



## ***Operations Committee - Board of Representatives***

Virgil de la Cruz, Chair

Sean Boeger, Vice Chair

# **Committee Report**

**Date:** Monday, January 23, 2023  
**Time:** 6:30pm  
**Place:** This meeting was held remotely

The Operations Committee met as indicated above. In attendance were Chair de la Cruz, Vice Chair Boeger, and Committee Members Reps. Baxter, Coleman, Ley, Sherwood, , Tomas, and Watkins. Rep. Stella was excused. Also present were Reps. Campbell, Curtis, Goldberg, Mays, Summerville, and Walston; Matt Quinones, Director of Operations; Josie Carpanzano, Deputy Director of Operations; Lou Casolo, Engineering Dept.; Chris Dellaselva, Law Dept.; Frank Petise, Transportation Bureau Chief; Luke Bittenwieser, Transportation Engineering; and three members of the public.

Chair de la Cruz called the meeting to order at 6:30 p.m.

Item No.	Description	Committee Action
11. <a href="#">O31.022</a>	APPROVAL; Agreement between City of Stamford and Antinozzi Associates P.C. for HVAC Units & Roof Replacement at the Yerwood Community Center (a/k/a the Boys & Girls Club), 300 West Main Street (Under RFP No. 868). 11/23/22 – Submitted by Mayor Simmons 12/07/22 – Approved by Board of Finance 5-0-1 12/29/22 – Approved by Committee 9-0-0 01/03/23 – Held by Full Board 31-5-0	<b>Report Made and Held 7-0-0</b>

Chair de la Cruz gave an update on this item. The current RFP requires that the new equipment be natural gas fire. But now everyone is trying to diminish the consumption of natural gas. This RFP is contrary to city, state, and national policy. This would sentence the Yerwood Center to possibly higher future utility costs.

Since the project ordains consumption of natural gas, it disqualifies itself from all grants and subsidies that are available from the federal and state government through the Inflation Reduction Act (IRA). We owe it to the taxpayers to use every source of funding possible.

Mr. Quinones said that delaying the item for one month for the Administration to review with Bridge Energy consultants is adequate to address some of the BOR's concerns.

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<sup>1</sup> Video Time Stamp: 00:00:40

Mr. Casolo said that accessing the feasibility of solar on the roof would not warrant a cardinal change to the agreement. The roof has to be fixed, it is leaking and aging. The architectural agreement does allow for some scope to do energy assessment, as these are usually included in school construction projects. Bridge Energy can determine if this is a feasible location for solar. They can be retained to do an in depth analysis as is being done in five other locations. It cannot be known if solar is feasible on this aging roof until an in depth analysis is completed.

A motion to hold Item #1 was made, seconded and approved by a unanimous voice vote (Reps. de la Cruz, Boeger, Baxter, Coleman, Sherwood, Tomas and Watkins in favor).

- <sup>2</sup>2. [O31.017](#)      REVIEW; Stamford Transfer Station Operations and Possibility of Increasing Fees for Non-Residential and Commercial Businesses using the Transfer Station.      **Held 7-0-0**  
07/06/22 – Submitted by Reps. Stella and Curtis  
07/18/22 – Report Made & Held by Committee 7-0-0  
08/15/22 – Report Made & Held by Committee 7-0-0  
09/12/22 – Moved to Pending  
10/17/22 –Held by Committee 8-0-0  
12/29/22 –Held by Committee 9-0-0

A motion to hold Item #2 due to the unavailability of one of the invited guests was made, seconded and approved by a unanimous voice vote (Reps. de la Cruz, Boeger, Baxter, Coleman, Sherwood, Tomas and Watkins in favor).

- <sup>3</sup>3. [O31.023](#)      REVIEW; Compliance with the Complete Streets Ordinance and the American with Disabilities Act and Vision Zero in Road Construction Projects.      **Report Made**  
01/04/22 – Submitted by Rep. de la Cruz

Chair de la Cruz explained why he put this item on the agenda. There is a traffic project ongoing in District 2 to relieve chronic traffic congestion. Greenwich Avenue and Davenport Street will each be one way, with the two streets converging at a traffic roundabout at the Pulaski Street/Greenwich Avenue intersection. The waterfront boardwalk will connect to the sidewalk on Davenport Street and at the roundabout, and link to Mill River Park. This will make the sidewalk very heavily trafficked.

Before the project, there were utility poles in the middle of the sidewalk on Davenport Street, and when new sidewalk went up, the poles were put back in the same place. This is not in the spirit of Complete Streets, ADA, or Vision Zero. This should have been corrected when the new sidewalks were installed. The city has the authority to order EverSource to remove poles from the middle of sidewalk and make it compliant.

Chair de la Cruz reviewed State legislation regarding what municipalities have the authority to do, which includes authority over pole placement.

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<sup>2</sup> Video Time Stamp: 00:25:15

<sup>3</sup> Video Time Stamp: 00:27:00

Mr. Petise explained the Pulaski Street project is in the procurement phase. Utilities have not been completed yet on Davenport Street and Greenwich Avenue. They are working with the utility companies to get the poles relocated. All of the utilities have to be involved and it is a lengthy process. Poles cannot always be exactly where they would like, so an additional concrete pad can be poured around the pole in those cases. There is currently a capital request for funds to do an ADA assessment of all City sidewalks.

Chair de la Cruz stated that there is a legal opinion from the Law Dept. stating the city has no legal authority to have poles moved.

Mr. Petise said the city works with the utility companies on all traffic projects and if they ask a pole to be moved, the utility company usually will move it.

44. [O31.024](#) REVIEW; Overview of Office of Operations. **Report Made**  
01/04/23 – Submitted by Rep. Cottrell

Mr. Quinones reviewed the attached [presentation](#) and there was discussion.

Rep. Watkins stated he is glad to see that zero net metering is being considered. This is an opportunity for the city to save \$500K to \$750K a year in electricity costs through a state program. He asked why the contract has not been brought forward yet.

Mr. Quinones explained the program: solar energy is produced in rural areas of the state which Stamford could fund through a lease agreement for the energy. The Legal Dept. employed outside counsel to oversee contract negotiations. He is waiting for an update and hopefully this contract will come before the BOR soon.

Rep. Boeger asked if zoning enforcement is being given the proper attention, as the amount of illegal housing in Stamford is dangerous. Mr. Quinones said that zoning enforcement needs to be changed from a silo department approach and get other departments involved, such as the Health Dept. and Social Services and others. Code enforcement needs to be centralized as a fusion cell, with one central leader. This leadership position will be brought to the Personnel Commission this week. He is looking into streamlining enforcement capabilities, and has requested a legal opinion.

Chair de la Cruz asked if there can be a minimum of an annual inspection of BMR housing to make sure corners are not being cut. Mr. Quinones said the city is working on being more proactive with BMR programing. He would like to create more accountability by having services consolidated within a housing department and staffed appropriately. This was a recommendation in the affordability plan the city contracted. There are not adequate staff resources now. A position is needed solely dedicated to it.

Chair de la Cruz asked what is being done about illegal dumping. Mr. Quinones said expanding the maintenance program might help with the problem. Cameras have not seen that much success. There is also a question of accountability and enforcement.

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<sup>4</sup> Video Time Stamp: 00:46:00

Mr. Quinones said Representatives are welcomed to schedule one-on-one meetings with departments and/or schedule site visits.

Chair de la Cruz adjourned the meeting at 8:20 p.m.

Respectfully submitted,  
Virgil de la Cruz, Chair

This meeting is on [video](#).