



Operations Committee - Board of Representatives

Jonathan Jacobson, Chair

John Zelinsky, Jr., Vice Chair

Committee Report

Date: Tuesday, April 30, 2019

Time: 7:00 p.m.

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

The Operations Committee met as indicated above. In attendance were Vice Chair Zelinsky and Committee Member Reps. Adams, Lee, Sherwood, Spadaccini and Watkins. Absent or excused was Chair Jacobson and Committee Member Reps. Coleman and Mahoney. Also in attendance was Lou Casolo, Engineering Dept.; Bharat Gami, Building Official; Mike Toma, Law Dept.; and Jonathan Gottlieb, Charter Oak Communities.

Vice Chair Zelinsky called the meeting to order at 7:06 p.m.

Item No.	Description	Committee Action
¹ 1. O30.040	RESOLUTION; Amending the Building Permit Fee Resolution. 03/06/19 – Submitted by Rep. Jacobson 03/26/19 – Held In Committee 7-0-1	Approved as Amended, 4-0-1

A motion was made and seconded to strike paragraphs three, four and five from the proposed language. There was discussion on this item:

- Mr. Toma stated that the BOR is authorized to set a fee structure that has different permit amounts for different groups.
- There should be special exemptions for building projects that have over 50% affordable units, but this should not extend for projects between 20-50%.
- Builders should be encouraged to make affordable housing, and any discount that can be given to builders willing to do this is important. There are large numbers of seniors retiring who will not be able to afford to stay in Stamford without affordable housing.
- There are many worthy endeavors and it can be difficult to determine which groups should get exceptions.
- Difference in permit fee will probably not be a big incentive for a builder to create affordable units.
- Affordable units in Charter Oak mixed-income developments are 60% percent affordable and 40% market rate. The units are assessed differently.

¹ Video Time Stamp: 00:00:45

Rep. Lee stated that due to a conflict, he would be excusing himself from the discussion and vote on this item.

A motion was made and seconded to amend the previous motion, and strike paragraphs three and four:

~~Be it further resolved that the following commercial building and renovation projects shall qualify for a building permit fee of Sixteen and 50/100 dollars (\$16.50) per each one-thousand dollars (\$1,000) of estimated cost or fraction thereof for the percentage of estimated building costs equal to the percentage of the total dwelling units meeting the long term affordability criteria listed above.~~

~~New construction and renovation projects in which more than twenty percent (20%) but less than fifty percent (50%) of the dwelling units are limited through deed restrictions with a remaining term of at least thirty years to occupancy by households with incomes no greater than 50% of the Area Median Income (AMI) for each household's size, as published annually.~~

A motion to approve the resolution as amended was made, seconded and approved by a vote of 4-0-1 (Reps. Zelinsky, Sherwood, Spadaccini and Watkins in favor; Rep. Adams abstaining).

- ²2. [O30.042](#) APPROVAL; Amended Agreement with **Approved 6-0-0**
Independent Materials Testing Labs. Inc. for
Testing of Stamford Police Station Materials.
03/29/19 – Submitted by Mayor Martin
04/11/19 – Approved by Board of Finance

There was discussion on this item:

- IMTL is an independent third party retained to assist with construction of the new Police Station. The company came out first in the evaluation process for RFP. The rates are fair and reasonable and the project has gone well.
- It is difficult to estimate how much manpower and time will be needed for a project due to many unpredictable issues. Reliance on outside utilities companies is often a big problem, due to weather and emergencies.
- This is an amendment to the original agreement of \$99,411. Approximately \$40,000 additional funds are needed. There is a \$140,000 ceiling on this project, so anything more than the additional \$40,000 would require BOR approval.
- Five to six additional days of work are required for completion of project, about \$2,700.

A motion to approve this item was made, seconded and approved by a vote of 6-0-0 (Reps. Zelinsky, Adams, Lee, Sherwood, Spadaccini and Watkins in favor).

² Video Time Stamp: 00:25:32

- ³3. O30.030 REVIEW; All Roof Work Done on Public Schools in Stamford, Going Back 10-12 Years. **Report Made**
12/05/18 – Submitted by Rep. Adams
12/10/18 – Moved to Pending

There was discussion on this item:

- There are 22 schools. Roof projects can mean repairs or replacements. The entire roof is not usually replaced in a school, but rather parts of buildings have roof replacements.
- Roof projects need to be done during the summer, so planning and approval needs to be done well in advance of July 1st.
- In the past 12 years, the BOE has requested \$14 million for capital roof projects, but has only received just under \$5.8 million in the adopted budgets.
- Roof assessments should be done on a regular basis to prevent large problems, and there should also be preventative maintenance monthly schedules.
- ABM needs to be staying on top of these issues, as this is the company contracted for facilities management for Stamford public schools.
- The City should look into bonding for future roof projects, since it is known that all roofs will eventually have to be replaced or repaired.
- Mr. Casolo will work on a roof project spreadsheet for the BOR.

Vice Chair Zelinsky adjourned the meeting at 8:44 p.m.

Respectfully submitted,
John Zelinsky, Vice Chair

This meeting is on video ([Part 1](#) & [Part 2](#))

³ Video Time Stamp: 00:46:05