



Operations Committee - Board of Representatives

Virgil de la Cruz, Chair

Carmine Tomas, Vice Chair

Committee Report

Date: Thursday, August 21, 2025
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 Committee Member Reps. Boeger, Ley, Mays, Sherwood, Stella, and Watkins. Also in attendance were Reps. Adams, Figueroa, Matheny, Summerville, and Weinberg; Josie Carpanzano, Deputy Director of Operations; Dana Lee, Assistant Corporation Counsel, and Scott Butch, Director of Facilities and Sustainability. Absent or excused was Rep. Graham.

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

Chair de la Cruz opened the public hearing at 6:38 p.m., the following people spoke:

- John Conrad
- Dave Adams

Chair de la Cruz closed the public hearing at 6:48 p.m.

Item No.	Description	Committee Action
1. O31.077	ORDINANCE for <u>public hearing and final adoption</u> ; amending Chapter 155 of the Code of Ordinances concerning lighting and the enforcement of exterior lighting standards 06/26/2025 – Submitted by Dir. Quinones 07/24/2025 – Approved by Committee 8-0-0 08/04/2025 – Approved for Public Hearing via unanimous voice vote	Motion to approve as amended 8/0/0

Attorney Lee discussed the proposed changes:

- The proposal adds a *Civil Citation Officer* to the enforcement provision of the lighting ordinance.
- Removes the *Chief Building Official* and their designee from enforcement responsibilities.
- Enforcement authority now lies with:
 - Zoning Enforcement Officer
 - Civil Citation Officer
- The purpose of the change is to streamline and simplify enforcement of the lighting ordinance.

A motion to approve Item 1 as amended was made, seconded, and approved by a vote of 8-0-0 (Chair de la Cruz, Vice-Chair Tomas, Reps. Boeger, Ley, Mays, Sherwood, Stella, and Watkins in favor).

2. [O31.079](#) **RESOLUTION;** Concerning Building Permit Fees And Certificate of Occupancy Fees for Affordable Housing Units (Originated from O31.075) made into own item at committee meeting **Motion to recommit 8/0/0**
- 07/24/25 – Submitted via Motion to Bifurcate O31.075 as Amended by Reps. Ley and Boeger
07/24/25 – Failed by Committee 4-5-0
08/04/25 – Recommitted to Steering by roll call vote 29-1-0

Attorney Lee summarized the resolutions for Items 2 and 3:

- Two resolutions were submitted to the Law Department for legal review:
 - Exemption of local building permit fees for affordable housing units.
 - Reduction of fees for qualifying nonprofits providing services in Stamford.
- Legal review was completed and distributed approximately two hours ago.
- The formal opinion will be part of the record and available to committee members.
- The purpose of the review:
 - To determine if fee relief can be enacted via resolution.
 - Identify any legal limitations or necessary edits.
 - Ensure the resolutions are legally sound and resistant to challenges.
- The key findings from the legal analysis:
 - The Board has authority to limit fees by resolution.
 - However, the Code of Ordinances mandates a \$25 minimum per permit which cannot be waived by resolution and requires an ordinance change.
 - State surcharges (e.g., code training and education fees) are also non-waivable and must be collected.
 - Fee relief cannot reduce total fees to zero due to statutory minimums and mandatory state surcharges.
- Captions reference CO fees, but operative text does not.
- Committee must either:
 - Add explicit CO fee relief, or
 - Remove CO references from captions to avoid misinterpretation.
- Fee relief must be structured to withstand legal challenges which require:
 - Uniform standards
 - Proper delegation
 - Published guidance
- Relief applies only to deed-restricted units.
- Fee-in-lieu references should be removed (not tied to actual construction) including:
 - Proportional relief for mixed-use projects.
 - Recapture provisions if restrictions lapse.
 - Preservation of \$25 minimum fee and mandatory state surcharges.
 - Delegation to operations for uniform standards.
- The nonprofit resolution:
 - Relief limited to qualifying 501(c)(3) organization.
 - Safeguards include:
 - Strong documentation and disclosures.
 - Audit rights, revocation clauses, and recapture provisions.
 - Preservation of \$25 minimum fee and state surcharges.

A motion to recommit Item 2 was made, seconded, and approved by a vote of 8-0-0 (Chair de la Cruz, Vice-Chair Tomas, Reps. Boeger, Ley, Mays, Sherwood, Stella, and Watkins in favor).

3. [O31.081](#) **RESOLUTION;** Concerning Building Permit Fees and Certificate of Occupancy Fees Reduction for Not For Profit Organizations
08/06/2025 – Submitted by Reps. Ley, Blank, Camporeale, Gilbride, Goldberg, Morson, Roqueta, Sandford, Shaw, and Weinberg **Motion to recommit 8/0/0**

A motion to recommit Item 3 was made, seconded, and approved by a vote of 8-0-0 (Chair de la Cruz, Vice-Chair Tomas, Reps. Boeger, Ley, Mays, Sherwood, Stella, and Watkins in favor).

4. [O31.082](#) **APPROVAL;** of an Agreement with Quisenberry Arcari Malik, LLC (QAM) for the design of the Yerwood Center renovation project [QAM-Stamford AIA Contract for Arch-Eng Design of Yerwood Center (RFP No. 2025.0328)]
08/01/2025 – Submitted by Mayor Simmons **Motion to approve 8/0/0**

Deputy Director Carpanzano discussed the project scope:

- Interior renovation is focused on lighting, finishes, flooring, and ADA enhancements (e.g., restrooms and elevators).
- Funding sources:
 - \$200,000 grant (issued circa 2009) designated for elevator improvements.
 - \$1.5 million in ARPA funding.
 - Additional support from bond funds.

A motion to approve Item 4 was made, seconded, and approved by a vote of 8-0-0 (Chair de la Cruz, Vice-Chair Tomas, Reps. Boeger, Ley, Mays, Sherwood, Stella, and Watkins in favor).

5. O31.049 **REVIEW;** Obligations of City to Maintain and Repair Unaccepted Roads. **Motion to recommit 8/0/0**
03/06/24 – Submitted by Rep. Pierre-Louis
03/11/24 – Held at Steering
04/15/24 – Recommitted to Steering 7-0-0
05/20/24 – Recommitted to Steering 5-0-0
06/17-24 – No Action Taken
07/15/24 – Held at Steering
08/12/24 – Held at Steering
02/20/25 – Held by Committee 8-0-0
03/20/25 – Recommitted to Steering 8-0-0
04/24/25 – No Action Taken
05/22/25 – Recommitted to Steering 5-0-0
06/17/25 – Recommitted to Steering 9-0-0
[07/24/25 – Recommitted to Steering 8-0-0](#)

A motion to recommit Item 5 was made, seconded, and approved by a vote of 8-0-0 (Chair de la Cruz, Vice-Chair Tomas, Reps. Boeger, Ley, Mays, Sherwood, Stella, and Watkins in favor).

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| 6. O31.078 | REVIEW ; Flooding issues in Springdale and the surrounding neighborhoods.
06/16/2025 – Submitted by Rep. Camporeale
07/24/2025 – Recommitted to Steering 8-0-0 | TO BE HELD |
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| 7. O31.069 | REVIEW ; status and update on the South End Community Center Repairs.
03/05/25 – Submitted by Reps. Adams and Graham
03/20/25 – Recommitted to Steering 8-0-0
04/24/25 – No Action Taken
05/22/25 – No Action Taken
06/17/25 – Recommitted to Steering 9-0-0 | Motion to recommit 8/0/0 |

Director Butch provided a project update:

- The boilers have been shipped and delivered to the riggers yard, they're expected on-site by end of this week or early next week
- Excavation through the exterior wall into the basement is complete.
- The switch gear shipment that was scheduled for this week has shipped.
- Full LED lighting replacement is scheduled for over the next three to four weeks.
- Basketball court upgrades include:
 - New backboards and court lining.
- All work is on schedule with a mid-September target for boiler and electrical systems to be operational.

A motion to recommit Item 7 was made, seconded, and approved by a vote of 8-0-0 (Chair de la Cruz, Vice-Chair Tomas, Reps. Boeger, Ley, Mays, Sherwood, Stella, and Watkins in favor).

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| 8. O31.080 | APPROVAL ; of an Agreement with Grillo Services LLC for Hauling and Disposal of Logs, Brush and Yard Waste.
08/05/2025 – Submitted by Mayor Simmons | TO BE HELD |
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Chair de la Cruz adjourned the meeting at 7:30 p.m.

Respectfully submitted,
Virgil de la Cruz, Chair

This meeting is on [video](#).