

30TH BOARD OF REPRESENTATIVES CITY OF STAMFORD

President
MATTHEW QUINONES

Clerk of the Board
SUSAN NABEL

Majority Leader
RODNEY PRATT

Minority Leader
MARY L. FEDELI

ACTION REPORT

President Quinones called the meeting to order at 7:44 p.m.

President Quinones read the call of the meeting: "I, Matthew Quinones, President of the 30th Board of Representatives of the City of Stamford, Connecticut, and pursuant to Section C2-10-4 of the Stamford Charter, hereby call a Special Meeting of said Board of Representatives at the following time and place:

Tuesday, January 14, 2020

7:30 p.m.

Legislative Chambers, 4th Floor
Government Center
888 Washington Boulevard
Stamford, CT 06904-2152

to consider and act upon the following:

1. [F30.273](#) REVIEW; Discussion of Stamford Public Schools Long-Term Facilities Plan.
01/03/20 – Submitted by Director Handler

Secondary Committee: Education Committee

2. [F30.274](#) ADDITIONAL APPROPRIATION (Capital Budget);
Not to Exceed \$250,000.00
Project 001213: BOE Long Term Facilities Implementation; Appropriation in the Amount not to Exceed \$250,000 for Professional Services in Support of Drafting, Evaluating and Managing Requests for Qualifications (RFQ) and Requests for Proposals (RFP) for Private Partners to Design, Construct and Manage Public School Facilities.
01/03/20 – Submitted by Director Handler
01/14/20 – To be Considered by Planning Board
01/14/20 – To be Considered by Board of Finance

Secondary Committee: Education Committee

3. [F30.275](#) ADDITIONAL APPROPRIATION (Operating Budget); Appropriation in the Amount not to Exceed \$750,000.00
\$750,000.00
Purchasing of Long Lead Construction Items for Educational Swing Space.
01/03/20 – Submitted by Director Handler
01/14/20 – To be Considered by Board of Finance

Secondary Committee: Education Committee

AGENDA

PLEDGE OF ALLEGIANCE TO THE FLAG: Led by President Matthew Quinones

ROLL CALL: There were 31 members present and 9 members absent or excused (Reps. Adams, Cottrell, Curtis, de la Cruz, DePina, Di Costanzo, Giordano, Graziosi, Jacobson, Lee, Liebson, Lion, Lutz, Mahoney, Matherne, McMullen, Miller, Moore, Morson, Nabel, Palomba, Patterson, Pendell, Pratt, Quinones, Roqueta, Sherwood, Summerville, Wallace, Watkins and Zelinsky were present; Reps. Aquila, Coleman, Fedeli, Figueroa, Florio, McGarry, Michelson, Saftic and Stella were absent or excused). [See Vote Record 2479](#). Rep. Stella arrived at 10:10 p.m.; Rep. Saftic arrived at 10:20 p.m.; Rep. McGarry arrived at 11:20 p.m.

Also present were Board of Finance members: Richard Freedman, Chair; Mary Lou Rinaldi, Vice Chair; Geoff Alswanger, Frank Cerasoli and Kieran Ryan; Planning Board members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Michael Totilo, Claire Fishman, and Michael Buccino; Michael Handler, Director of Administration; and Tamu Lucero, Assistant Superintendent of Schools.

1. [F30.273](#) REVIEW; Discussion of Stamford Public Schools **HELD 29-3-1**
 Long-Term Facilities Plan.
 01/03/20 – Submitted by Director Handler

Secondary Committee: Education Committee

Mr. Handler and Dr. Lucero discussed the [proposed long-term facilities plan](#) with the members of the Planning Board, the Board of Finance and Board of Representatives. Items discussed and comments made include the following (for a comprehensive review of the discussion, please [review the videotape](#)):

- The need for input from the Planning Board and the Board of Education on any school relocation and the need for neighborhood schools
- The source of the financial calculations for the cost differential of traditional model vs. public/ private partnership
- The potential terms of the leases, including built-in rent escalation
- Whether having an outside manager would work better than having the City manage the buildings
- The need for constant oversight
- The need for a sinking fund for future capital improvements
- The need for input from the Teachers Union
- The time needed to prepare to design swing space
- Having members of the boards on the RFP/Q Committee
- Whether to proceed in order to get advice from a consultant in order to get a better handle on fiscal implications of public/private partnership
- The timeline in the presentation is wildly aggressive
- This is a plan for purposes of discussion, not the plan
- The need to protect against counterparty risks, such as fraud, bankruptcy, low quality of work, etc.
- The need to be able to use the properties for non-school purposes, e.g. cooling center, or purposes outside of school hours if they are not owned by the City
- The City's costs would be forecasted for the length of the lease

- City repair or building of this many schools would overly increase the City's debt service
- Another option is to build a new school every 6 or 7 years
- The RFQ process is short
- How does this work with the prevailing wage law?
- Maintenance of schools has not been fully funded
- The use of prefabricated schools would be less expensive and less time consuming
- Using a consultant will enable the City to determine if this is a worthwhile plan, and allow a determination of the costs; they are envisioning the consultants to help the City get started on whether pursuing a public/private partnership makes sense
- Do maintenance costs make sense given costs of surrounding towns
- Cost of building a school might not need to be as expensive as Strawberry Hill
- The current feedback from the City's attorneys is that a sale/leaseback is necessary
- The consultant's recommendations and determinations should be brought back to the boards quickly
- The City would spend more than the private sector to achieve the same level of maintenance
- The cost assumptions assume no support from the State for the private/public partnership model and 28.6% reimbursement from the State for the traditional model
- Neighborhood schools are important
- This would be a vote to give up democratic control of buildings and exploit workers
- The City has failed to maintain building envelopes and mechanicals at the schools
- This may save taxpayers money and get students out of subpar schools

A motion to table Item No. 1 was made, seconded and approved by a vote of 29-3-1 (Reps. Adams, Curtis, DePina, Di Costanzo, Giordano, Lee, Liebson, Lion, Lutz, Mahoney, Matherne, McGarry, McMullen, Miller, Moore, Morson, Nabel, Palomba, Patterson, Pendell, Pratt, Quinones, Roqueta, Saftic, Sherwood, Stella, Wallace, Watkins and Zelinsky in favor; Reps. Cottrell, de la Cruz, Graziosi opposed; Rep. Summerville abstaining). [See Vote Record 2480](#).

2. F30.274 Not to Exceed \$250,000.00	ADDITIONAL APPROPRIATION (Capital Budget); Project 001213: BOE Long Term Facilities Implementation; Appropriation in the Amount not to Exceed \$250,000 for Professional Services in Support of Drafting, Evaluating and Managing Requests for Qualifications (RFQ) and Requests for Proposals (RFP) for Private Partners to Design, Construct and Manage Public School Facilities. 01/03/20 – Submitted by Director Handler 01/14/20 – To be Considered by Planning Board 01/14/20 – To be Considered by Board of Finance	HELD 25-3-6
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Secondary Committee: Education Committee

A motion by the Planning Board to hold this item was made, seconded and approved by unanimous vote.

A motion by the Board of Finance to approve this item received a vote of 3-1-1.

A motion to hold Item No. 2 was made, seconded and approved by a vote of 25-3-6 (Reps. Adams, Curtis, de la Cruz, Di Costanzo, Giordano, Graziosi, Jacobson, Lee, Liebson, Lion, Lutz, McGarry, McMullen, Miller, Moore, Morson, Nabel, Patterson, Quinones, Saftic, Sherwood, Stella, Wallace, Watkins and Zelinsky in favor; Reps. Cottrell, Mahoney and Pratt,

opposed; Rep. DePina, Matherne, Palomba, Pendell, Roqueta and Summerville abstaining).
[See Vote Record 2481.](#)

3. F30.275 Not to Exceed \$750,000.00	ADDITIONAL APPROPRIATION (Operating Budget); Appropriation in the Amount not to Exceed \$750,000 for Preliminary Design, Engineering and Purchasing of Long Lead Construction Items for Educational Swing Space. 01/03/20 – Submitted by Director Handler 01/14/20 – To be Considered by Board of Finance	HELD 21-10-1
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Secondary Committee: Education Committee

A motion to hold Item No. 2 was made and seconded. After discussion, a motion to move the question was made, seconded and approved by a vote of 24-10-0 (Reps. Adams, Curtis, de la Cruz, DePina, Giordano, Graziosi, Lee, Liebson, Lion, Mahoney, Moore, Morson, Nabel, Patterson, Pendell, Pratt, Quinones, Saftic, Sherwood, Stella, Summerville, Wallace, Watkins and Zelinsky in favor; Reps. Cottrell, Di Costanzo, Jacobson, Lutz, Matherne, McGarry, McMullen, Miller, Palomba and Roqueta opposed). [See Vote Record 2482.](#) The original motion to hold was approved by a vote of 21-10-1 (Reps. Adams, Cottrell, Curtis, de la Cruz, Di Costanzo, Giordano, Graziosi, Lee, Liebson, Lutz, Matherne, McGarry, Miller, Moore, Patterson, Pendell, Pratt, Saftic, Sherwood, Stella and Zelinsky in favor; Reps. DePina, Lion, Mahoney, McMullen, Morson, Nabel, Palomba, Quinones, Roqueta and Wallace opposed; Rep. Summerville abstaining). [See Vote Record 2483.](#)

President Quinones adjourned the meeting at 12:13 a.m.

This meeting is on [video](#)