



Operations Committee - Board of Representatives

Jonathan Jacobson, Chair

John Zelinsky, Jr., Vice Chair

Committee Report

Date: Tuesday, May 25, 2021
Time: 6:30pm
Place: This meeting was held remotely

The Operations Committee met as indicated above. In attendance were Chair Jacobson, Vice Chair Zelinsky and Committee Member Reps. Adams, Coleman, Curtis, Lee, Mahoney, Sherwood and Watkins. Also present were Reps. de la Cruz, McMullen, and Stella; Mayor David Martin; Michael Pollard and Robin Stein, Mayor's Office; Lou Casolo and Jeff Pardo, Engineering Dept.; Chris Dellaselva, Law Dept.; Bill Brink, WPCA; Ralph Blessing, Land Use Bureau Chief; Peter Folino, Eagle Environmental; Stephen Goldblum, Stamford Wrecking; and four members of the public.

Chair Jacobson called the meeting to order at 6:30pm.

¹A motion to table Item O30.089 was made, seconded and approved by a vote of 9-0-0 (Reps. Jacobson, Zelinsky, Adams, Coleman, Curtis, Lee, Mahoney, Sherwood and Watkins in favor).

Item No.	Description	Committee Action
5. O30.092	REVIEW; Process followed by WPCA in connection with Permit Exceedance / Spill. 04/16/21 – Submitted by Rep. Nabel	Report Made

²A motion to take up Item O30.092 out of order was made, seconded, and approved by a vote of 9-0-0 (Reps. Jacobson, Zelinsky, Adams, Coleman, Curtis, Lee, Mahoney, Sherwood and Watkins in favor).

Mr. Brink reviewed the item and there was a brief discussion.

- The spill occurred on April 13th, 2021.
- Bypass pumping was going on during construction. A gate that controls flow opened and then fell, due to a bolt becoming undone, most likely from a rusted pin. Once it fell, the flow could not go into the clarifier.
- Most of the flow was contained but some spilled, approximately 1,000 to 10,000 gallons. Most of the seepage went on the ground, although some did go into the harbor via the nearby catch basins.
- The catch basins were pumped out and there were no solids or debris in them.
- Mr. Brink contacted the Bureau of Aquaculture and it was determined that there was no bacterial contamination.

¹ Video Time Stamp: 00:03:25 Part 1

² Video Time Stamp: 00:04:08 Part 1

- The gate is almost 50 years old. Some of the gates will be replaced with stainless steel, which is more in line with industry standards.

31. [O30.089](#) REVIEW; Costs and Value of Remediating and Retaining Old Police Building and/or Costs and Value of Demolishing Old Police Building prior to Sale to Third Party. **Report Made**
 04/07/21 – Submitted by Rep. Jacobson
 04/27/21 – Held by Committee 8-0-0

A motion to take Item O30.089 off the table was made, seconded and approved by a vote of 9-0-0 (Reps. Jacobson, Zelinsky, Adams, Coleman, Curtis, Lee, Mahoney, Sherwood and Watkins in favor).

Mayor Martin, Mr. Casolo and Mr. Blessing reviewed this item and there was discussion.

Some of the points during the discussion:

- The building is not easily repurposed. It is not suitable as is for residential use.
- There are currently high vacancy rates for non-Class A offices.
- The Cushman & Wakefield appraisal says improvement to the building does not add value.
- Interior abatement does not allow for access to all parts of the structure without compromising the structure.
- The Administration strongly believes that out of all possible scenarios it is best to demolish the building. A vacant blighted building is a neighborhood eyesore.
- Demolition will cost about \$1M right now.
- If requested, Mayor Martin will put something in writing that the current Administration has no intention to sell this property right now.
- Property should be strategically kept for future use.
- Value of property could be higher if zoning changes are made to increase number of residential units allowed.
- The City is losing tax revenue from this property.
- There is approximately \$2.8M left in the Police Capital Budget. Mr. Casolo will get to the Committee the figures of exactly what is remaining in the Police Dept. Capital Budget, and what were the expenditures since the demolition was discussed previously.
- Stamford Wrecking has bid \$867,518K for the demolition project.
- Many developers will not take on a building with environmental issues.
- The idea of an all-encompassing emergency center with 911 dispatch, EMS and fire department has been brought up but that will require much more analysis.

A motion was made and withdrawn to hold this item.

42. [O30.085](#) APPROVAL; Agreement between City of Stamford and Eagle Environmental, Inc. for Hazardous Material Monitoring & Inspection for the Old Police Station Demolition under RFP No. 822 (Amount of Agreement: not to exceed \$159,430; see backup for additional terms). **Approved 5-0-4**
- 03/03/21 – Submitted by Mayor Martin
03/11/21 – Approved by Board of Finance (5-0-1)
03/23/21 – Failed in Committee 2-6-0
04/05/21 – Held by Full Board 37-0-0
04/12/21 – Moved to Pending

A motion to take a 5-minute recess was made, seconded and approved by a vote of 9-0-0 (Reps. Jacobson, Zelinsky, Adams, Coleman, Curtis, Lee, Mahoney, Sherwood, and Watkins in favor).

A recess was taken from 8:25pm – 8:30pm. Chair Jacobson noted that no Committee business was discussed during the recess.

There was discussion on this item. Some points during the discussion:

- Five companies responded and Eagle Environmental was lowest bid.
- The fee is based on a six month project. Stamford Wrecking says it can be done in four months, so the fee will be closer to \$100K.
- Consolidating EMS, 911 dispatch and the central fire department is something to be looked into in the future, but it is complicated. There is no urgency to move 911 dispatch, and the central fire station still has life in it.
- Chair Jacobson stated he thinks the building should be demolished. While he likes the idea of consolidating an emergency center, his preference is to keep the property as a permanent park.

A motion to approve this item was made, seconded and approved by a vote of 5-0-4 (Reps. Jacobson, Lee, Mahoney, Sherwood, and Watkins in favor; Reps. Zelinsky, Adams, Coleman, Curtis abstaining).

The Committee agreed that it needs to be determined how to identify the mechanics of moving forward if this item is approved by the full Board. An item will need to be submitted to the Steering Committee on how to proceed.

53. [O30.069](#) REVIEW; South End Fire House; Installation of Police Substation and Duration of Substation at Location. **Held 7-2-0**
- 03/04/20 – Submitted by Rep. Adams
12/29/20 – Report Made & Held by Committee 6-0-0
01/11/21 – Moved to Pending

Last month Director Emmett asked for a written request for a legal opinion from the BOR. Chair Jacobson and Rep. Adams will work together to request a legal opinion as

⁴ Video Time Stamp: 01:54:15 Part 1

⁵ Video Time Stamp: 00:34:10 Part 2

to what authority the Administration had to remove the substation clause from the original agreement.

A motion to hold this item was made, seconded and approved by a vote of 7-2-0 (Reps. Adams, Coleman, Curtis, Lee, Mahoney, Sherwood, and Watkins in favor; Reps. Jacobson and Zelinsky opposed).

64. [O30.065](#) REVIEW; West Main Street Bridge **Report Made
and Held 9-0-0**
12/04/2019 – Submitted by Mayor Martin
12/30/19 – Held in Committee 7-0-0
01/28/20 – Report Made & Held by Committee
8-0-0
02/26/20 – Held by Committee 5-0-0
12/29/20 – Report Made & Held by Committee 6-0-0
01/11/21 – Moved to Pending

Mr. Casolo reviewed this item and there was discussion. Some points made during discussion:

- The three main parameters of this project are: the crossing is 145 feet, the structure is 10 feet wide, and it needs to support an emergency vehicle.
- A pre-fabricated bridge is quickest way for a solution to get a safe pedestrian bridge and emergency vehicle access.
- Design phase should take four to six months. Some permitting could be done during this phase.
- The existing bridge would be acting as a temporary bridge.
- It has not yet been determined whether to remove or rehabilitate the old bridge.
- Publicly bid construction projects do not require BOR approval.
- This project is being done in coordination with the Miller River Collaborative, and a \$2M DEEP grant that was provided to the Miller River Collaborative.
- The old bridge is on the historical registry. Any historical legal issues should be explored before making any plans for the old bridge.
- Rep. Sherwood would like the Administration to return to the BOR with how much money is available, and exactly how much it would cost for all options of the bridge project.
- All of the Committee members would like this item to remain on the agenda.

A motion to hold this item was made, seconded and approved by a vote of 9-0-0 (Reps. Jacobson, Zelinsky, Adams, Coleman, Curtis, Lee, Mahoney, Sherwood, and Watkins in favor).

Chair Jacobson adjourned the meeting at 10:16pm.

Respectfully submitted,
Jonathan Jacobson, Chair

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