

# 30<sup>TH</sup> BOARD OF REPRESENTATIVES CITY OF STAMFORD

President  
MATTHEW QUINONES

Clerk of the Board  
SUSAN NABEL

Majority Leader  
RODNEY PRATT

Minority Leader  
MARY L. FEDELI

## MINUTES

President Quinones called the meeting to order at 8:32 p.m.

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

Wednesday, November 7, 2018

8:30 p.m.

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

To consider and act upon the following:

1. PUBLIC HEARING and APPROVAL; of a lease to provide for a temporary relocation site for Westover Magnet Elementary School students and staff  
11/06/18 – Submitted by Mayor Martin  
11/07/18 – To be considered by Planning Board  
11/07/18 – To be considered by the Board of Finance

## AGENDA

ROLL CALL: Conducted by Clerk of the Board Susan Nabel. There were 33 members present and 7 members absent. (Reps. Adams, Aquila, Coleman, Cottrell, de la Cruz, Di Costanzo, Fedeli, Figueroa, Giordano, Graziosi, Jacobson, Lee, Liebson, Lion, Lutz, Mahoney, Matherne, McGarry, McMullen, Michelson, Moore, Morson, Nabel, Pendell, Pia, Quinones, Roqueta, Sherwood, Spadaccini, Summerville, Wallace, Watkins and Zelinsky were present; Reps. DePina, Kolenberg, Miller, Patterson, Pratt, Saftic and Stella were absent or excused).

Also present were Board of Finance members: Richard Freedman, Chair; Mary Lou Rinaldi, Vice Chair; Sal Gabriele; Kieran Ryan and David Kooris; Planning Board members: Theresa Dell, Chair; Jay Tepper, Vice Chair; Jennifer Godzeno, Roger Quick and Michael Buccino; Roger Quick; Mayor Martin, Michael Handler, Director of Administration, Kathryn Emmett, Corporation Counsel; Chris Dellaselva and Amy Livolsi, Law Department, Tamu Lucero, Assistant Superintendent – Elementary, SPS; Lou Casolo, City Engineer and approximately 60 members of the public.

PRESENTATION:

Mayor Martin, Mr. Handler, Dr. Lucero, Ms. Emmett and Mr. Dellaselva made a presentation regarding the proposed lease to the Planning Board, the Board of Finance and Board of Representatives and discussed the lease with the members of the three boards. Items discussed included the following:

- This is being handled under an emergency status because the students need a place to go to school now that Westover School has been closed due to mold
- 2 weeks ago it became apparent that there was a particular problem with Westover School's mold issue
- It was determined that Westover School could not be fixed without moving out ½ of the students; which is not a workable solution. Westover School was therefore closed last Wednesday on an emergency basis.
- It will take at a minimum 6 to 8 weeks to get the students back into the school, assuming nothing else is found
- Approval of the lease is necessary to get the work done and use the building to get the children back to school
- The final agreement was reached this afternoon, and they are committed to getting the students in by the day after Veterans' Day
- The task force was formed on October 29<sup>th</sup> and is not focused on what caused this problem, but on finding a solution
- Information is on the task force website in real time
- The goal is to get the students back in school as soon as possible
- The City plans to exercise the 3<sup>rd</sup> floor option
- The rules and regulations are overridden by the terms of the lease
- The City will provide maintenance service using the current school custodians, who already have background checks
- City staff will be embedded in the building during construction to ensure all codes are met in real time
- The City is able to manage the payments
- The Landlord may not enter the building during school without consent and being accompanied

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11/07/18 – Approved by Planning Board  
11/07/18 – Approved by Board of Finance
- APPROVED BY A MACHINE VOTE OF 32-0-1**

President Quinones opened the public hearing. There being no members of the public wishing to speak, the public hearing was closed.

Mayor Martin, Mr. Handler, Dr. Lucero, Ms. Emmett and Mr. Dellaselva responded to questions from the three boards.

- There is no time for an RFP or bid process; there is no bid waiver because BLT will be bidding out the work
- The City has enough flexibility to manage these payments; but the cost as to other schools is unknown
- The lease will be paid for out of the Operating Budget
- The electric charge remains the same during the extension option
- Any operational savings by not using Westover are minimal

- There is no obligation to restore the space at the end of the lease
- No other portion of the building will be leased out while the space is being used as a school
- The building goes to grade at the 1<sup>st</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors
- There can be no bonding of operating expenses
- The students will have a shared entrance with additional security until the 3<sup>rd</sup> floor is finished
- How the park next to the school will be used has not been determined
- There are no contamination issues in the building; the park had issues but has since been approved by DEEP
- Background checks are being done on the 100 BLT employees in the building
- The children will be on separate floors and the security guards from the school will be brought in
- The downstairs area is being built out as a gymnasium
- There will be 5 or 6 additional busses
- Early drop-off programs will continue
- The price is below the market rate for this type of space

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

A motion by the Board of Finance to approve this lease was made, seconded and approved by unanimous vote

A motion to approve this item was made, seconded and approved by a machine vote of 32-0-1 (Reps. Adams, Aquila, Coleman, Cottrell, de la Cruz, Di Costanzo, Fedeli, Figueroa, Giordano, Jacobson, Lee, Liebson, Lion, Lutz, Mahoney, Matherne, McGarry, McMullen, Michelson, Moore, Morson, Nabel, Pendell, Pia, Quinones, Roqueta, Sherwood, Spadaccini, Summerville, Wallace, Watkins and Zelinsky in favor; Rep. Graziosi abstaining). [See Vote Record 2189](#)

## ADJOURNMENT

President Quinones adjourned the meeting at 10:35 p.m.

This meeting is on [video](#).