

~AD HOC REPORT~
Community Sewage System - Jensen's Community
Tuesday, January 21, 2015

Chairman Michael Haddad called the meeting to order at 6:00 p.m. on Wednesday, January 21, 2015, in the Caucus Room, 3rd Floor, Danbury City Hall, 155 Deer Hill Avenue. Present were Committee members Elmer Palma and Benjamin Chianese. Also present were Rick Gottschalk, Corporation Counsel; Antonio Iadarola, Director of Public Works; David Day, Director of Public Utilities; Farid Khouri, City Engineer; Petitioner Keith Jensen and an Administrative Assistant.

Mr. Iadarola commented that sewerage of the Jensen community has been a top priority of the State and City.

Mr. Day reviewed the project details, background, and location. The City owns the sewer under IE4, but Jensen will maintain it; an extension is needed. He reviewed the agreement and responded to Mr. Haddad's questions regarding the (reserve) funds placed in a segregated insured bank account collecting interest.

Mr. Jensen responded to Mr. Palma's questions regarding interest and what would happen if the reserve fund goes below a certain amount.

Mr. Gottschalk responded to Mr. Chianese's questions regarding the procedures that would be followed if Jensen sells/transfers the property, park or controlling interest in Jensen's Inc. - there would have to be notification, all terms and conditions would still apply, and the terms remain if the park continues as a mobile manufactured home community. He also answered Mr. Palma's questions regarding the reserve fund in the event Jensen was to go out of business.

Mr. Jensen responded to Mr. Chianese's inquiry regarding maintenance by noting they are under the Mobile Home Statute with regard to providing utilities.

Mr. Iadarola noting many scenarios were debated and this agreement may be a benchmark that will be used by others in future.

Regarding expected completion date, Jensen is hoping to start shoveling in the Spring. There is a provision to cover outside services up to a certain amount should any problem arise. Mr. Haddad thanked staff for their thorough work on this project.

A motion was made by Councilman Chianese and seconded by Councilman Palma, to recommend the City Council adopt the Resolution for the agreement as stated this evening. Motion passed unanimously.

A motion was made by Councilman Chianese and seconded by Councilman Haddad, that the Ad Hoc Committee be adjourned. The motion passed unanimously at 6:30 p.m.

Respectfully Submitted,

Michael Haddad, Chairman

Benjamin Chianese

Elmer Palma