

31ST BOARD OF REPRESENTATIVES CITY OF STAMFORD

President
JEFF CURTIS

Clerk of the Board
MEGAN COTTRELL

Majority Leader
NINA SHERWOOD

Minority Leader
MARY L. FEDELI

MINUTES

President Curtis called the meeting to order at 8:00 p.m.

President Curtis read the call of the meeting: I, Jeff Curtis, President of the 31st Board of Representatives of the City of Stamford, Connecticut, and pursuant to Section C2-10-4 of the Stamford Charter, hereby call a Special Meeting of said Board of Representatives at the following time and place:

Monday, June 12, 2023

8:00 p.m. (immediately following the Steering Committee Meeting)
by computer, tablet, or smartphone at:

<https://us02web.zoom.us/j/86110385700> or www.zoom.com – Webinar ID - 861 1038 5700 or
by phone 1-646-558-8656 – Webinar ID - 861 1038 5700.

to consider and act upon the following:

1. F31.217 ADDITIONAL APPROPRIATION (Capital Budget); 001329;
~~\$165,750,000.00~~ South School Project; New K-8 School Across Two Sites -
\$158,335,408.00 83 Lockwood Avenue (serving grades K-4) and 19 Horton
Street (serving grades 5-8) [Source of Funds: ~~66,300,000.00~~
63,334,163.00 Bond (City); ~~99,450,000.00~~ 95,001,245.00
State Grant]
05/01/23 – Submitted by Mayor Simmons
05/09/23 – Approved by [Planning Board](#)
05/11/23 – Held by Board of Finance
05/22/23 – No Action Taken
05/31/23 – Approved by Board of Finance in the amount of
\$158,335,408.00 [Source of Funds: 63,334,163.00 Bond
(City); 95,001,245.00 State Grant].

2. [F31.215](#) RESOLUTION; Amending The Capital Budget For Fiscal Year 2022-2023 By Adding An Appropriation of ~~\$80,000,000~~ \$72,463,942 for the South School Project (Phase 1) and Authorizing ~~\$32,000,000~~ \$28,985,576 General Obligation Bonds of the City to Meet Said Appropriation
04/30/23 – Submitted by Mayor Simmons
05/11/23 – Held by Board of Finance
05/22/23 – No Action Taken
05/31/23 – Approved by Board of Finance by Adding an Appropriation of \$72,463,942 and Authorizing \$28,985,576 General Obligation Bonds of the City to Meet Said Appropriation.

3. [F31.216](#) RESOLUTION; Amending The Capital Budget For Fiscal Year 2022-2023 By Adding An Appropriation of ~~\$85,750,000~~ \$85,871,466 for the South School Project (Phase 2) and Authorizing ~~\$34,300,000~~ \$34,348,586 General Obligation Bonds of the City to Meet Said Appropriation
04/30/23 – Submitted by Mayor Simmons
05/11/23 – Held by Board of Finance
05/22/2023 – No Action Taken
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AGENDA

INVOCATION: Led by President Jeff Curtis.

PLEDGE OF ALLEGIANCE TO THE FLAG: Led by President Jeff Curtis.

ROLL CALL: Conducted by Clerk of the Board Megan Cottrell. There were 33 members present and 7 members absent or excused (Reps. Adams, Berns, Bewkes, Boeger, Campbell, Coleman, Cottrell, Curtis, de la Cruz, Fedeli, Figueroa, Garst, Gilbride, Goldberg, Jacobson, Matheny, Mays, Miller, Moore, Morson, Patterson, Pavia, Pierre-Louis, Pollack, Shaw, Sherwood, Stella, Summerville, Tomas, Walston, Dakary Watkins, David Watkins, and Weinberg were present; Reps. Grunberger, Jean-Louis, Ley, Roqueta, Sandford, Saftic, and Shinn were absent or excused.) Reps. Grunberger, Roqueta and Saftic joined the meeting immediately after roll call; Rep. Jean-Louis joined the meeting at 8:13 p.m.; Rep. Shinn joined the meeting at 8: 29 p.m. Rep. Ley joined the meeting at 8:51 p.m. Rep. Berns left the meeting at 8:32 p.m.; Rep. Jean-Louis left the meeting at 8:44 p.m. Also present were Matthew Quinones, Director of Operations; Katherine LoBalbo, Director of School Construction; Dr. Tamu Lucero, Superintendent of Schools; and Kemp Morehardt, S/L/A/M.

1. [F31.217](#)
~~\$165,750,000.00~~
\$158,335,408.00

ADDITIONAL APPROPRIATION (Capital Budget); 001329;
South School Project; New K-8 School Across Two Sites -
83 Lockwood Avenue (serving grades K-4) and 19 Horton
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\$158,335,408.00 [Source of Funds: 63,334,163.00 Bond
(City); 95,001,245.00 State Grant].

**APPROVED
BY A ROLL
CALL VOTE
OF 35-0-1**

Mr. Morehardt reviewed the [attached presentation](#) with the Board. Board members discussed Item No. 1 with the invited guests. Items discussed included the following:

- There is a deadline of June 30th to submit the application to the State; then the timeline would be as follows: approval by the State by the end of the year; approval of the reimbursement rate of 60% from the General Assembly by June 30, 2024; engagement by the City of a design consultant (subject to approval by the BOF and BOR); and then construction contract. If all proceeds as scheduled, groundbreaking would be in December, 2025 or January, 2026.
- Tonight's approval is of the appropriation authority which is required to accompany the application to the State for this project.
- Both buildings would be fully accessible and have elevators.
- Sidewalk improvements would be offsite and ineligible for reimbursement; the current estimates relate to on-site work.
- Administrators might work at both sites, but no students would be going between sites during the day. There would be a school-based health clinic at the upper school, but lower school students would be brought there by their parents outside of school hours
- Improvements to sidewalks or streets would be a City initiative.
- The cost differences are due to square footage differences and completion date differences. There is a forecasted cost escalation for the upper school due to its later completion.
- The estimated costs include design and construction of both schools and the demolition of Toquam during the period 2024-2030.
- There will be additional middle school seats created by the building of the new Roxbury K-8 and additional seats at Westover, Hart, and Turn of River
- Two separate sites are needed because of space requirements; putting all students at one space would overwhelm the site
- The buildings would meet or exceed the State's minimum design standards of LEED Silver; each project contains an allotment for solar panels, geothermal heating and cooling, and meeting SSIC security guidelines.
- Lockwood currently houses CLC and DOMUS which will be leaving the site; the current 500 KT Murphy students will go to Lockwood
- The number of visitor spaces is in keeping with school design standards; events such as open houses would be broken up over several nights in order to accommodate space limitations as is currently done at other schools.

- There will be outreach to the community in the design phase.

A motion to approve Item No. 1 was made, seconded, and approved by a vote of 35-0-1 (Reps. Adams, Bewkes, Boeger, Campbell, Coleman, Cottrell, de la Cruz, Fedeli, Figueroa, Garst, Gilbride, Goldberg, Grunberger, Jacobson, Ley, Matheny, Mays, Miller, Moore, Morson, Patterson, Pavia, Pierre-Louis, Pollack, Roqueta, Saftic, Shaw, Shinn, Stella, Summerville, Tomas, Walston, David Watkins, Weinberg, and Curtis in favor; Rep. Sherwood abstaining).

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| <p>2. F31.215</p> | <p>RESOLUTION; Amending The Capital Budget For Fiscal Year 2022-2023 By Adding An Appropriation of \$80,000,000 \$72,463,942 for the South School Project (Phase 1) and Authorizing \$32,000,000 \$28,985,576 General Obligation Bonds of the City to Meet Said Appropriation
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 <i>(Rep. Sherwood abstaining)</i></p> |
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A motion to approve Item No. 2 was made, seconded, and approved unanimous voice vote.

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| <p>3. F31.216</p> | <p>RESOLUTION; Amending The Capital Budget For Fiscal Year 2022-2023 By Adding An Appropriation of \$85,750,000 \$85,871,466 for the South School Project (Phase 2) and Authorizing \$34,300,000 \$34,348,586 General Obligation Bonds of the City to Meet Said Appropriation
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 <i>(Rep. Sherwood abstaining)</i></p> |
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A motion to approve Item No. 3 was made, seconded, and approved unanimous voice vote.

ADJOURNMENT: President Curtis adjourned the meeting at 9:48 p.m.

This meeting is on [video](#).