibit human occupancy of such apartment or dwelling unit during the pendency of an application for such certificate.



Report of Committee on Ordinances
***13-11 CONSENT CALENDAR**

-3-

Respectfully submitted,
THE COMMITTEE ON ORDINANCES

Richard M. Paoletto, Jr.
Co-Chair

Warren Blunt
Co-Chair

Lydia N. Martinez

Robert P. Curwen, Sr.

Howard Austin, Sr.

Martin C. McCarthy

Richard Bonney

City Council Date: October 1, 2012
Tabled on October 1, 2012

***129-11 CONSENT CALENDAR**

Amendments to the Municipal Code of Ordinances, Chapter 12.08 Street, Sidewalk and Driveway Construction and Maintenance, amend Section 12.08.030 Restrictions as to Driveways.

**Report
of
Committee
on
Ordinances**

Submitted: October 1, 2012

Adopted: _____

Attest: _____

Fleeta C. Hudson
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Ordinances** begs leave to report; and recommends for adoption the following resolution:

***129-11 Consent Calendar**

RESOLUTION OF THE BRIDGEPORT CITY COUNCIL REGARDING THE AMENDMENT TO THE SECTION 12.08.030 – RESTRICTION AS TO DRIVEWAYS OF THE CODE OF ORDINANCES

Whereas, the City of Bridgeport's Code of Ordinances contains Section 12.08.030 – Restrictions as to Driveways that regulates the width of driveway approaches at the property and curb lines; and

Whereas, it has become apparent in recent years that industry standards for the turning radii of delivery vehicles, mass transit vehicles, and more importantly, emergency response equipment have changed that now require greater turning radii to access property off of the public right-of-way; and

Whereas, the Bridgeport Fire Department has, for years, consistently required developers to increase the turning radii of the driveway approaches to their projects to accommodate the potential for emergency vehicles to freely access their sites in an emergency causing these projects to seek a variance or permit from the Bridgeport City Council; and

Whereas, the City's land use, regulatory, and economic development staffs have observed the need to update the City's ordinance involving driveway approaches to reflect modern industry standards and the needs of our emergency responders to better access residential, commercial, institutional, and industrial sites; and

Whereas, revising city Ordinance 12.08.030 and its restrictions as to driveway approaches along the lines of land use classifications modernizes this ordinance and provides for an efficient means of regulating driveway approaches for public, private and emergency services operations; Now, Therefore



Report of Committee on Ordinances
*129-11 CONSENT CALENDAR

-2-

BE IT ORDAINED, By the City Council of the City of Bridgeport that the Bridgeport Municipal Code of Ordinances, Chapter 12.08 Street, Sidewalk and Driveway Construction and Maintenance, Section 12.08.030 Restrictions as to driveways is hereby amended as follows:

12.08.030 Restrictions as to driveways

Except as otherwise provided in this Code, driveway approaches shall be limited to a width of ~~twenty (20 feet) at the sidewalk with allowable two foot flair at each side at the curb, making the maximum width at the curb twenty four (24) feet. No driveway approaches for the same property shall be closer together than twenty five (25) feet~~ as follows:

- (a) For residential properties involving one, two, and three-family structures, a driveway approaches at the property line of a maximum of 20 feet with 2-foot flairs at the curb line shall be allowed;*
- (b) For larger multi-family residential properties such as apartment complexes and condominiums in excess of four (4) units, a driveway approaches at the property line of a maximum of 24 feet with 3-foot flairs at the curb line shall be allowed; and*
- (c) For commercial, industrial, and institutional properties such as mixed-use retail centers, office complexes, factories and warehouses, restaurants, and stand-alone commercial properties such as banks, fast-food restaurants and gas stations, a driveway approach at the property line of a maximum of 30 feet with 3-foot flairs at the curb line shall be allowed.*
- (d) No driveway approaches for the same property shall be closer together than twenty-five (25) feet except those uses listed in (a) above that would utilize a common driveway."*
- (e) No driveway approaches at street corners or crosswalks shall be permitted closer than thirty (30) feet from the "stop bar", "crosswalk", "bus stop" and/or intersecting street line.*

BE IT FURTHER RESOLVED, that the revised Sec. 12.08.030 of the Bridgeport Code of Ordinances shall become effective on the first day of the month following the final approval of the Bridgeport City Council.



Report of Committee on Ordinances
***129-11 CONSENT CALENDAR**

-3-

Respectfully submitted,
THE COMMITTEE ON ORDINANCES

Richard M. Paoletto, Jr.
Co-Chair

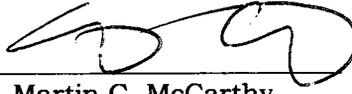
Warren Blunt
Co-Chair



Lydia N. Martinez

Robert P. Curwen, Sr.

Howard Austin, Sr.



Martin C. McCarthy



Richard Bonney

City Council Date: October 1, 2012



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Ordinances** begs leave to report; and recommends for adoption the following resolution:

***140-11 CONSENT CALENDAR**

BE IT ORDAINED: By the City Council of the City of Bridgeport that the Bridgeport Municipal Code of Ordinances is hereby amended to include the following new Chapter 2.123 - Bridgeport Food Policy Council.

NEW:

Chapter 2.123 BRIDGEPORT FOOD POLICY COUNCIL

Sections:

2.123.010 Created.

2.123.020 Purpose.

2.123.030 Membership.

2.123.040 Goals of Food Policy Council.

2.123.050 Powers and Duties of the Food Policy Council.

Sec. 2.123.010 - Created.

There is hereby created a Bridgeport Food Policy Council.

Sec. 2.123.020. - Purpose.

(a) There shall be a council to improve the availability of food to persons in need within the city, and to advise city agencies who relate to this work.

(b) The purpose of the council shall be to integrate all agencies of the city in a common effort to improve the availability of safe and nutritious food at reasonable prices for all residents, particularly those in need. The goals to be accomplished by the policy are:

- (1) To ensure that healthy fresh food is available for all city residents;
- (2) To improve food distribution channels into and within the city of Bridgeport; and
- (3) To generate growth and employment in the food sector; and
- (4) To support regional farmers, strengthen regional linkages and increase urban food production; and
- (5) To seize opportunities to reduce and recapture waste in the food stream.



Report of Committee on Ordinances
***140-11 CONSENT CALENDAR**

-2-

(c) The policy shall be implemented by the city as follows:

(1) *Transportation.* In planning, providing, coordinating and regulating transportation within the city, city agencies shall make the facilitation of transportation of food to distribution points and ready access to a reasonable food supply a principal part of any such action.

(2) *Direct service.* City agencies and employees providing food or the financial means of obtaining food shall plan, execute and evaluate such programs and actions in order to achieve maximum efficiency in providing food and to assure that such programs are reaching the residents in need of them.

(3) *Land use.* City agencies and employees in determining the use to be made of city parks, school yards, rights-of-way, surplus properties and redevelopment parcels shall give special consideration to the benefit of using such sites, at least in part, for food production, processing and distribution. The city, on a regional level, shall act to preserve farmland for truck farming which will serve as a nearby source of fresh fruit, vegetables, eggs and milk.

(4) *Lobbying and advocacy.* The city in its presentations before state and federal legislatures, state and regional agencies and anti-hunger organizations shall stress the need for programs and actions which will improve the opportunities of city residents to obtain adequate diets. Such programs and actions shall include maintenance of the state and regional agricultural infrastructure.

(5) *Referrals to social services.* City social service workers shall be especially diligent in referring persons in need of available sources of food best suited for their needs.

(6) *Education.* The city in providing a wide range of educational opportunities for children and adults shall emphasize the importance of a sound diet for the family and provide courses in the production, selection, purchase, preparation and preservation of food.

(7) *Business development.* The city in its work of developing new businesses and expanding existing businesses shall give priority to those food-related businesses improving access to affordable and nutritional food.

(8) *Operational and health inspections.* The city in its role of maintaining the quality and healthfulness of the food supply shall take into account that licensing and inspection can seriously burden small businesses, and a policy shall be followed providing a reasonable balance between protection of the food supply and the negative financial impact upon needed food-related small businesses.



Report of Committee on Ordinances
***140-11 CONSENT CALENDAR**

-3-

(9) *Direct and indirect purchase of food.* The city government, in its role as a major food purchaser from local outlets, and administrator of food assistance programs, shall consider that its purchasing decisions can affect the viability of producers and vendors, and shall consider such impact in making purchasing decisions.

(10) *Support of private efforts.* The city in providing funding for private efforts to assist people in obtaining food and in communicating with organizations engaged in such private efforts shall encourage, promote and maximize such efforts.

(11) *Emergency food supplies.* The city in its emergency planning function shall provide for an adequate reserve supply of food to be available at reasonable prices if the city's and region's supply of food were to be interrupted and shall periodically reassess its ability to provide such special supply.

(12) *Monitoring and communicating data.* The city shall continuously collect data on the extent and nature of public food programs and hunger in the city and shall annually issue a report with findings and recommendations to the food policy council.

(13) *Administration.* The health director shall seek ways of improving the means of providing persons in need with wholesome food and diets and shall work with the food policy council to combat hunger in attaining its goals.

(14) *Intergovernmental cooperation.* All departments are encouraged to cooperate with the operation of the food policy council in the city in the performance of duties. The health department shall provide clerical support to the food policy council as needed.

Sec. 2.123.030 - Membership.

For the initial development of the food policy council there shall be 5 members to oversee its formation and serve as a nominating committee. This group will include (2) City Council members chosen by the City Council president, (1) designee from the ACHIEVE Coalition, and (1) member appointed by the Mayor. The director of health will serve on this committee as an ex-officio role voting only to break a tie. This group will oversee the formation, review of applicants, and initial meetings of the Food Policy Council.



Report of Committee on Ordinances
***140-11 CONSENT CALENDAR**

-4-

The food policy council shall consist of fifteen (15) members who shall serve for three-year terms without compensation and be appointed by the mayor, with the approval of the council. Of the fifteen (15) members first appointed, five (5) shall be appointed for terms of one (1) year, five (5) for terms of two (2) years and five (5) for terms of three (3) years. Of the fifteen (15) members, one (1) shall be the health director or his/her designee, nine (9) of such members shall be persons actively engaged in programs for combating hunger and improving the production, processing and distribution of food to persons in need and shall include representatives from the food, industry, consumers, dietitians, the city administration and public and private nonprofit food providers, and five (5) of such members shall be persons chosen from the public at large. City employees and persons not residing in the city shall be eligible for membership in the food policy council. The health director and a person appointed by the Get Healthy CT Coalition shall annually designate two members to act as chairpersons. The food policy council shall meet at least once per month. A quorum shall consist of eight (8) members. The director of health, or their designees, shall be ex officio members of the food policy council with the right to vote. Members and officers shall serve until their successors are appointed.

Sec. 2.123.040 - Goals of Food Policy Council.

The goals of the food policy council shall be as follows:

- (1) To eliminate hunger as an obstacle to a happy, healthy and productive life in the city;
- (2) To ensure that a wide variety of safe and nutritious food is available for all city residents and visitors;
- (3) To ensure that access to food is not limited by economic status, location or other factors beyond a resident's control;
- (4) To ensure that the price of food throughout the city remains at a level approximating the level for greater Bridgeport.

Sec. 2.123.050 - Powers and duties of the food policy council.

The powers and duties of the food policy council shall be as follows:

- (1) Explore new means for the city government to improve food economy and the availability, accessibility and quality of food and to assist the city government in the coordination of its efforts;
- (2) Collect and monitor data pertaining to the nutrition status of city residents;



Report of Committee on Ordinances
***140-11 CONSENT CALENDAR**

-5-

- (3) Seek and obtain community input on food economy and the availability, accessibility and quality of food to persons in need within the city;
- (4) Obtain updated statistical information and other data from city agencies relating to hunger in the city and programs in existence and being planned to reduce hunger and improve the obtaining of nutritious food by residents in need;
- (5) Observe and analyze the existing administration of city food distribution programs; and
- (6) Recommend to the city administration adoption of new programs and improvements to (or elimination of) existing programs as appropriate.
- (7) Submit an annual report on or before October 1 to the city council with copies to the mayor summarizing the progress made in achieving each of the goals set forth in section *** above.

Respectfully submitted,
THE COMMITTEE ON ORDINANCES

Richard M. Paoletto, Jr.
Co-Chair

Warren Blunt
Co-Chair

Lydia N. Martinez

Robert P. Curwen, Sr.

Howard Austin, Sr.

Martin C. McCarthy

Richard Bonney

City Council Date: October 1, 2012
Tabled on October 1, 2012

***143-11 CONSENT CALENDAR**

Amendments to the Municipal Code of Ordinances, amend to add new Chapter 3.60 Disability Pension Benefits Police and Fire.

**Report
of
Committee
on
Ordinances**

Submitted: October 1, 2012

Adopted: _____

Fleeta C Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Ordinances** begs leave to report; and recommends for adoption the following resolution:

***143-11 CONSENT CALENDAR**

BE IT ORDAINED: By the City Council of the City of Bridgeport that the Bridgeport Municipal Code of Ordinances is hereby amended to include the following new Chapter 3.60 - Disability Pension Benefits Police and Fire.

NEW:

Chapter 3.60 DISABILITY PENSION BENEFITS POLICE AND FIRE

Sections:

3.60.010 Purpose.

3.60.020 General Policies and Procedures.

3.60.030 Incorporation by Reference of all Provisions in effect on October 15, 1981.

Sec. 3.60.010 - Purpose.

The Board of Trustees for Police Pension Plan B and the Board of Trustees for Fire Pension Plan B (herein referred to at times as "Plans") shall pay: (a) to a regular member of the Police and Fire Department who has been retired due to an injury or sickness incurred in the course of such member's employment a disability benefit during the term of such injury or sickness, or a death benefit to eligible beneficiaries, as provided for in Police Pension Plan B (Adopted October 15, 1981) and Fire Pension Plan B (Adopted October 15, 1981) and specifically sections 3 and 6 of the Plans, and such benefits are in the nature of worker's compensation benefits; and (b) to a regular member of the Police and Fire Department who has been retired due to an injury or sickness not incurred in the course of such member's employment a disability benefit during the term of such injury or sickness, or a death benefit to eligible beneficiaries, as provided for in Police Pension Plan B (Adopted October 15, 1981) and Fire Pension Plan B (Adopted October 15, 1981) and specifically sections 4 and 5 of the Plans, and such benefits are not in the nature of worker's compensation benefits.

Sec. 3.60.020 - General Policies and Procedures.

The Board of Trustees for Police Pension Plan B and the Board of Trustees for Fire Pension Plan B have the authority under the Plans to determine if a participant in said Plans has incurred a service or non-service connected disability and/or whether a death benefit under the Plans has vested; and further the Board of Trustees for Police Pension Plan B and the Board of Trustees for Fire Pension Plan B have the authority to undertake corrective



Report of Committee on Ordinances
***143-11 CONSENT CALENDAR**

-2-

action if it is determined that a participant receiving a disability benefit is not actually disabled and/or if a beneficiary under the Plans is receiving a death benefit which he/she is not entitled to receive under the terms of said Plans.

Sec. 3.60.030 - Incorporation by Reference of all Provisions in effect on October 15, 1981.

All provisions of the Plans in effect on October 15, 1981 (and any successor provisions) concerning or relating to retirement benefits, job related disability retirement benefits, non-job related disability retirement benefits and/or death benefits for the Bridgeport Police and Fire Department employees and Bridgeport Police and Fire Department retirees, or concerning benefits for survivors of such Police and Fire Department employees or concerning all other pension or survivor benefits or provisions covering such Police and Fire Department employees or retirees, or survivors of same, are hereby incorporated herein and made a part hereof effective as of October 15, 1981 (or their subsequent effective dates) and are protected by the Plans.

Respectfully submitted,
THE COMMITTEE ON ORDINANCES

Richard M. Paoletto, Jr.
Co-Chair

Warren Blunt
Co-Chair

Lydia N. Martinez

Robert P. Curwen, Sr.

Howard Austin, Sr.

Martin C. McCarthy

Richard Bonney

***118-11 (Ref. #35-10) Consent Calendar**

Consolidated Plan for Housing and Community Development Program Year 37 Annual Action Plan: Substantial Amendment Community Development Block Grant.

**Report
of
Committee
on
ECB & Environment**

Submitted: October 1, 2012

Adopted: _____

Fleeta S. Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport:

The Committee on **ECD and Environment** begs leave to report;
and recommends for adoption the following resolution:

***118-11 (Ref. #35-10) Consent Calendar**

CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY
DEVELOPMENT
PROGRAM YEAR 37 ANNUAL ACTION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
SUBSTANTIAL AMENDMENT

RESOLUTION

WHEREAS, the City of Bridgeport, Connecticut is required to prepare and submit to the U.S. Department of Housing & Urban Development (HUD) a Five Year (2008-2013) *Consolidated Housing and Community Development Plan* which presents a vision statement of guidance, "to develop viable urban neighborhoods through the comprehensive funding of programs that have the largest benefit to the City, and aid in the provision of a suitable living environment and expanded economic opportunities principally for low and moderate income persons"; and

WHEREAS, the City of Bridgeport has developed its (2008-2013) *Consolidated Housing and Community Development Plan* in accordance with HUD regulations and through a collaborative process whereby it has established a unified vision for its community development actions for the next five years; and

WHEREAS, the City of Bridgeport approved the Program Year 37 Annual Action Plan on April 18, 2011 and is now requesting to amend the intended purpose of the Program Year 37 Community Block Development Grant; and

WHEREAS, the Homeowner Rehabilitation program was originally approved for \$175,000 and the City of Bridgeport requests to decrease this allocation by \$96,000 and increase the Business Loan Fund by \$96,000;

WHEREAS, this request constitutes a substantial amendment and, as such, requires public notice, Citizen Union consideration, and City Council authorization; and



Report of Committee on ECD and Environment
*118-11 (Ref. #35-10) Consent Calendar

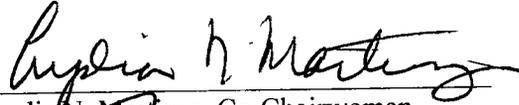
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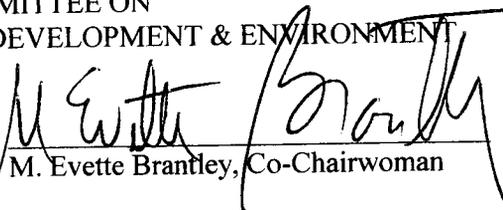
WHEREAS, the City issued a Request for Public Comment for the proposed use of these funds and the Citizens Union provided recommendations to the City Council; and

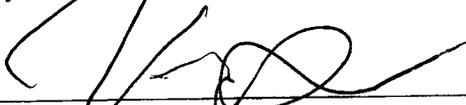
WHEREAS, the City Council of the City of Bridgeport accepts the proposal to decrease the Homeowner Rehabilitation program by \$96,000 and increase the Business Loan Fund by \$96,000; Now, therefore be it

RESOLVED, that the Mayor of the City of Bridgeport and/or the designated individual is hereby authorized and empowered to sign the required certifications and any necessary documents and/or agreements required by the Secretary of the U.S. Department of Housing and Urban Development to accept and execute the substantial amendment in accordance with all of HUD's Program rules, regulations, and requirements.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT

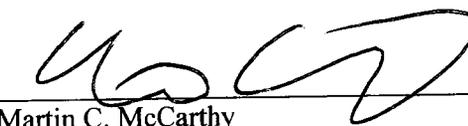

Lydia N. Martinez, Co-Chairwoman


M. Evette Brantley, Co-Chairwoman


Warren Blunt

Robert P. Curwen, Sr.


Michelle A. Lyons


Martin C. McCarthy


Thomas C. McCarthy, President
(Added to Make Quorum)

***119-11 (Ref. #53-11) Consent Calendar**

Consolidated Plan for Housing and Community Development Program Year 38 Annual Action Plan: Substantial Amendment Community Development Block Grant.

**Report
of
Committee
on
CCD & Environment**

Submitted: October 1, 2012

Adopted: _____

Fleeta C Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **ECD and Environment** begs leave to report;
and recommends for adoption the following resolution:

***119-11 (Ref. #53-11) Consent Calendar**

CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY
DEVELOPMENT
PROGRAM YEAR 38 ANNUAL ACTION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
SUBSTANTIAL AMENDMENT

RESOLUTION

WHEREAS, the City of Bridgeport, Connecticut is required to prepare and submit to the U.S. Department of Housing & Urban Development (HUD) a Five Year (2008-2013) *Consolidated Housing and Community Development Plan* which presents a vision statement of guidance, "to develop viable urban neighborhoods through the comprehensive funding of programs that have the largest benefit to the City, and aid in the provision of a suitable living environment and expanded economic opportunities principally for low and moderate income persons"; and

WHEREAS, the City of Bridgeport has developed its (2008-2013) *Consolidated Housing and Community Development Plan* in accordance with HUD regulations and through a collaborative process whereby it has established a unified vision for its community development actions for the next five years; and

WHEREAS, the City of Bridgeport approved the Program Year 38 Annual Action Plan on May 7, 2012 and is now requesting to amend the intended purpose of the Program Year 38 Community Block Development Grant; and

WHEREAS, the Homeowner Rehabilitation program was originally approved for \$134,536 and the City of Bridgeport requests to decrease this allocation by \$134,536 and increase the Business Loan Fund by \$134,536;

WHEREAS, this request constitutes a substantial amendment and, as such, requires public notice, Citizen Union consideration, and City Council authorization; and



Report of Committee on ECD and Environment
*119-11 (Ref. #53-11) Consent Calendar

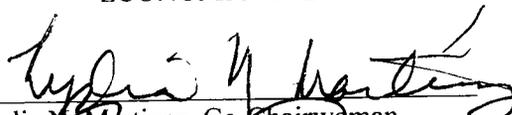
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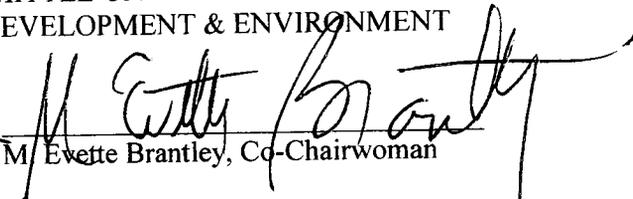
WHEREAS, the City issued a Request for Public Comment for the proposed use of these funds and the Citizens Union provided recommendations to the City Council; and

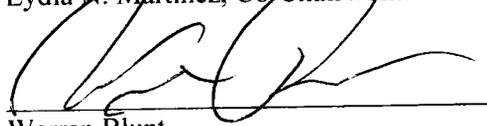
WHEREAS, the City Council of the City of Bridgeport accepts the proposal to decrease the Homeowner Rehabilitation program by \$134,536 and increase the Business Loan Fund by \$134,536; Now, therefore be it

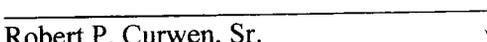
RESOLVED, that the Mayor of the City of Bridgeport and/or the designated individual is hereby authorized and empowered to sign the required certifications and any necessary documents and/or agreements required by the Secretary of the U.S. Department of Housing and Urban Development to accept and execute the substantial amendment in accordance with all of HUD's Program rules, regulations, and requirements.

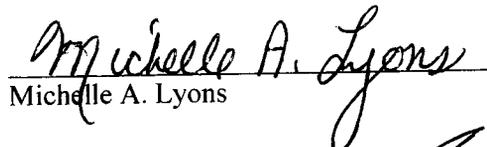
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT

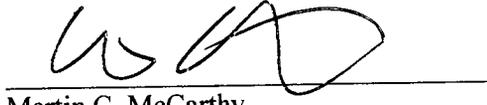

Lydia M. Martinez, Co-Chairwoman

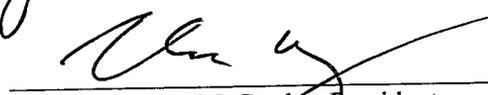

M. Evette Brantley, Co-Chairwoman


Warren Blunt


Robert P. Curwen, Sr.


Michelle A. Lyons


Martin C. McCarthy


Thomas C. McCarthy, President
(Added to Make Quorum)

***120-11 Consent Calendar**

Grant Submission: re State of CT Department of Public Health-SFY 2013 Lead Poisoning Prevention Financial Assistance.

**Report
of
Committee
on
CEA & Environment**

Submitted: October 1, 2012

Adopted: _____

Fleeta C. Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **ECD and Environment** begs leave to report; and recommends for adoption the following resolution:

***120-11 Consent Calendar**

WHEREAS, the State Department of Public Health is authorized to extend financial assistance to municipalities in the form of grants; and

WHEREAS, this funding has been made possible through a grant for Lead Poisoning Prevention; and

WHEREAS, funds under this grant will be used to provide awareness of lead poisoning prevention to medical providers, early childhood education providers, contractors and parents; and

WHEREAS, it is desirable and in the public interest that the City of Bridgeport, Department of Health and Social Services, submit an application to the State Department of Public Health in the amount of \$150,690.00 for the purpose of providing public outreach of lead poisoning prevention to medical providers, early childhood education providers, contractors and parents; Now therefore be it hereby

RESOLVED BY THE CITY COUNCIL:

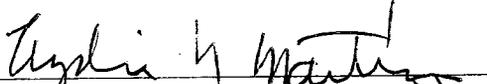
1. That it is cognizant of the City's grant application to and contract with the State of Connecticut Department of Public Health to provide public outreach of lead poisoning prevention to medical providers, early childhood education providers, contractors and parents; and
2. That it hereby authorizes, directs and empowers the Mayor or his designee to execute and file such application with the State Department of Public Health for an Lead Poisoning Prevention Grant and to provide such additional information and to execute such other contracts, amendments, and documents as may be necessary to administer this program.

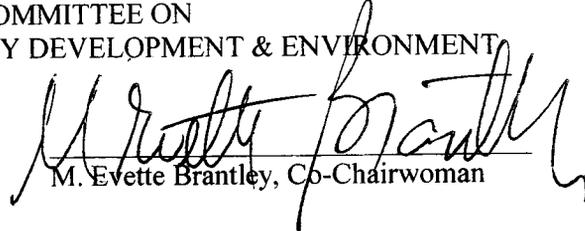


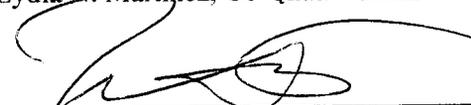
Report of Committee on ECD and Environment
***120-11 Consent Calendar**

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RESPECTFULLY SUBMITTED,
THE COMMITTEE ON
ECONOMIC AND COMMUNITY DEVELOPMENT & ENVIRONMENT

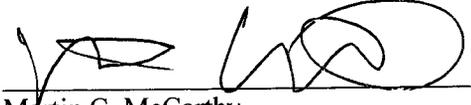

Lydia N. Martinez, Co-Chairwoman

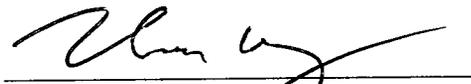

M. Evette Brantley, Co-Chairwoman


Warren Blunt


Robert P. Curwen, Sr.


Michelle A. Lyons


Martin C. McCarthy


Thomas C. McCarthy, President
(Added to Make Quorum)

Amendments to the Municipal Code of Ordinances, amend to add new Chapter 8.81 Sexually Oriented Business Ordinance.

Report
of
Committee
on
Ordinances

Submitted: October 1, 2012

Adopted: _____

Fleeta C Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Ordinances** begs leave to report; and recommends for adoption the following resolution:

67-11

Resolution to Adopt New Ordinance Chapter 8.81 Sexually Oriented Businesses.

Whereas, the City of Bridgeport contains commercial premises and structures which by design or intended use are conducive to the spread of dangerous communicable diseases to the public; and

Whereas, the operation of sexually oriented businesses require regulation and supervision by the city to protect, preserve and promote the health, safety and welfare of the patrons of those businesses as well as that of all the city's residents; and

Whereas, the reasonable licensing of sexually oriented businesses tends to discourage prostitution, sex-related crimes and unsanitary sexual activity and other harmful effects while it promotes and protects the health, safety and property interests of the city and its residents; Now, Therefore

RESOLVED, that the City Council adopt new Chapter 8.81 Sexually Oriented Business Ordinance which details the requirements for licensing of sexually oriented businesses in order to promote the health, safety and general welfare of the residents of the city and to establish reasonable and uniform requirements for such businesses in order to:

- Reduce or eliminate the adverse secondary effects of such sexually oriented businesses
- Protect residents from increased crime
- Preserve the quality of life
- Preserve the property values and the character of surrounding neighborhoods and businesses
- Deter the spread of blight
- Protect against the threat to public health from the spread of communicable and social diseases.



Report of Committee on Ordinances
67-11

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BE IT ORDAINED: By the City Council of the City of Bridgeport that the Bridgeport Municipal Code of Ordinances Title 8, Health and Safety is hereby amended to include the following new Chapter 8.81 - Sexually Oriented Business Ordinance.

**New Chapter 8.81
SEXUALLY ORIENTED BUSINESS ORDINANCE**

Sections:

- 8.81-010 Short Title.**
- 8.81-020 Purpose of chapter.**
- 8.81-030 Definitions.**
- 8.81.040 License.**
- 8.81.041 Application.**
- 8.81.042 Licensing procedure.**
- 8.81.043 Expiration and renewal.**
- 8.81.044 Suspension and revocation.**
- 8.81.045 Appeal.**
- 8.81.050 Existing businesses.**
- 8.81.060 Operating requirements.**
- 8.81.061 Operating requirements – Live adult entertainment.**
- 8.81.062 Promulgation of rules and regulations.**
- 8.81.063 Inspections.**
- 8.81.064 Penalties for violation of chapter.**
- 8.81.065 Review of Ordinance.**

8.81.010 Short Title.

This chapter shall be known and may be cited as the "Bridgeport Sexually Orientated Business ordinance."

8.81.020 Purpose of chapter.

The city of Bridgeport City Council finds:

- (1) The City contains commercial premises, commercial structures, or parts thereof, which by reason of design and their intended use are conducive to the spread of dangerous communicable disease to the public. Standards for such places must be established to protect the public by eliminating the possibility of infection or contagious disease. The commercial premises, structures, or parts thereof, which expose persons to the risk of infection are necessarily subject to regulation and minimal standards in order to prevent the spread of disease, and to protect the public's health, safety and welfare.



Report of Committee on Ordinances
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The operation of sexually oriented businesses in the city requires special regulation and supervision by the city to protect, preserve and promote the health, safety and welfare of the patrons of such businesses, as well as the health, safety and welfare of the city's residents. Further, protecting order and morality, preserving the character and preventing the deterioration of the city's neighborhoods, promoting retail trade, maintaining property values, and ensuring sanitary and safe public places are desirable objectives of the community and its leaders.

(2) Statistics and studies performed by a substantial number of cities in the United States indicate that:

a. Large numbers of persons, primarily male, frequent such sexually oriented businesses, especially those which provide closed booths, cubicles, studios and rooms for the private viewing of so-called "adult" motion pictures, videotapes or live entertainment.

b. Such closed booths, cubicles, studios and rooms have been used by patrons, clients or customers of such sexually oriented businesses for the purpose of engaging in specified sexual activities.

c. Male and female prostitutes have been known to frequent such businesses in order to provide sex for hire to the patrons, clients or customers of such businesses within such booths, cubicles, studios and rooms.

d. Doors, curtains, blinds and other closures installed in or on the entrances and exits of such booths, cubicles, studios and rooms which are closed while such booths, cubicles, studios and rooms are in use encourage patrons using such booths, cubicles, studios and rooms to engage in specified sexual activities therein with prostitutes, other persons or by themselves, thereby promoting and encouraging prostitution and the commission of specified sexual activities which cause blood, semen, urine or other bodily secretion to be deposited on the floors and walls of such booths, cubicles, studios and rooms, which deposits could prove detrimental to the health and safety of other persons who may come into contact with such deposits.

e. Booths, stalls, partitioned portions of a room or individual rooms used for viewing motion pictures or other forms of entertainment shall have not have doors, curtains or portal partitions. All such places shall have at least one (1) side open to an adjacent public room so that the area inside is visible to persons in that room. All such described areas shall be lighted in such a manner that the persons in the areas used for viewing motion pictures or other forms of entertainment are visible from the adjacent public room. However, such lighting shall not be so intense that it prevents the viewing of motion picture or other offered entertainment.

f. Specified sexual activities often occur at sexually oriented businesses that have not obtained a license. Specified sexual activities include sexual physical contact between employees and patrons of sexually oriented businesses and specifically include manual or oral touching or fondling of specified anatomical areas, whether clothed or unclothed. Such casual sexual physical contact between strangers may result in the transmission of



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communicable diseases, which would be detrimental to the health of the patrons and employees of such sexually oriented businesses.

g. The unregulated operation of sexually oriented businesses, *including off-site sexually oriented businesses like adult bookstores, adult video stores and adult novelty stores*, is associated with an increase in the incidence of sex-related crimes and other crimes and also has a disruptive effect on the surrounding neighborhood by causing excessive noise, parking problems, the presence of discarded sexually oriented material on residential lawns, and the performance of sexual acts in public places, as well as causing a deleterious effect on surrounding businesses *and decrease in the value of surrounding property*.

h. The reasonable licensing of such sexually oriented businesses tends to discourage prostitution, other sex-related crimes, anonymous and high-risk sexual contact and unsanitary sexual activity, excessive noise and reduction in property values, thereby decreasing the incidences of communicable diseases and sex-related crimes, all thereby promoting and protecting the health, safety and welfare of the employees and the members of the public who patronize such businesses and protecting the health, safety and property interests of this city and its residents.

i. This ordinance is intended to require sexually oriented businesses to obtain a license to protect the public and is intended to complement but not conflict with Adult Entertainment Zoning Regulations adopted by the Planning and Zoning Commission which became effective July 4, 2011. Zoning regulations alone do not adequately protect the public health, safety and welfare and thus certain requirements are necessary with respect to ownership, employees, facility, operation, advertising, hours of business and other aspects of the sexually oriented business that relate to public health, safety and welfare.

(3) The continued unlicensed operation of such sexually oriented businesses is and would be detrimental to the health, safety and general welfare of the residents of the city.

(4) The constitution and laws of the state grant to the City of Bridgeport powers, especially the police power and G.S. 7-148(c)(7)(H), to enact reasonable legislation and measures to regulate and supervise sexually oriented businesses in order to protect the public health, safety and general welfare and as such necessitates regulation and control.

(5) It is the purpose and intent of the city council, in enacting this ordinance, to require sexually oriented businesses to obtain licenses. These licenses are intended to promote the health, safety and general welfare of the residents of the city and to establish reasonable and uniform requirements for such businesses in order to: reduce or eliminate the adverse secondary effects of such sexually oriented businesses; protect residents from increased crime; preserve the quality of life; preserve the property values and the character of surrounding neighborhoods and businesses; deter the spread of blight; and protect against the threat to public health from the spread of communicable and social diseases.



Report of Committee on Ordinances
67-11

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(6) It is not the intent of the council, in enacting this ordinance, to deny to any person rights to speech protected by the United States or state constitutions, nor is it the intent of the council to impose any additional limitations or restrictions on the content of any communicative materials including sexually oriented films, videotapes, books or other materials. Further, by enacting this article, the council does not intend to deny or restrict the constitutionally protected rights of any adult to obtain or view any sexually oriented materials under the United States or state constitutions, nor does it intend to restrict or deny any constitutionally protected rights that distributors or exhibitors of such sexually oriented materials may have to sell, distribute or exhibit such materials.

8.81.030 Definitions.

For the purposes of this Chapter, the following terms shall have the following meanings:

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adult arcade means any establishment where one or more still or motion picture projectors, slide projectors or similar machines, or other image producing machines, for viewing by five or fewer persons each, are regularly used to show films, motion pictures, videocassettes, slides or other photographic reproductions that are characterized by the depiction or description of specified anatomical areas or specified sexual activities.

Adult minimotion picture theater means any enclosed building with a capacity of 50 or less persons regularly used for showing films, motion pictures, videocassettes, slides or other photographic reproductions that are characterized by the depiction or description of specified anatomical areas or specified sexual activities, for observation by patrons therein.

Adult Novelties means: (a) instruments, devices, toys or paraphernalia that are designed for or marketed primarily for stimulating human genital organs, sexual arousal or sadomasochistic use; (b) instruments, devices, gag gifts, toys or paraphernalia that depict, display or are shaped in the form of specified anatomical areas; and (c) oils, lotions, gels or creams that are designed for or marketed primarily for use upon specified anatomical areas and intended for stimulating human genital organs, sexual arousal or as an aid to enhance or promote specified sexual activities.

Employee means any and all persons who work in or at or render any services directly related to the operation of a sexually oriented business.



Report of Committee on Ordinances
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Entertainer means any person who provides adult entertainment within a sexually oriented business, whether or not a fee is charged or accepted for such entertainment.

Escort means any person who, for any form of consideration, agrees or offers to act as a social companion, guide or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

Escort agency means any person or business that furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

Inspector means the chief of police, fire marshal, chief building official, health director and social services, zoning enforcement officer, their agent or representative, or any city or state employee designated to make inspections for public safety, fire code, building code, public health, zoning purposes, violations of this article, or for violations of other laws and ordinances of this city or state.

Licensed premises means any premises that requires a sexually oriented business license pursuant to this chapter, including any buildings, parking areas and all other portions of the property of which the licensee has control.

Licensee means any person in whose name a license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on an application for a license.

Live adult entertainment means any live performance by a person who appears to expose any specified anatomical areas or any live performance that is characterized by the exposure of specified anatomical areas.

Massage establishment as defined in Section 5.12.030.

Masseur means any person who, for any form of consideration, performs massage activities as described in the previous definition of this section.

Minor means any person under the age of 18 years.

Operator means any person operating, owning, managing, conducting or maintaining a sexually oriented business.



Report of Committee on Ordinances
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Sexual activities is not intended to include any medical publications or films or bona fide educational publication or films, nor does it include any art or photography publications that devote at least 25 percent of the lineage of each issue to articles and advertisements dealing with subjects of art or photography. Nor does this definition apply to any news periodical that reports or describes current events and which, from time to time, publishes photographs of nude or seminude persons in connection with the dissemination of the news. Nor does this definition apply to publications or films that describe and report different cultures and which, from time to time, publish or show photographs or depictions of nude or seminude persons when describing cultures in which nudity or semi nudity is indigenous to the population.

Sexual encounter establishment means a business or commercial establishment that, for any form of consideration, offers a place where two or more persons may congregate, associate or consort for the purpose of specified sexual activities or the exposure of specified anatomical areas. A sexual encounter establishment shall not include an establishment where a state-licensed medical practitioner, psychologist, psychiatrist, or similar professional person engages in medically approved and recognized sexual therapy.

Sexually oriented business means:

- (1) An adult arcade, adult oriented store, adult cabaret, adult minimotion picture theater, escort agency, massage establishment or sexual encounter establishment;
- (2) Any premises to which the public, patrons, or members are invited or admitted and wherein an entertainer provides adult entertainment, or which premises are so physically arranged as to provide booths, cubicles, studios, rooms, compartments or stalls separate from the common areas of the premises for the purpose of viewing adult-oriented motion pictures or wherein an entertainer provides adult entertainment, when such adult entertainment is held, conducted, operated or maintained for profit, direct or indirect; or
- (3) Any studio or any premises that are physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio or any other term of like import.
- (4) Any exhibition of any adult-oriented motion picture, live performance, display or dance of any type that has as a significant or substantial portion of such performance any performance of specified sexual activities or exhibition and viewing of specified anatomical areas, removal of articles of clothing or appearing unclothed, pantomime, modeling, or any other personal services offered customers, when such adult entertainment is held, conducted, operated or maintained for profit, direct or indirect; and
- (5) Any amusement machine that is regularly used for presenting material that is characterized by the depiction or description of specified anatomical areas or specified sexual activities, for observation by patrons thereof.

Specified anatomical area means: human genitals, pubic region and anus.



Report of Committee on Ordinances
67-11

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Specified sexual activities means: sex acts, normal or perverted, including intercourse, oral copulation, or sodomy; masturbation; or excretory functions as part of or in connection with any of the activities set forth in this definition.

8.81.040 LICENSE.

(a) Pursuant to G.S. 7-148(c)(7)(H), licenses shall be required for:

(1) Commercial buildings, structures, premises or portion thereof, or facilities therein, which are so constructed, used or operated to facilitate sexual activities, or designed or used to promote high-risk sexual conduct.

(2) The operation of a sexually oriented business without first obtaining a license to operate from the city.

(3) Each sexually oriented business located at a fixed and certain place. Any person who desires to operate more than one sexually oriented business must have a license for each such business.

(b) It shall be a violation of this chapter for any owner, operator, entertainer or employee to knowingly work in or about, or to knowingly perform any service directly related to, the operation of any unlicensed sexually oriented business.

(c) Each license shall be specific to a licensee and to a location and may not be sold, assigned or transferred to any other person or location in any way, including, but not limited to:

(1) The sale, lease or sublease of the business;

(2) The transfer of shares, securities or interests that constitute a controlling interest in the business, whether by sale, exchange or similar means; or

(3) The establishment of a trust, gift or other similar legal device that transfers ownership or control of the business, except for a transfer by bequest or other operation of law upon the death of the licensee or a person possessing the ownership or control of the licensee.

8.81.041 Application.

(a) The operator of each sexually oriented business shall submit an application to the town clerk together with an application fee as listed in this chapter prior to the commencement of business or within 60 days of the effective date of the ordinance from which this chapter is derived for any establishment already open for business. The town clerk shall date stamp the application and shall promptly deliver the application to Health and Social Services. The application shall be made upon a form prepared by and available from Health and Social Services.

(b) The application shall be signed and filed by a person having direct control or management of the existing or proposed sexually oriented business. In instances where the applicant is a partnership, limited liability company or corporation, the application shall be signed and filed by a duly authorized partner, member, manager, officer, director,



Report of Committee on Ordinances
67-11

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or majority shareholder of such entity, as the case may be. The application shall be sworn to be true and correct by the applicant.

(c) The applicant for a license shall furnish the following information:

- (1) Name and business and residence address of the applicant, owner, operator, manager and any other person having direct control or management of the sexually oriented business, including all fictitious names. If the applicant is a partnership, the names of all general partners. If the applicant is a limited liability company, the names of all members and managers of such company. If the applicant is a corporation, the names of all officers, directors and shareholders holding a ten percent or greater interest in the total number of shares of such corporation;
- (2) Name and business and residence address of each individual named in subsection (c)(1) of this section;
- (3) Name and address of all employees and any other persons directly involved in the operation of the sexually oriented business, including all fictitious names;
- (4) Written proof that the applicant is at least 18 years of age;
- (5) A recent photograph of the applicant;
- (6) The applicant's driver's license number and social security number or federal employer identification number;
- (7) If the applicant is:
 - (i) . A partnership, the application shall be accompanied by the partnership agreement, if any;
 - (ii) A limited partnership, the application shall specify the name of the partnership, the date and state of the filing of its certificate of limited partnership, and the name and address of its statutory agent for service of process, and shall be accompanied by a copy of the partnership agreement, if any, and by evidence that such partnership is in good standing under the laws of the state;
 - (iii) A limited liability company, the application shall specify the name of the company, the date and state of the filing of its articles of organization, and the name and address of its statutory agent for service of process, and shall be accompanied by a copy of the operating agreement, if any, and by evidence that such company is in good standing under the laws of the state;
 - (iv) A corporation, the application shall specify the name of the corporation, the date and state of incorporation, and the name and address of its statutory agent for service of process, and shall be accompanied by a copy of its bylaws, if any, and by evidence that such corporation is in good standing under the laws of the state;
 - (v) Operating under a fictitious name, the application shall be accompanied by a copy of the applicant's recorded trade name certificate.



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67-11

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(8) The applicant's sexually oriented business license and land use permit history, which shall include, but not be limited to whether such person is currently licensed or has previously operated in this or another municipality or state under license; the names and locations of such businesses; whether the applicant has had such license suspended or revoked; the dates of and reasons for such suspension or revocation; and the business entity or trade name under which the applicant operated that was subject to the suspension or revocation. Such history shall include any entity of which the applicant was a partner, member, officer, director or shareholder;

(9) Any criminal convictions of the applicant, operator, employees and other persons directly involved in the management or control of the sexually oriented business, to any crime involving moral turpitude, prostitution, obscenity or other sex-related crimes in any jurisdiction within three years of the date of the filing of the application. Such crimes include, but are not limited to, obscenity, child pornography, prostitution, patronizing a prostitute, promoting or permitting prostitution and sexual assault, in the state, being G.S. §§ 53a-194, 53a-196, 53a-196a, and 53a-196b (obscenity); G.S. §§ 53a-196c and 53a-196d (child pornography); G.S. §§ 53a-82, 53a-83 and 53a-83a (prostitution, patronizing a prostitute, and patronizing a prostitute from a motor vehicle); G.S. §§ 53a-86, 53a-87, 53a-88 and 53a-89 (promoting or permitting prostitution); and G.S. §§ 53a-70, 53a-70a, 53a-70b, 53a-71, 53a-72a, 53a-72b and 53a-73a (sexual assault);

(10) The location of the sexually oriented business to be operated by the applicant, including the street address, legal description of the property, and telephone number, if any;

(11) The exact nature of the entertainment to be conducted at the sexually oriented business;

(12) A sketch or diagram showing the configuration of the premises drawn to a designated scale and with marked dimensions of the interior of the premises, including a statement of total floor space occupied by the business. Such sketch or diagram shall include, without limitation, all doors, windows, bars, stages, manager's stations, restrooms, dressing rooms, booths, cubicles, rooms, studios, compartments, stalls, overhead lighting fixtures and any areas where patrons are not permitted; and

(13) A statement by the applicant that the applicant is familiar with the provisions of this chapter, is in compliance with them, and consents to the authority of the city in licensing the proposed sexually oriented business.

(d) Health director shall have the right to request additional information and documentation of the applicant and the proposed business to support or clarify any information previously provided.

(e) If a license to operate a sexually oriented business is granted, the information furnished in the application, including employee information, shall be updated within 30 days of any material changes. Such update shall be filed at the office of the town clerk, who shall promptly forward such update to the health director.



8.81.042 Licensing procedure.

(a) The chief of police and the health director shall be responsible for investigating, granting, denying, renewing, suspending and revoking all sexually oriented business applications and licenses pursuant to this chapter. Upon receipt of a properly completed application with all required attachments, the chief of police and the health director shall immediately forward copies of such application to the following city officials for their investigation:

(1) The chief of police shall investigate the criminal convictions, qualifications and suitability of the applicant to be licensed and shall inspect the premises for compliance with all laws and regulations.

(2) The fire marshal shall investigate the compliance of the proposed premises with all applicable fire codes and laws.

(3) The chief building official shall investigate the compliance of the proposed premises with all applicable building codes and laws.

(4) Health director shall investigate the compliance of the proposed premises with all applicable public health codes and laws.

(5) The zoning enforcement officer shall investigate the compliance of the proposed premises with all applicable zoning regulations and laws.

(b) Within 30 days of the date the application was filed, all such investigations to be performed pursuant to subsection (a) of this section shall be completed. At the conclusion of each investigation, each city official shall indicate on the photocopy of the application his approval or disapproval of the application, state the reasons for any disapproval, date it, sign it, and return it immediately to the chief of police and health director. The chief of police and health director may request a follow-up report from the fire marshal, chief building official or zoning enforcement officer and shall disapprove an application if they find that the proposed sexually oriented business will be in violation of any provision of any state statute, state code, city ordinance or regulation.

(c) Within 45 days of the date the application was filed, the chief of police and health director shall render a decision approving or denying such application and shall file such decision with the town clerk and mail such decision to the applicant by certified mail, return receipt requested. If the application is denied, they shall state in writing the reasons for such denial. All copies of the investigations performed pursuant to subsection (b) of this section shall be attached to the decision.

(d) The chief of police and health director shall issue to the applicant a license to operate a sexually oriented business within 45 days of the date the application was filed if all requirements for a sexually oriented business described in this chapter are met, unless they find that:

(1) The applicant is under 18 years of age.

(2) The applicant or any other person who will be directly engaged in the management and operation of the business has been convicted in this or any other state of any of the crimes specified in section 8.81.041 (c) (9), regardless of the pendency of any appeal, within three years of the date the application was filed.



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(3) Within five years of the date the application was filed, the applicant or spouse has been denied a license by the city to operate a sexually oriented business, has had a license revoked by the city, or has failed to correct any material violation of this chapter for more than 30 days, of which the licensee has received written notice.

(4) Within three years of the date the application was filed, the applicant or spouse has had a license to operate a sexually oriented business denied or revoked by another municipality or state.

(5) The chief of police and health director shall confirm whether the applicant is overdue on payment to the city of any taxes, fees, fines or other penalties relating to the sexually oriented business or the licensed premises.

(6) The business as proposed by the applicant, if permitted, would not have complied with all applicable statutes, codes, ordinances, laws and regulations including, but not limited to, the fire, building, health, and zoning codes of the city, and this chapter. If the premises are not in compliance, the applicant shall be advised of the reasons in writing and what if any measures the applicant can take to bring the premises into compliance for a license to issue.

(7) The applicant has failed to complete the license application as specified in section 8.81.041(c), has failed to provide any supporting or clarifying documentation when requested by chief of police and health director, or has provided materially false or misleading information in the application.

(8) The application fee has not been paid.

(9) The granting of the application would violate a statute, ordinance or court order.

(10) The applicant, if a limited partnership, limited liability company or corporation, is not in good standing under the laws of the state.

(e) Any failure of the license to issue within 45 days of the date the application was filed shall constitute an approval of the license.

(f) If the sexually oriented business application is denied, the city shall retain one-half of the permit fee for expenses incurred in the investigation of the application and shall return the remainder to the applicant.

(g) When an application is denied solely for reasons stated in subsection (d)(6) of this section and such violation is correctable, the applicant shall be given an additional 30 days from the date of such notification of denial to bring the premises into compliance. Upon verification by inspection that the correction has been made, which shall be determined no later than 48 hours after receipt by the chief of police and health director of written notice of such correction, a license shall be issued to the applicant so long as no new violations or other disqualifying factors have occurred within such 30 days.

(h) As a condition of the license, the entire licensed premises shall be open to random physical inspections for compliance with this chapter by any inspector during all hours when the premises are open for business. Any refusal to allow such an inspection shall constitute a violation of this chapter.



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- (i) The license, if granted, shall state on its face the name of licensee, the expiration date, the address of the sexually oriented business, and the department or public official and telephone number to report any violation of this chapter. The license shall also include a notice that the subject premises are subject to random inspections by inspectors of the city for compliance with this chapter.
- (j) The license shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it may be easily read at all times.

8.81.043 Expiration and renewal.

- (a) Each license issued to a licensee shall expire one year from the date it is issued, unless it is renewed upon application of the licensee accompanied by payment of a renewal fee. Such application and application fee shall be submitted by the licensee to the town clerk at least 30 days before the expiration date of the license, but not more than 90 days before. Provided the application is filed within such time and the renewal fee paid, health director shall, prior to the expiration of the previous license, renew the license for the same licensee at the same location for an additional one year, unless the random inspection reports in the licensee's file reveal uncorrected violations of this chapter or uncorrected violations of any fire, building, health or zoning codes or regulations, of which the licensee has received written notice, or any condition under section 14-263(d) that could have been grounds for denial of the original application has since become true. If renewed, health director shall mail the renewed license to the licensee prior to the expiration date of the previous license. If not renewed, the health director shall mail a notice of nonrenewal to the licensee by certified mail, return receipt requested, prior to the expiration date of the previous license, stating the reasons for such nonrenewal. No sexually oriented business shall continue operations without a renewed license. Any failure of the license to be renewed within 45 days of the date the application for renewal was filed shall constitute a renewal of the license.
- (b) If there are uncorrected violations of this chapter or uncorrected violations of any fire, building, health or zoning codes or regulations, of which the licensee has received written notice, the license renewal shall be delayed for a maximum of 30 days beyond the original expiration date in order for all corrections to be completed and inspections done to determine compliance. If the licensee does not make such corrections of violations within such 30 days, no license renewal shall be issued. Health director shall mail a notice of nonrenewal to the licensee by certified mail, return receipt requested, within five days after the extended 30-day period, stating the reasons for such nonrenewal.
- (c) Notwithstanding the provisions in subsection (b) of this section, in no instance shall a renewal be issued to a licensee who, within the one-year period of the previous license has had two or more material violations of this chapter, to which the licensee has received written notice, or has had one or more uncorrected material violations of this article pending for over 30 days.
- (d) Should a license not be renewed for any violation of this article, no license shall issue for the same licensee for five years from the expiration of the previous license.



8.81.044 Suspension and revocation

(a) Health director may suspend a sexually oriented business license for a period not to exceed 30 days upon a determination that a licensee, operator or employee has materially violated any part of this chapter. Health director shall issue such suspension in writing stating the reasons therefore and shall notify the licensee by certified mail, return receipt requested, addressed to the licensee at his business or residence address, or by service by any process server at the usual place of abode of the licensee or at the licensed premises. If a suspension is issued for a correctable violation, health director, within 48 hours of receipt of written notice that the correction has been made, shall terminate such suspension upon verification by inspection. No sexually oriented business shall continue operations while under suspension.

(b) Health director shall revoke any license where any of the following occur:

(1) It is discovered that materially false or misleading information or data was given on, or material facts were omitted from, any application for a sexually oriented business license.

(2) Any taxes, fees, fines or other penalties relating to the licensed premises or required to be paid by this chapter become more than 30 days delinquent.

(3) A licensee, operator, employee or other person directly involved in the management or control of the sexually oriented business has been convicted of any crime specified in section 8.81.041(c)(9).

(4) A licensee has had within a one year period two or more material violations of this chapter to which the licensee has received written notice.

(5) A licensee has one or more uncorrected material violations of this chapter pending for over 30 days, to which the licensee has received written notice.

(6) A licensee has failed to correct within 30 days any violation for which his license was suspended pursuant to subsection (a) of this section.

(7) The license or any interest therein is transferred in any way.

(8) A licensee, operator or employee has knowingly allowed any live performance or conduct featuring any specified sexual activities to occur on the licensed premises.

(9) A licensee, operator or employee has knowingly allowed any illegal activity to occur on the licensed premises including, but not limited to, prostitution, gambling, or the possession, use or sale of controlled substances.

(10) A licensee, operator or employee has knowingly operated the sexually oriented business while the business's license was under suspension.

(c) At least ten days prior to the revocation of any license, health director shall issue such revocation in writing stating the reasons therefore and shall notify the licensee by certified mail, return receipt requested, addressed to the licensee at his business or residence address, or by service by any process server at the usual place of abode of the licensee or at the licensed premises.



(d) Subject to section 8.81.044 (f), no sexually oriented business shall continue operations after its license has been revoked, and no new license shall be issued for the same licensee for five years from the date of revocation.

8.81.045 Appeal.

- a) Within five days of receipt of notification of a denial, nonrenewal, suspension or revocation of a license by the chief of police or the health director, the licensee may contest such decision by appealing to the superior court within 20 days of such written notice of such decision.
- (b) During the pendency of any appeal of a nonrenewal, suspension or revocation, the operations of the sexually oriented business may be maintained by the licensee, unless otherwise ordered by the superior court.

8.81.050 Existing businesses.

- (a) Any sexually oriented business lawfully operating on the effective date of the ordinance from which this chapter is derived shall be deemed a nonconforming use. No nonconforming use shall be increased, enlarged, extended or altered except to make it a conforming use.
- (b) Any existing sexually oriented business on the effective date of the ordinance from which this chapter is derived shall submit an application for a license pursuant to section 8.81.041 and shall comply with all regulations herein within 60 days of the effective date of the ordinance from which this article is derived. Otherwise, such existing sexually oriented business shall cease operations.

8.81.060 Operating requirements.

The following requirements shall apply to all sexually oriented businesses within the city:

- (1) *Generally.*
 - a. No licensee, operator or employee of a sexually oriented business shall perform or permit to be performed, offer to perform, or allow patrons to perform any live performance or conduct featuring any specified sexual activities on the licensed premises.
 - b. Every sexually oriented business shall comply with all applicable statutes, codes, ordinances, laws and regulations including, but not limited to, the fire, building, health, and zoning regulations and codes of the city and state.



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- c. Every new sexually oriented business shall be physically arranged in such a manner that the entire interior portion of any room or other area used for the purpose of viewing of adult entertainment shall be clearly visible from the common areas of the premises. Visibility into such areas shall not be blocked or obscured by doors, curtains, partitions, drapes or any other obstruction whatsoever. Such areas shall be readily accessible at all times to employees and shall be continuously open to view in their entirety. It shall be a violation of this chapter to install enclosed booths, cubicles, rooms or stalls within sexually oriented businesses, for whatever purpose, but especially for the purpose of providing for the secluded viewing of adult entertainment, except as set forth in subsection n of this section.
- d. Every sexually oriented business, including common areas, entryways, parking areas, restrooms, and any room or other area used for adult entertainment, shall be well-lighted. The entire premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than one foot candle as measured at the floor or ground level. It shall be the duty of the operator and his agents to ensure that such illumination is maintained at all times that any patron is present on the premises.
- e. No holes shall be allowed in the walls or partitions that separate each such room from any adjoining room.
- f. No sexually oriented business shall be conducted in such a manner that permits the observation of any material depicting specified anatomical areas or specified sexual activities from outside of the building that houses the sexually oriented business.
- g. No sexually oriented business shall advertise the availability at such business of any activity that would be in violation of this chapter or any state or federal law. Nor shall any exterior sign, display, decoration, show window or other advertising of such business contain any material depicting, describing or relating to specified anatomical areas or specified sexual activities.
- h. No gambling shall be permitted by any person in any sexually oriented business.
- i. The interior premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than three (3.0) foot candles as measured at the floor level. It shall be the duty of the operator, and any employees present on the premises, to ensure that the illumination described above is maintained at all times that the premises are open for business.
- j. It shall be the duty of the operator, and of any employees present on the premises, to ensure that no specified sexual activity occurs in or on the licensed premises.
- k. It shall be the duty of the operator to repair, without delay, any holes or openings in any booths and to ensure that no porous materials are used for any wall, floor, or seat in any booth or viewing room.
- l. The operator shall post conspicuous signs inside the establishment that sexual activity on the premises is prohibited, and violators will be required to leave the premises.



n. Any lawfully existing sexually oriented business that already has booths, cubicles, compartments or separate stalls where the interior is not visible from the common areas, can either cause such areas to be visible from common areas or install security cameras to provide continuous video monitoring in the ceiling of such areas to continuously record any activity that occurs in the complete interior of all such areas. The quality of the installation of security cameras shall be subject to the approval of the health director, which shall not be unreasonably withheld. All recordings shall be in compliance with federal and state law, including but not limited to Title 18, USC Section 2710(b)(2), and shall be saved for the maximum number of 60 days as permitted by federal and state law, to allow for inspection and copying of any and all recordings by either the police or the health department.

(2) *Employees.*

The licensee and operator shall be responsible for the conduct of all employees while on the licensed premises. Any act or omission of any employee constituting a violation of the provisions of this chapter shall be deemed the act or omission of the licensee and operator, when such licensee or operator knew or should have known of such act or omission, for purposes of determining whether the operating license shall be renewed, suspended or revoked and whether the licensee and operator shall be subject to the penalties imposed by this chapter.

(3) *Minors.*

a. No licensee, operator or employee of a sexually oriented business shall allow or permit any minor to enter into or in any way loiter in or on any part of the licensed premises, purchase goods or services at the licensed premises, or work at the licensed premises as an employee.

b. Every sexually oriented business shall display a sign outside each entrance of such business bearing the words "Sexually Oriented Business. Persons Under 18 Not Admitted" in legible letters between two and six inches tall.

(4) *Hours of business.* No sexually oriented business shall open to do business before 10:00 a.m. No sexually oriented business shall remain open after 1:00 a.m. Monday through Friday, nor after 2:00 a.m. on Saturday and Sunday.

8.81.061 Operating requirements - Live adult entertainment.

In addition to the requirements contained in section 8.81.060, the following requirements shall apply to all sexually oriented businesses within the city containing live adult entertainment:

(1) No person shall perform live adult entertainment for patrons of a sexually oriented business except upon a stage at least 18 inches above floor level and separated from any and all such patrons by a minimum distance of four feet except in the event that the applicant has an approved Liquor Permit issued by the Department of Consumer Protection Liquor Control Division in which a sketch of the interior of the premises has been approved by said Department as part of the application process.



- (2) Separate dressing room facilities for male and female entertainers shall be provided that shall not be occupied or used in any way by anyone other than such entertainers.
- (3) No entertainer shall expose any specified anatomical areas to any patron of a sexually oriented business either before or after a performance including, but not limited to, when such entertainer is entering or exiting the stage.
- (4) No employee of any sexually oriented business shall engage in any live adult entertainment while acting as a waiter, host or bartender for such business.

8.81.062 Promulgation of rules and regulations.

- (a) The health director shall promulgate and enforce reasonable rules and regulations to carry out the requirements of this chapter.
- (b) The health director shall upon promulgating any regulation or rule, file a copy of the regulation or rule with the city clerk.

8.81.063 Inspections.

- (a) The health director or his or her designee shall, from time to time, but not less than twice a year, make an inspection of such adult entertainment establishments for purposes of determining that the provisions of this chapter are complied with.
- (b) Such inspections shall be at a reasonable time, completed in a reasonable manner. No person shall hinder any health official in carrying out an inspection under this chapter.

8.81.064 Penalties for violation of chapter.

- (a) In addition to other available methods of enforcement, this chapter may also be enforced through the civil citation process. Any licensee, operator, employee or other person who violates any of the provisions of this chapter shall be subject to a fine of \$250 for each such citation.
- (b) Each citation under this chapter shall be considered a separate citation, and any violation continuing more than one hour of time shall be considered a separate violation for each hour of violation.
- (c) In addition to any citations, fines or penalties imposed in this section, this chapter may be enforced by injunctive procedure in the superior court. The city may further recover from any violator any and all costs and fees, including reasonable attorney's fees, expended by the city in enforcing the provisions of this chapter.
- (d) This chapter shall not preclude any additional enforcement action taken by any appropriate city, state or federal official conducted pursuant to any applicable ordinance, regulation or law of the city, state or the United States of America.



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(e) All remedies and penalties provided for in this section shall be cumulative and independently available to the city, and the city shall be authorized to pursue any and all remedies set forth in this section to the fullest extent allowed by law. Nothing in this chapter shall be construed as to limit or waive any requirements of state or local laws and regulations concerning activities falling within their jurisdiction.

(f) If any section or subsection of this chapter is found for any reason to be unenforceable by a court decision, then that section or subsection is deemed severed from this chapter and the remaining chapter remains enforceable.

8.81.065 Review of Ordinance.

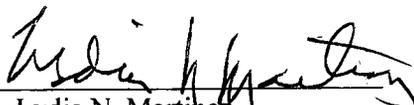
Within four years after adoption of this ordinance the Council may review the effectiveness of this ordinance.

Respectfully submitted,
THE COMMITTEE ON ORDINANCES

Richard M. Paoletto, Jr.
Co-Chair



Warren Blunt
Co-Chair



Lydia N. Martinez

Robert P. Curwen, Sr.

Howard Austin, Sr.

Martin C. McCarthy



Richard Bonney

City Council Date: October 1, 2012

124-11

Settlement of Pending Litigation with Adrienne Ashley.

**Report
of
Committee
on
Miscellaneous Matters**

Submitted: October 1, 2012 (OFF THE FLOOR)

Adopted: _____

Attest: _____
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Miscellaneous Matters** begs leave to report; and recommends for adoption the following resolution:

124-11

WHEREAS, a lawsuit in the following name was filed against the City of Bridgeport and/or its employees and investigation disclosed the likelihood on the part of the City for which, in the event of suit and trial, the City might be held liable, and

WHEREAS, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

<u>NAME</u>	<u>ATTORNEY</u>	<u>NATURE of CLAIM</u>	<u>SETTLEMENT</u>
Adreinne Ashley	Peter Ottomano 11 Saugatuck Ave Westport, CT 06880	Defective Premises Sidewalk defect	\$65,000.00

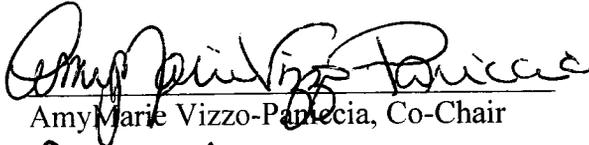
BE IT FURTHER RESOLVED, that the amount set forth as above are paid to the Plaintiff's attorney in full payment, settlement, release and discharge of all rights and cause of action described in the suit instituted by the above mentioned Plaintiff against the City and known as docket numbers in the courts set forth; provided, however, that the City's draft shall not be delivered to the Plaintiff's attorneys until the City Attorney has been furnished with a full release and discharge in writing in each case, approved by the City Attorney or Deputy City Attorney.

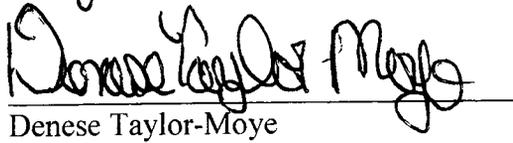


Report of Committee on Miscellaneous Matters
124-11

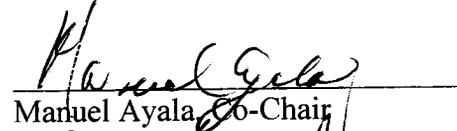
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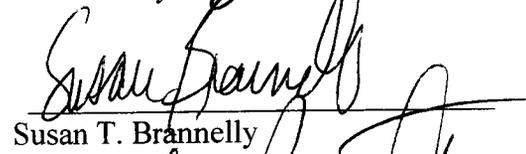
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON MISCELLANEOUS MATTERS

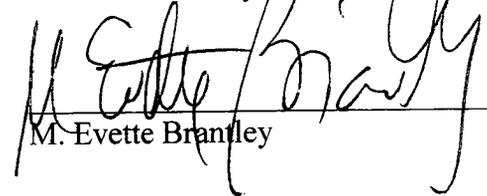

Amy Marie Vizzo-Panecia, Co-Chair


Denese Taylor-Moye


Andre Baker


Manuel Ayala, Co-Chair


Susan T. Brannelly


M. Evette Brantley

139-11

Class Action Complaint against Fannie Mae and
Freddie Mac.

Report
of
Committee
on
Miscellaneous Matters

Submitted: October 1, 2012 (OFF THE FLOOR)

Adopted: _____

Fleeta C. Hudson

Attest: _____

City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

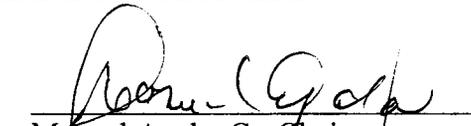
The Committee on Miscellaneous Matters begs leave to report; and recommends for adoption the following resolution:

139-11

RESOLVED, That the filing of a certain Class Action Complaint against Fannie Mae and Freddie Mac on or about August 20, 2012 alleging failure to pay real estate conveyance fees as discussed in executive session be and it hereby is, in all respects, authorized approved, ratified and confirmed, nunc pro tunc.

RESPECTFULLY SUBMITTED,
THE COMMITTEE ON MISCELLANEOUS MATTERS

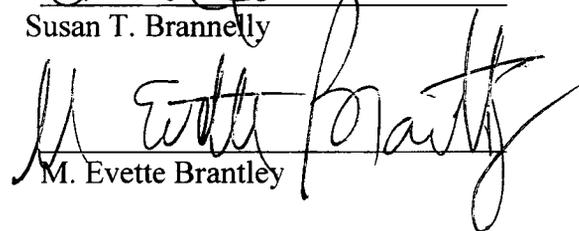

Amy Marie Vizzo-Paticcia, Co-Chair


Manuel Ayala, Co-Chair


Denese Taylor-Moye


Susan T. Brannelly


Andre Baker


M. Evette Brantley

Amendments from floor on October 1, 2012:

Be it further Resolved, that the City Council of the City of Bridgeport hereby authorizes, and approves and ratifies (now for then) the filing on or about August 20, 2012 by Anthony J. Musto, Esq., its attorney in this matter of that certain Class Action Complaint in the U.S. District Court for the District of Connecticut entitled:

"City of Bridgeport vs. Federal National Mortgage Association (a federally chartered private corporation), Federal Home Loan Mortgage Corporation (a federally chartered private corporation), Federal Housing Finance Agency, as conservator for Federal National Mortgage Association and Federal Home Loan Mortgage Corporation."

Council date: October 1, 2012 (OFF THE FLOOR)

141-11

Settlement of Pending Litigation with Ashley Santiago,
PPA.

**Report
of
Committee
on
Miscellaneous Matters**

Submitted: October 1, 2012 (OFF THE
FLOOR)

Adopted: _____

Attest: _____
City Clerk

Approved _____

Mayor



City of Bridgeport, Connecticut

To the City Council of the City of Bridgeport.

The Committee on **Miscellaneous Matters** begs leave to report; and recommends for adoption the following resolution:

141-11

WHEREAS, a lawsuit in the following name was filed against the City of Bridgeport and/or its employees and investigation disclosed the likelihood on the part of the City for which, in the event of suit and trial, the City might be held liable, and

WHEREAS, negotiations with the Plaintiff's attorney has made it possible to settle this suit for the figure set forth below, and the City Attorney, therefore, recommends the following settlement be accepted, Now, Therefore be it

RESOLVED, That the Comptroller be, and hereby is authorized, empowered and directed to draw his order on the City Treasurer payable as follows:

<u>NAME</u>	<u>ATTORNEY</u>	<u>NATURE of CLAIM</u>	<u>SETTLEMENT</u>
Ashley Santiago, PPA	Carter Mario	Personal Injury	\$30,000.00

BE IT FURTHER RESOLVED, that the amount set forth as above are paid to the Plaintiff's attorney in full payment, settlement, release and discharge of all rights and cause of action described in the suit instituted by the above mentioned Plaintiff against the City and known as docket numbers in the courts set forth; provided, however, that the City's draft shall not be delivered to the Plaintiff's attorneys until the City Attorney has been furnished with a full release and discharge in writing in each case, approved by the City Attorney or Deputy City Attorney.

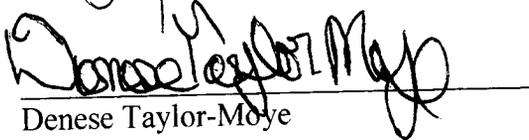


Report of Committee on Miscellaneous Matters
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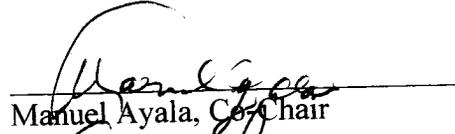
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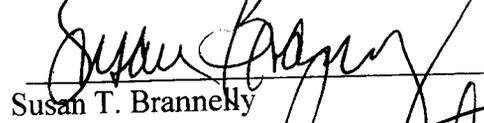
RESPECTFULLY SUBMITTED,
THE COMMITTEE ON MISCELLANEOUS MATTERS

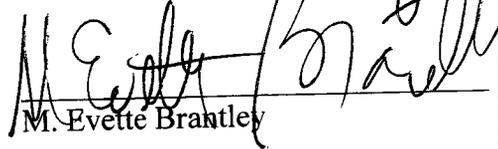

Amy Marie Vizzo-Pariccia, Co-Chair


Denese Taylor-Moye


Andre Baker


Manuel Ayala, Co-Chair


Susan T. Brannelly


M. Evette Brantley

Council Date: October 1, 2012 (OFF THE FLOOR)