



Operations Committee - Board of Representatives

Virgil de la Cruz, Chair

Carmine Tomas, Vice Chair

Committee Report

Date: Monday, April 15, 2024

Time: 6:30 p.m.

Place: *This meeting was held remotely.*

The Operations Committee met as indicated above. In attendance were Chair de la Cruz, Vice Chair Tomas and Graham, Ley, Sherwood, Dakary Watkins and David Watkins. Absent or excused were Committee Member Reps. Boeger and Stella. Also in attendance were Reps. Berns, Figueroa, Matheny, and Summerville; Lou Casolo, City Engineer and Joshua Noggle, Building Systems Engineer.

Chair de la Cruz called the meeting to order at 6:33 p.m.

Item No.	Description	Committee Action
1. O31.038	REVIEW; Status of plans to replace multiple gas fired HVAC units with fewer heat pumps units and installation of solar panels on the roof of the Yerwood Community Center. 10/05/23 – Submitted by Rep. de la Cruz 10/16/23 – Report Made and Recommitted to Steering by Committee 5-0-0 11/13/23 – Moved to Pending 01/17/24 – Held by Committee 02/26/24 – Report Made & Recommitted to Steering by Committee 7-2-0 03/11/24 – Held at Steering	Report Made

City Engineer Casolo responded to Chair de la Cruz's email regarding the HVAC project's alignment with the Mayor's climate change executive order on April 21, 2023. Committee members discussed this item with the invited guests. Items discussed included the following:

- This contract was entered into prior to the executive order dated April 2023, and the scope of the project was set prior to the order. Chair de la Cruz countered that National, State, and City policy was known long before then; the Board's resolution Declaring A Climate Emergency was issued in 2022, and Major Simmons empaneled then Climate Council shortly thereafter.
- The architect's contract has been amended to ask for an energy model to evaluate the recommendations of this committee at prior meetings.
- The project, which primarily focuses on the roof replacement and replacement of the rooftop HVAC units at Yerwood Center, is 44% complete.
- The project is moving slower than expected because of the lack of funding and

indecision on the approach of replacing the gas-fired units with electric units (not all units are being replaced)

- Mr. Casolo is concerned that if he were to submit an additional appropriation request, it would be rejected unless the project was all-electric. Chair de la Cruz countered that the scope of the project was never intended to be for an all electric building and that should not be included in an additional appropriation request.-
- Solar was never part of this contract and was never included in the energy analysis; there are 2 different vendors working on this project and solar is a separate vendor
- The request to add solar was included as part of the 2024-25 budget request for Yerwood; this array is expected to reduce greenhouse gas emissions by about 4.2 homes per year, which would result in a total savings of about 20 homes.
- The scope, annual utility cost and the 20-year life cycle cost of the HVAC project.
- A battery backup for the HVAC units would be very expensive, probably about \$1 million for a battery; batteries are not recommended as a backup; a generator is preferable. Chair de la Cruz countered that backup power, either battery or fossil fuel powered generator was never intended to be part of the project.
- The Mayor's commitment to climate issues predates the executive order. Chair de la Cruz agreed, reason why in kind replacement with gas fired units should have never been considered.
- There are outdoor air requirements for these types of buildings that require duct work; this outdoor air is provided to the occupants of the building through the rooftop units. There is a 100% fresh air unit for the kitchen. Chair de la Cruz indicated that the outdoor air units are not part of the scope and remain as is.
- Committee members expressed concerns that the Engineering Department has been responsive to the Committee's concerns and the project needs to move forward.
- Antonozzi would be able to complete biddable construction documents in 2 to 3 weeks; only design work has been done to date; it does not make sense to have them complete the documents until there is certainty about the design
- There will be a request for additional funding in order to complete this project through construction
- Yerwood management also needs to understand the impact of changing from gas-fired units to electric units. Chair de la Cruz indicated that there should be no impact other than a healthier and more economic building by reducing the toxic and global warming emissions and installing the more efficient heat pump units.

A motion to recommit Item No. 1 to Steering was made, seconded, and failed by a vote of 2-4-1 (Chair de la Cruz and Rep. Ley in favor; Vice Chair Tomas, and Reps. Sherwood, Dakary Watkins, and David Watkins opposed; Rep. Graham abstaining).

2. O31.040	REVIEW; Opportunities for the Board of Representatives (BOR) to Participate in the Drafting of Project Descriptions and Scopes of Work for Request for Proposals (RFPs) for Projects Anticipated to Require BOR Approval to Ensure Consistency with BOR Expectations and to Improve the Efficiency of Processing Awards. 11/22/23 – Submitted by Reps. de la Cruz and Ley 02/26/24 – Report Made & Recommitted to Steering by Committee 8-0-1 03/18/24 – Report Made (No Quorum) 04/01/24 – Recommitted to Steering by Full Board	Report Made
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Rep. Ley reiterated the need to improve communication to avoid issues down the line. This is a

letter that the BOR would send to the administration. Since this is a review item, there is no action to be taken. This item could be resubmitted as a new item with the legislative history attached.

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| 3. O31.050 | REVIEW; Dredging of Toilsome Brook upstream of culverts at Dannell Drive, Silver Hill Lane, and White Birch Lane.
02/18/24 – Submitted by Rep. Berns
03/11/24 – Held at Steering | Recommitted to Steering 7-0-0 |
| 4. O31.051 | REVIEW; Status of Design and Implementation of Long-Term Solutions to Toilsome Brook Flooding Upstream of Culverts at Dannell Drive, Silver Hill Lane and White Birch Lane.
02/18/24 – Submitted by Rep. Berns
03/11/24 – Held at Steering | Recommitted to Steering 7-0-0 |

The committee discussed Item Nos. 3 and 4 together.

Rep. Berns explained that residents upstream of the underground culverts from Toilsome Brook are experiencing flooding. There was dredging and clearing of the culverts, but that has not helped.

Mr. Casolo explained that this is a problematic area. Many residential properties are located on the flood plain near Toilsome Brook. There are underground culverts between the flood plain areas. The culverts are well constructed but do get sedimentation. The City is aware of the issues, but it is a complex issue to resolve.

There is a Toilsome Brook flood resiliency plan funded by DEEP: In 2022, The City applied for a DEEP resilience grant which was awarded in the amount of \$598,000. The grant was executed in January 2024 for a duration of 18 months. An RFP for the project was released on March 28, 2024, with a deadline of April 25, 2024. There was a pre-proposal walkthrough last week. The work will be to do hydrologic modeling in order to develop a plan with public input and a cost-benefit analysis of short-term and long-term projects. The goal is to complete the work within the grant period. He would like to see a project to clean out and maintain the culverts

A motion to recommit Item 3 to steering was made, seconded, and approved by a vote of 7-0-0 (Chair de la Cruz, Vice Chair Tomas, Reps. Graham, Ley, Sherwood, Dakary Watkins and David Watkins in favor).

A motion to recommit Item No. 4 to Steering was made, seconded, and approved by a vote of 7-0-0 (Chair de la Cruz, Vice Chair Tomas, Reps. Graham, Ley, Sherwood, Dakary Watkins and David Watkins in favor).

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| 5. O31.048 | REVIEW; City Planning for Future Road Infrastructure Needs.
03/06/24 – Submitted by Rep. Pierre-Louis
03/11/24 – Held at Steering | Recommitted to Steering 7-0-0 |
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Due to Director Quiñones' absence, a motion to recommit Item No. 5 to Steering was made, seconded, and approved by a vote of 7-0-0 (Chair de la Cruz, Vice Chair Tomas, Reps. Graham, Ley, Sherwood, Dakary Watkins and David Watkins in favor).

6. O31.049 REVIEW; Obligations of City to Maintain and Repair **Recommended to**
Unaccepted Roads. **Steering 7-0-0**
03/06/24 – Submitted by Rep. Pierre-Louis
03/11/24 – Held at Steering

Mr. Casolo stated that the emergency repair of unaccepted streets is covered by Code §214-39. Due to Director Quiñones' absence, a motion to recommit Item No. 6 to Steering was made, seconded, and approved by a vote of 7-0-0 (Chair de la Cruz, Vice Chair Tomas, Reps. Graham, Ley, Sherwood, Dakary Watkins and David Watkins in favor).

7. O31.052 REVIEW; Utility Providers' (Eversource And **Recommended to**
Aquarion) Plans for Upgrading Services and Supply **Steering 7-0-0**
to the City of Stamford as the Population Continues
to Grow.
04/03/24 – Submitted by President Curtis

Due to Director Quiñones' absence, a motion to recommit Item No. 7 to Steering was made, seconded, and approved by a vote of 7-0-0 (Chair de la Cruz, Vice Chair Tomas, Reps. Graham, Ley, Sherwood, Dakary Watkins and David Watkins in favor).

Chair de la Cruz adjourned the meeting at 8:28 p.m.

Respectfully submitted,
Virgil de la Cruz, Chair

This meeting is on [video](#).