



Operations Committee - Board of Representatives

Virgil de la Cruz, Chair

Carmine Tomas, Vice Chair

Committee Report

Date: Monday, September 18, 2023

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 and Committee Member Reps. Coleman, Ley, Stella, Tomas, Dakary Watkins, and David Watkins. Also in attendance were Reps. Goldberg, Matheny, Mays, Pavia, Summerville, and Weinberg; Lou Casolo, Engineering Department; Alice Knapp, Ferguson Library; Chris Dellaselva, Law Department; Nancy Freedman, Stamford Animal Shelter Alliance; Matthew Quiñones, Director of Operations; Tom Turk, Traffic & Road Maintenance Supervisor.; Ann Brown, WPCA; Erin McKenna, Senior Parks Planner; Ron Markey, Landscape Specialist; and Dan Colleluori, Director of Recycling & Sanitation, Elda Sinani, OPM Director; .and Warren Freedenfeld, Rauhaus Freedenfeld & Associates LLP .

Chair de la Cruz called the meeting to order at 6:35 p.m.

Item No.	Description	Committee Action
1. O31.032	APPROVAL; Agreement between City of Stamford and Silver, Petrucelli & Associates, Inc. for Engineering Design Services for HVAC Upgrades at Ferguson Library DiMattia Building under RFP No. 882 .[Compensation \$109,160, as set forth in Exhibit A] 08/17/23 – Submitted by Mayor Simmons 09/14/23 – Approved by Board of Finance 6-0-0	Approved 7-0-0

Mr. Casolo and Ms. Knapp discussed Item No. 1 with the Committee. Items discussed included the following:

- This is a contract between the City of Stamford and Silver, Petrucelli & Associates for design services to assist the library in designing HVAC equipment upgrades.
- The contract price is \$109,160.
- There is already funding in place for the design and construction of the project which is 100% ARP funding. The total cost of r the project is estimated to be 1.6 million.
- There were five responses to the RFP with fees ranging from \$109,000 to \$220,000.
- Silver, Petrucelli & Associates was the vendor chosen
- The project is mechanical services for the units, the cooling tower, and the controls related to the HVAC equipment.

- The library just completed work on the building envelope and two of the flat roofs will be replaced in a few weeks.
- The HVAC system has not been touched since 1982

A motion to approve Item No. 1 was made, seconded, and approved by a vote of 7-0-0 (Reps. de la Cruz, Coleman, Ley, Stella, Tomas, Dakary Watkins, and David Watkins in favor).

2. [O31.033](#) APPROVAL; Revised Agreement between City of Stamford and Rauhaus Freedenfeld & Associates LLP for Architectural/Engineering Design Services for New Animal Control Center under RFP No. 885 [Cost - \$320,300 with additional costs as described in contract documents] . **Approved 7-0-0**
 08/31/23 – Submitted by Mayor Simmons 09/14/23
 09/14/23 – Approved by Board of Finance 4-1-0

Mr. Casolo, Ms. Freedman, and Mr. Freedenfeld discussed Item No. 2 with the Committee. Items discussed included the following:

- This is an agreement between the City of Stamford and Rauhaus Freedenfeld & Associates LLP for Architectural/Engineering Design Services for New Animal Control Center.
- Rauhaus Freedenfeld & Associates LLP specializes in animal control facility design
- The cost of the project is \$320,300. The amount of authorization in the capital project is a little over 4.5 million. These fees are in line with the budget estimate.
- The contract was originally presented to the Board of Finance and was rejected
- The revised contract has been approved by the Board of Finance.
- The language of the contract was revised to compensate the architect for redesigning the schematic design if the value engineering was found to affect the building footprint.
- The proposed building is a little over 7,000 ft² which is larger than the current building and in keeping with other animal shelter designs
- The design is based on input from shelter staff
- There will be a governance committee to oversee designing a building that meets today's energy standards and requirements which will include a BOR member.

A motion to approve Item No. 2 was made, seconded, and approved by a vote of 7-0-0 (Reps. de la Cruz, Coleman, Ley, Stella, Tomas, Dakary Watkins, and David Watkins in favor).

3. O31.031 REVIEW; A Plan of How to Provide the Residents of the North Side of Stamford Access to the Public City Water and to Stamford's Sewer System. **Recommended to Steering 6-1-0**
 08/09/23 – Submitted by Rep. Stella

Chair Stella explained that he put this item on the agenda due to concerns raised by North Stamford residents regarding lack of services and planning for future water issues.

Ms. Brown discussed Item No. 3 with the Committee. Items discussed included the following:

- A discussion regarding providing water to North Stamford residents would require Aquarion

- An ordinance was passed previously prohibiting sanitary sewers from being constructed in North Stamford above the Merit Parkway.
- A decrease in the sewer avoidance area would be the first step in providing service to the North Stamford sanitary sewer system.
- The Perna Lane sewer project is in phase one of extending sanitary sewers into the area. These are undersized lots, and the Board of Finance was not willing to finance projects with large enough lots to build septic systems
- Rep. Weinberg stated that residents in his district other than the Perna Lane residents have not expressed concerns about this to him.
- The cost of extending sewers to serve all of North Stamford is not insignificant to residents or the City; the cost for the Perna Lane residents is an initial cost of \$20,000 per individual homeowner plus \$20,000 to be charged in their taxes over the next 15 years. This is similar to the cost of replacing a septic system
- Would the sewage treatment plan have capacity for this?
- The North Stamford Association should be involved in this conversation

A motion to recommit Item No. 3 to Steering was made, seconded, and approved by a vote of 6-1-0 (Reps. de la Cruz, Coleman, Ley, Stella, Tomas, and Dakary Watkins in favor; Rep. David Watkins opposed).

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| 4. O31.034 | REVIEW; Administration Plans to Pursue a Tree Preservation and Planting Program in Accordance with Resolutions 4130 And 4148, Including Additional Appropriations as Required. and Pursuit of all Possible Grant Sources such as Available Through the Inflation Reduction Act, The U. S. Forestry Service, et. al.
09/06/23 – Submitted by Reps. de la Cruz, Grunberger, Saftic, Sherwood, and Stella | Recommitted to Steering
6-0-1 |
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Ms. McKenna, Mr. Markey, and Mr. Quinones discussed Item No. 4 with Committee members. Items discussed included the following:

- The City is looking at new technologies to do a tree inventory
- The City was awarded a one million dollar USDA Urban Forestry grant for tree planting
- The City needs more personnel to do tree planting;
- The City presently uses a Long Island landscape contractor to plant trees that include trees transplanted from their farm.
- A tree maintenance position was included in the budget and is in the process of being filled
- A tree inventory would include empty pits

A motion to recommit Item No. 4 to Steering was made, seconded, and approved by a vote of 6-0-1 (Reps. de la Cruz, Coleman, Ley, Stella, Tomas, and Dakary Watkins in favor; Rep. David Watkins abstaining).

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| 5. O31.035 | REVIEW; Procedures and Communication to Residents Regarding Paving City Streets.
09/06/23 – Submitted by Reps. Matheny and Mays | Report Made |
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Mr. Quinones and Mr. Turk discussed Item No. 5 with Committee members. Items discussed included the following.

- At the beginning of the paving season, the results of the paving survey were not complete, so they relied on the previous list
- A general schedule is built but there are variables due to weather and other factors.
- The goal is to become more proactive in terms of communicating with residents in a sufficient amount of time before a paving project is scheduled and developing a more accurate timeline.
- Having a complete list of residential and business addresses that can be used to alert residents in a particular area of important matters would be helpful. There have been prior instances where the lack of such a list impeded timely communications.
- Other ideas to alert residents include road signs/variable message boards

A motion to conclude Item No. 7 was made, seconded, and approved by a vote of 7-0-0 (Reps. de la Cruz, Coleman, Ley, Stella, Tomas, Dakary Watkins, and David Watkins in favor).

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| 6. O31.036 | REVIEW; Road Paving Plans with Consideration to Using Permeable and Light Colored Paving Products, such as Permeable White Asphalt, to Reduce Flooding Potential, Relieve Capacity of Storm Water Drains, Offset Global Warming, and Reduce the Urban Heat Island Effect.
09/06/23 – Submitted by Rep. de la Cruz | Recommitted to Steering
7-0-0 |
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Rep. de la Cruz explained that he put Item No. 6 on the Agenda because the use permeable and light color paving products has the potential to reduce flooding, relieve capacity of stormwater drains, offset global warming, and reduce the urban heat island effect.

Mr. Turk and Mr. Quinones discussed Item No. 6 with the Committee. Items discussed included the following:

- Permeable asphalt is not as strong and could not be used on main roads
- Permeable asphalt might cost more
- Light colored asphalt radiates less heat which may cause increased icing issues in the Winter.
- The Operations Department has not looked into this but will; This will take a while.

A motion to recommit Item No. 6 to Steering was made, seconded, and approved by a vote of 7-0-0 (Reps. de la Cruz, Coleman, Ley, Stella, Tomas, Dakary Watkins, and David Watkins in favor).

7. [O31.017](#) REVIEW; Stamford Transfer Station Operations and Possibility of Increasing Fees for Non-Residential and Commercial Businesses using the Transfer Station. **Recommitted to Steering 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
01/23/23 – Held by Committee
03/02/23 – Recommitted to Steering by Committee 6-0-0
03/13/23 – Moved to Pending
05/15/23 – Report Made & Recommitted to Steering by Committee 7-0-0
06/12/23 – Moved to Pending

Representative de la Cruz noted that the cost analysis submitted and confirmed by OPM indicated that the commercial tipping fee now in place, \$115.00 per ton, results in a loss of \$53.86 per ton on commercial operators. To break even, the commercial tipping fee would have to be increased by \$57.62. In essence the taxpayers are subsidizing commercial operators in the amount of about \$57.62.

Director Sinani discussed Item No. 7 with the Committee. Items discussed included the following:

- The ticket fee will be increasing on October 1st from \$115 to \$123 and the new tip fee for single stream recycle increased to \$98 on September 1st
- Not all City services are self-sustainable
- The increase in transfer station fees may result in an increase in illegal dumping or cause commercial operators to look for different transfer stations with lower fees.
- She recommends waiting to see the impact of the increased fees on revenue
- The current ordinance in place allows for the City to charge \$25 over the highest cost. \$98 a ton for single stream recycling is the highest expense and the City has charged.

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

Chair de la Cruz adjourned the meeting at 9:40 pm.

Respectfully submitted,
Virgil de la Cruz, Chair

This meeting is on [video](#).