

**CITY OF BRIDGEPORT
CONTRACTS COMMITTEE
TUESDAY, MAY 13, 2014
6:00 PM**

ATTENDANCE: *Co-chair DeJesus; Council members: Brannelly, *Holloway, Salter
**=arrived late & left early*

OTHER(s): Council President McCarthy

CITY STAFF: City Attorney Mark Anastasi

REPRESENTATIVES: Michael Kenney, VP Operations-Sacred Heart University
Pauline Mize, Airport Manager

Co-chair DeJesus called the meeting to order at 6:18 pm.

Approval of Committee Minutes of April 8, 2014.

**** COUNCIL MEMBER BRANNELLY MOVED TO ACCEPT THE MINUTES**

**** COUNCIL PRESIDENT McCARTHY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

72-13 Proposed request for approval for sewage services to a proposed dormitory to be constructed by SHU on its Park Avenue Campus located in Fairfield.

City Attorney Anastasi gave some background information that the WPCA has a role regarding this item. They approved the hook up, noting that unlike some university hook ups. He relayed that this is a dormitory that is beneficial to the city, as well as the university to have as many students on campus to give them the full college experience in the north end. He stated that the project is a much improved job done in the last several years in accordance with the master plan. The WPCA will get two things a) a user fee predicated on flow b) \$75k will go towards capital improvements to line the pipes and lessen flow to the pump station that is undergoing major repairs. He referred to and read Ordinance 13.04.620, noting that the new line will allow additional capacity under the ordinance. He explained that whenever there is a hook up to a property outside the town council approval is

required. The WPCA will enter into the standard hook up arrangement and the university will be responsible for the collateral aspect.

Council member Holloway stated that there is a lot of building going on in the area and Bridgeport Hospital is a Bridgeport based company building and the parkway is near the campus across the street from the dormitory that will be hooking up to the system also. Attorney Anastasi responded that perhaps they could hook up to Fairfield. Council member Holloway questioned why they aren't hooking up to the sewer line on Jefferson Street. Attorney Anastasi stated that the representative from Sacred Heart University will speak to the matter and he commented that Council member Holloway's suggestion might not be the most prudent approach. Council member Holloway questioned again why Sacred Heart University doesn't want to go into Fairfield for the hook up.

Michael Kenney, VP Operations Sacred Heart University stated that as of today, everything is on the Fairfield side and the Bridgeport side is hooked up to the Bridgeport system and there is nothing hooked up to the Fairfield system. He said they talked to the Fairfield people and they are at capacity for pumping. For this facility in the north end, it's the first attempt to take (216) students out of there, noting that the dormitories are only used for half a year and that's why they are asking for the accommodation.

Council member Holloway recalled that Robert Scinto wanted to take the Jewish Home into Monroe, but the request was denied because the overflow would have infiltrated the pipes in Bridgeport.

Council President McCarthy responded that in order to do that, they would of have had to provide infrastructure up to Route-111 and it would have created the ability for every business to connect. And by only doing one project, it would have made Bridgeport explode for just one project.

Council member Holloway recalled that Stamford had a lot of rain two weeks ago and millions of raw sewage spilled into the harbor, so there is a concern that the same thing could happen in Bridgeport due to potential overflow. He stated that he would vote no for the item.

Attorney Anastasi stated that until they get better control over inflow infiltration in the pipes, it's not the flow of the sewage, it's the accommodation that matters. He relayed that they don't have an old infrastructure and they are doing what they can with state grants. He added that until massive improvement is made, it won't make a big difference. Council member Holloway said the trunk lines carry the bulk of the waste. Attorney Anastasi said he had more of a concern about bulk waste, but he

said he thought when they upgraded the system, they could handle the overflow. However, the university stepped up with an offer of \$75k that can be used for a new lining or for another purpose.

Council member Holloway left the meeting at 6:32 pm.

Council President McCarthy relayed that Dr. Pollio of Sacred Heart University talked to the Mayor and the city council to figure out a solution to the problem. He stated that the university has done a good job of policing the matter, but there are still issues throughout the city. He mentioned that they have been having discussions with the university related to getting students on campus and the question of how to create more opportunity for housing. So they put together a plan and this is step-1 to draw more students to the Fairfield side of the campus and having undergraduates on campus and the university changing their philosophy; the two-hundred plus students housing that will be built will expand capacity. He stated that the entire campus is connected to WPCA, which makes sense to build the lines on the Fairfield side. He relayed that he was also speaking for Council members: Austin, Lyons and Vizzo-Paniccia who are completely in support of the project. He urged overall support due to the value of the project and due to the payment that was offered. He noted that the total package is actually \$125k that is \$75k that will go towards the infrastructure and \$50k that will go to the city's general fund which will help the budget.

Council member Brannelly made a comment about capacity of the (216) students. Mr. Kenney stated that there are two sessions at 15-weeks each. Council member Brannelly asked if there was any documentation from WPCA indicating that they can absorb capacity. Attorney Anastasi responded that they're upgrading the pump station now to accommodate the flow. He clarified that they aren't upgrading the system to solely accommodate the overflow capacity. Council President McCarthy added that twelve (12) pump stations have been updated to date.

Attorney Anastasi stated that they're reasonably comfortable with the upgrade and he said they don't want to miss the building season. He commented that they agreed to give the city the money now.

Council member Brannelly stated that a representative from WPCA should have been present tonight. Attorney Anastasi replied that their concern is capacity. He said they did their due diligence and they believe that they're okay without the upgrade.

Council member Brannelly commented that she had a concern about gridlock mid-year if the \$75k doesn't take care of the problem and then the city is stuck with it.

Attorney Anastasi responded that it was thought to be an adequate amount to cover contingency and it was thought there is a more than reasonable confidence that it will be enough. He reiterated that there was a consensus that the upgrade wasn't necessary at this time, noting that the university has a game plan and they are responding to the needs of the neighborhood.

Co-chair DeJesus referenced Council member Brannelly's question about whether the \$75 would be enough for the project. Attorney Anastasi stated that the opinions of the expert professionals involved should be given the confidence that it will be enough.

Council member Brannelly reiterated her concern about the \$75k not being enough and she also questioned what would happen if it's not. Attorney Anastasi stated that he was willing to give the charge to the parties making the decision that is the WPCA board, the in-house engineers and the outside consultants. Again, it was thought that it would be enough.

Co-chair DeJesus asked if it was found that the money isn't enough, would it be prudent to ask the university to pick up any difference. Council President McCarthy explained that the campus was already connected and the north end flow exists. They are only looking to tap into the building and the pump station is being rebuilt because it was time to be rebuilt, but it's not strictly being built for this project. Also, the \$75k to line the pipes was offered because it's a good thing to do and create extra security for people on the north end that already connect to the line, as well as those on the other side of Park Avenue. He commented that the matter basically relates to relining the pipes for the "customers". He further commented that the project engineer, city engineer, WPCA, WPCA directors and board all have stated there is capacity to do this. The \$75k was offered to help get the job done and the deciding factor is the old antiquated sewer system.

Attorney Anastasi stated that the sewers throughout the city aren't separated. He said if it was a matter of just a sanitary sewer they wouldn't need to line the pipes.

Council member Brannelly asked how much it would cost to tap into the Fairfield side. Mr. Kenney said they were never given a dollar amount to do that and as previously mentioned, they are already at capacity and the system can't be tapped into.

Council member Brannelly commented when Bridgeport taps them in and then they can't take the heat i.e., *overload*, she questioned what will happen then. Co-chair DeJesus responded that in that case, it will at the cost of Sacred Heart University.

Attorney Anastasi stated that the item is only a referral that resulted from WPCA's vote and all are concerned with the ability to handle the waste.

Council President McCarthy asked Attorney Anastasi if he had Bill Robinson's number at WPCA. Attorney Anastasi stated that he could unequivocally represent that the WPCA board concern was capacity, capacity. He suggested that Bill Robinson be invited to attend the city council meeting scheduled next Monday to answer any questions the committee has. He requested that in the meantime, the item be voted out of committee so as not to delay the matter.

Council President McCarthy once again drove home the point about capacity. He said he agreed that anything could happen, but the pump station is being built to make it a safer and assured system. Attorney Anastasi repeated that he would ask Bill Robinson to attend the meeting on Monday night.

Council member Brannelly made a comment about the financial benefit to having (216) students on campus. She mentioned that they will lose \$200k per year on debt service and will collect approximately \$2 million from the students, noting that it will cost the university \$2.2 million per year. She stated that they should ask for something in exchange for what can't be done in their own town. Attorney Anastasi responded that the city is receiving something to emphasize the overall benefit.

Council member Brannelly said they need to consider moving forward, noting that a one shot deal of \$50k was short-sided and she felt that they should be looking for more annually. Co-chair DeJesus agreed that showing an act of good faith should be considered.

Council member Salter stated that as far as the paperwork goes, he thought the vote tonight would be based on hearsay. He said he would like to have had the chance to review the information from WPCA. Attorney Anastasi reminded the committee that capacity and treatment of sewers is **not** the council's responsibility. He clarified that the item was before them only because of the economic development matter and WPCA has no reason to present the committee with engineering plans. However, with all that said; he stated that he would ensure that the manager of WPCA attends the city council meeting on Monday. He further clarified that the vote was made and the referral was submitted.

**** COUNCIL PRESIDENT McCARTHY MOVED TO APPROVE**

There was no second to the motion

**** COUNCIL PRESIDENT McCARTHY MOVED TO TABLE**

**** COUNCIL MEMBER BRANNELLY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

84-13 Proposed Master Municipal Agreement for construction projects with the State Department of Transportation.

Attorney Anastasi stated that Pauline Mize was present. He relayed that there was a master agreement created by the state standard form that is non-negotiable. He explained that if they want to do project related business with the DOT (Department of Transportation) it should be approved. He stated that nothing was problematic regarding the item and it requires approval before the Mayor signs off. He clarified that the policy is to take the standard terms on every DOT document and put it into writing.

Council member Brannelly asked the types of projects that will fall under the agreement. Attorney Anastasi clarified that the item wasn't specific to the airport; it's for city wide projects.

**** COUNCIL MEMBER BRANNELLY MOVED TO APPROVE**

**** COUNCIL PRESIDENT McCARTHY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

85-13 Proposed Resolution to authorize and approve the transfer of title from the State of Connecticut to the city for Water Street between Stratford Avenue and State Street in furtherance of the City's Downtown Intermodal Streetscape Project.

Attorney Anastasi gave an update and displayed drawings of the project. He referenced what the city was proposing in regard to traffic calming and pedestrian friendly path in conjunction with buses, biking and parking garages. He relayed that they are looking to install plantings – *as outlined on the rendering*. He went on to say that they were asking the state to grant ownership of a portion of the roadway to go in to make improvements. He explained that the state was concerned about flow of vehicular traffic and the city is concerned with making downtown more user-friendly to walk and enjoy restaurants and

other activities downtown. He pointed out the esplanades that will modestly slow traffic down and make for a pedestrian thoroughfare and allows more free flow of traffic. The project will accommodate walking and vehicular traffic and the state agreed to retain ownership and responsibility for the streetlight. He pointed out on the rendering where the project is proposed between the middle portion of John Street and Stratford Avenue, noting that it won't be the majority of the street.

He added that they are taking responsibility for plowing, sanding and cleaning and they are receiving \$500k up front for design and construction. He stated that the actual construction cost on the federal side is \$3,871,000. There is a 20% city match that has already been appropriated.

**** COUNCIL MEMBER BRANNELLY MOVED TO APPROVE**

**** COUNCIL PRESIDENT McCARTHY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

ADJOURNED

**** COUNCIL PRESIDENT McCARTHY MOVED TO ADJOURN**

**** COUNCIL MEMBER BRANNELLY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 7:20 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services