



Operations Committee - Board of Representatives

Jonathan Jacobson, Chair

John Zelinsky, Jr., Vice Chair

Committee Report

Date: Tuesday, March 26, 2019

Time: 6:30 p.m.

Place: Republican Caucus Room, 4th Floor, Government Center, 888 Washington Boulevard

The Operations Committee met as indicated above. In attendance were Chair Jacobson, Vice Chair Zelinsky and Committee Member Reps. Adams, Lee, Mahoney, Sherwood, Spadaccini and Watkins. Absent or excused was Rep. Coleman. Also present were Reps. de la Cruz, Kolenberg and Lion; Mayor Martin; Michael Pollard, Chief of Staff; Lou Casolo, City Engineer; Ralph Blessing, Land Use Bureau Chief; Kevin Murray; Parks and Facilities; Mark McGrath, Director of Operations; Vin Tufo, Megan Shutes and Chris Warren, Charter Oaks Communities; Laura Burwick, Special Assistant to the Mayor; Bharat Gami, Building Official; and Jay Costello, WMC Consulting Engineers..

Chair Jacobson called the meeting to order at 6: 32 p.m.

Item No.	Description	Committee Action
1 O30.041	RESOLUTION; Regarding the Engineering and Design Work for the West Main Street Bridge. 03/06/19 – Submitted by Mayor Martin	Approved as Amended, 6-1-1

Secondary Committee: Land Use/Urban Redevelopment

Mayor Martin, Mr. Casolo and Mr. Costello discussed this item with the Committee:

- If the City proceeds with the work, it should be completed before the winter of next year
- A recap of the 100 day report was conducted at the February meeting of the Operations Committee
- WMC is certifying the preliminary estimate with a 25% contingency
- When the bids come back, if there is not enough money available, the City will not proceed and will determine how to make the project come under budget or determine how to get the funds
- The current projection is \$336,000 different from the first projection as a result of the historical analysis
- Rep. de la Cruz had been concerned about the cost of the containment for the blasting; the current estimate includes the most conservative containment system – it has been changed to Class 1A containment
- It is highly likely that some of the contingency may be used
- The City will look for as many bidders as possible in order to try to get this project to come in at budget

- This money is coming from a grant to the Mill River. The grant is contingent on building the budget. If the bids come back significantly over budget, the City will try to figure out how to get back under the budget
- Typically with these types of grants, the City gets reimbursed as work proceeds
- The temporary bridge is coming out of City funds – the cost is about \$213,000. This cost is not included in the estimate; this is deemed optional; the bridge is included in Phase II; if it done before the Phase II work, the City will need to get permits from CT DEEP, which would cost about \$25,000
- There are bridge accounts used for major bridge replacements, which is allocated to several projects; CP3220 and CP2200 – one is used for design and the other for construction
- This contract is between the City and WMC; the Mill River is not a party; the Mill River has agreed to pay for the engineering work up to \$2 million
- If there is a significant cost overrun, such as a \$1 million the Administration would come back to the Board
- This is the City's last historic bridge in the downtown area
- The first risk of the increased cost will be when the bids come in

A motion to amend the resolution to phrase it as an approval, as follows, was made, seconded and approved by a vote of 5-1-2 (Reps. Jacobson, Adams, Lee, Spadaccini and Watkins in favor; Rep. Sherwood opposed; Reps. Zelinsky and Mahoney abstaining).

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Representatives determines that it is in the best interests ~~of the City of Stamford to not continue work on this project at this time~~ approves ~~of the City of Stamford to not continue work on this project at this time~~ proceeding with Phase 2 of the contract; and

BE IT FURTHER RESOLVED THAT the Board instructs the administration to ~~cease bid preparation work for the West Main Street Bridge Walkway Rehabilitation Project~~ recommends that the Mayor proceed with the same.

A motion to amend the resolution to change the 3rd Whereas clause as follows and delete the 5th through 8th Whereas clauses was made, seconded and approved by a vote of 4-0-4 (Reps. Jacobson, Lee, Spadaccini and Watkins in favor; Reps. Zelinsky Adams, Mahoney and Sherwood abstaining).

WHEREAS, the Board of Representatives ~~in the contract~~ contract required a “100-day” review ~~in the contract~~ to ensure that cost estimates and other engineering assessments were substantially correct, and

A motion to amend the resolution to add the following two Whereas clauses was made, seconded and approved by a vote of 8-0-0 (Reps. Jacobson, Zelinsky, Adams, Lee, Mahoney, Spadaccini, Sherwood and Watkins in favor).

WHEREAS, the full costs of the Contract are expected to be reimbursed by the Mill River Collaborative from third party grants up to the amount of two million dollars; and

WHEREAS, on the March 26, 2019 meeting of the Operations Committee, the Mayor committed to return to the Board in the event of material cost

overruns in excess of the cost projections outlined in the March 26, 2019 meeting.

A motion to approve the resolution as amended, was made, seconded and approved by a vote of 6-1-1 (Reps. Jacobson, Adams, Lee, Mahoney, Spadaccini and Watkins in favor; Rep. Sherwood opposed; Rep. Zelinsky abstaining).

2. [O30.035](#) REVIEW; City of Stamford's 2019 Leaf Collection Report Made Process.
01/03/19 – Submitted by Reps. Jacobson and Watkins
01/29/19 – Held by Committee 9-0-0
02/26/19 – Held by Committee 7-0-0

The Committee reviewed the Administration's plans for leaf collection in 2019 with Mayor Martin, Mr. McGrath and Ms. Burwick:

- There is money for loose leaf pickup in the 2019-20 Budget
- If the Board of Representatives wishes to discontinue loose leaf pickup it can, but this is not the Mayor's recommendation at this time
- The Administration contacted CT DEEP about the process followed by the City of Worcester – allowing leaves in the road for one week prior to pickup, but was told that Stamford would be in violation if it used this procedure
- The proper procedure for a claim for damage by the City would be through the Town Clerk's office (which then forwards the claim to the Law Department)
- The Administration has no intention of switching to a bagged leaf pickup unless the Boards want to go forward with it
- Cars parked on leaves present a problem, however, it is difficult to create a program to prevent parking to permit clean-up of leaves due to notice requirements

The Committee next took up item 4.

4. O30.039 REVIEW; Possibility of a Community Garden in Report Made Stamford.
02/06/19 – Submitted by Reps. Kolenberg, Morson and Jacobson
02/11/19 – Moved to Pending

Rep. Kolenberg and Mr. Murray discussed this with the Committee:

- The idea of a community garden was raised at a Parks & Recreation Committee meeting
- Other towns and cities in Fairfield County have them
- The community members would pay for the plot of land, seeds, tools, etc.; the City would pay for the initial set up
- There are private/community-based community gardens in the City already
- There are 3 plots on Dock Street that could be used

3. [O30.040](#) RESOLUTION; Amending the Building Permit Fee Held 7-0-1 Resolution.
03/06/19 – Submitted by Rep. Jacobson

Committee members discussed the most recent draft with Ms. Burwick and Mr. Blessing:

- The goal of the most recent version is to make the resolution fit with the Zoning Regulations and to address the different levels of affordability, so that 25% affordability is translated to 60% affordability
- The new version provides for a pro rata credit if between 15 and 50% of the units are affordable
- This would give a greater credit to developers of deeply affordable housing
- A new version of this resolution should be prepared which is clearer as to the various options:
 - Only provide an abatement for developments with more than 50% affordable housing units
 - Create a graduated abatement for developments with fewer than 50% affordable housing units
 - Provide graduated credits for deeply affordable housing

A motion to hold this item was made, seconded and approved by a vote of 7-0-1 (Reps. Jacobson, Zelinsky, Adams, Mahoney, Sherwood, Spadaccini and Watkins in favor; Rep. Lee abstaining).

Chair Jacobson adjourned the meeting at 9:30 p.m.

Respectfully submitted,
Jonathan Jacobson, Chair

This meeting is on Video ([Pt. 1](#) & [Pt. 2](#))