

**CITY OF BRIDGEPORT  
CONTRACTS COMMITTEE  
SPECIAL MEETING  
JUNE 29, 2016**

**ATTENDANCE:** Jeanette Herron, Co-Chair; Jack Banta; Co-Chair;  
Jose Casco, Milta Feliciano, Richard Salter, Sr., Anthony Paoletto

**STAFF:** Ronald Pacacha, City Attorney's Office  
Tom Gaudett, Mayor's Office  
Kenneth Flatto, Finance Director  
Mark Anastasi, Associate City Attorney

**OTHERS** Todd Renz, President, O,R&L Construction Group  
John Cottell, City Consultant for Microgrid  
Sam Haydock, BL Companies

**CALL TO ORDER**

Co-Chair Herron called the meeting to order at 6:12 PM.

She reviewed the procedures of the meeting to all present.

**AGENDA ITEM 154-15**  
**PROPOSED RESOLUTION CONCERNING GRANT OF TEMPORARY**  
**CONSTRUCTION EASEMENTS AND PERMANENT UTILITY EASEMENTS TO**  
**UNITED ILLUMINATING COMPANY REGARDING THE UPGRADE OF 115kV**  
**TRANSMISSION LINES FROM BAIRD SUBSTATION IN STRATFORD TO**  
**CONGRESS STREET IN BRIDGEPORT.**

Attorney Pacacha addressed the Committee regarding the proposed resolution to grant easements to United Illuminating (UI) to upgrade power lines from Stratford to Congress Street in Bridgeport. He said that he was seeking approval from the Council to relocate power lines over Metro North from the Baird Station in Stratford to the Congress Street Sub-Station, and he distributed two pictures, pointing out that the first one shows the lines today with the second one showing how the lines will look. He said he has gone before Planning/Zoning with an 8-24 Report and a favorable recommendation is being sent to the Council by Gloria Blackwell, Zoning Department. In regard to temporary construction easements, Attorney Pacacha said Mr. Flatto negotiated with UI over the easements.

Mr. Pacacha handed out the email to all present.

**\*\* COMMITTEE MEMBER FELICIANO MOVED TO ADD THE EMAIL FROM  
GLORIA BLACKWELL AS ITEM 629-16.1 TO AGENDA ITEM 154-15,  
PROPOSED RESOLUTION CONCERNING GRANT OF TEMPORARY**

**CONSTRUCTION EASEMENTS AND PERMANENT UTILITY EASEMENTS TO UNITED ILLUMINATING COMPANY REGARDING THE UPGRADE OF 115kV TRANSMISSION LINES FROM BAIRD SUBSTATION IN STRATFORD TO CONGRESS STREET IN BRIDGEPORT.**

**\*\* COUNCIL MEMBER PAOLETTO SECONDED.  
\*\* THE MOTION UNANIMOUSLY.**

Attorney Pacacha stated the UI lines would go over a tiny portion of one property, and there are several title matters which need to be cleared up such as some title discrepancies with HUD.

Mr. Flatto said that Public Facilities looked at the properties involved and found no problem. He said there is 20' corridor down the side of the properties, so there is no impediment and the poles do not need to be enclosed as there is no risk of harm. The assessors have reviewed the property amounts and the City has appraised the properties. He said that Committee approval is the final sign-off for this City plan and that if the Council does not approve it, the funds must be returned.

Council Member Feliciano said the Stratford to Congress Street affects the East Side involving 40 private properties. Mr. Flatto said that technically the State could have taken the properties through eminent domain. Mr. Pacacha showed some maps which indicated where the lines would be.

Mr. Flatto said that \$620,000 is being given to the City of Bridgeport for this plan, and Council Member Feliciano wanted to know what account it was deposited. Mr. Flatto said that the actual amount will be \$638,000, but \$620,000 will be given the next day, Thursday, June 30. Council Member Feliciano asked again which account this was to which Mr. Flatto replied it is the City bank account, the Webster account. Co-Chair Herron asked under what funding this money was allocated. Mr. Flatto said it is revenue which goes to the sale of City property and is general revenue which does not go into department's budget. Council Member Feliciano wanted to know whether the same account will be used when the remainder of the money comes in to which Mr. Flatto replied in the affirmative.

Council Member Salter, Sr. wanted to know about the height of the poles to which Mr. Pacacha answered about 120 feet. Council Member Salter, Sr. asked whether these kind of power lines can go underground to which Mr. Flatto answered it is possible, but at very high cost. Council Member Salter, Sr. was concerned about the poles being able to hold the lines securely. Mr. Flatto said that these lines were not the thickest ones, and are actually pretty narrow, stating that there would be poles every 150 feet or so.

Co-Chair Banta said he worked for Metro North and was curious to know, if the lines are running next to the tracks, what will happen when the new train station comes in and a new housing development is goes up on the New Haven side. He wanted to know which side of the track lines would be on at that location. Mr. Flatto said it was the side of the future City-owned parking lot. Council Member Feliciano said it was on the Barnum Ave. side and Crescent Street was the other side. It was determined that the lines will be on the New York side. Co-Chair Banta then referenced Waterview Park which is on Crescent Street and which a property included in the UI easement plan, and raised some questions about why the lines are crossing over Metro North at that point. He said he has never seen lines crossing over Metro North. Mr. Flatto explained that it might not be a mono-pole and the lines do not run the entire length, but it is a

60x80 foot corner of the park. He said he did not know why they needed that corner of the park, but that it would not affect nor impede any park activities. Co-Chair Banta said he knows the State supercedes Metro North, but he wondered if Metro North knows what is going on to which Mr. Flatto said he assumes so. Council Member Feliciano remarked that the Committee needs to know that. Mr. Flatto said that this was not his project, he has no say in it and it just came to them as a Citing Council approval. There are rights to grant, or not grant, or just modify, but it is not his purpose to question UI about what it did and whether it was correct and what the Citing Council did and what Metro North knows. His purpose is to grant easements for value or they would condemn them up, but they have been very cooperative in doing this. He said his responsibility was to find out whether the location of the lines and poles would adversely affect the ability to build on properties or develop the properties. It is all on the edges of City and private properties. Mr. Flatto said that all his office can do is negotiate value. Co-Chair Banta thanked Mr. Flatto for addressing his questions.

Co-Chair Herron stated that she sees this plan as a positive and would rather see the City get something for these properties, rather than having them taken by eminent domain. Council Member Feliciano said she agreed with taking the \$620,000 since the City is stretched for money, but she said the Committee should do its due diligence in asking questions because this affects where people live. She said there is a park and a school down the street and, if the pole is going to block anything, she said she wants to know, so that when constituents call her, she is able to adequately answer their questions. She reiterated the need for more due diligence when deals like this are being put together. Mr. Flatto restated his previous comment that the poles do not require enclosure as there is no risk of harm and no blockage of the sidewalk. Council Member Feliciano said that Mr. Flatto did not really know this because he does not know where the pole is going to be placed. Mr. Flatto said the map shows the pole in the corner of the park. Council Member Herron asked if they could find that. Mr. Pacacha said that he had submitted all the maps, and Mr. Flatto asked Mr. Pacacha if he could help to find the pole on the map. Council Member Feliciano said there questions that Mr. Pacacha and Mr. Flatto could not answer, and suggested that perhaps the City Engineer should have been at the meeting to answer those technical questions. She said she would make sure to look at the maps to get her questions answered.

- \*\* CO-CHAIR BANTA MOVED TO APPROVE AGENDA ITEM 154-15, PROPOSED RESOLUTION CONCERNING GRANT OF TEMPORARY CONSTRUCTION EASEMENTS AND PERMANENT UTILITY EASEMENTS TO UNITED ILLUMINATING COMPANY REGARDING THE UPGRADE OF 115kV TRANSMISSION LINES FROM BAIRD SUBSTATION IN STRATFORD TO CONGRESS STREET IN BRIDGEPORT.**
- \*\* COUNCIL MEMBER FELICIANO SECONDED.**
- \*\* THE MOTION CARRIED WITH FOUR VOTES IN FAVOR AND ONE ABSENTION (CO-CHAIR BANTA).**

**AGENDA ITEM 155-15**  
**PROPOSED SECOND AMENDMENT TO ENERGY SERVICE AGREEMENT WITH BRIDGEPORT MICROGRID, LLC FOR THE CITY HALL MICRIGRID PROJECT.**

Co-Chair Herron passed around information packets to all present and then brought up agenda item 155-15 and read, "Proposed Second Amendment to Energy Service Agreement with

Bridgeport Microgrid, LLC for the City Hall Microgrid Project.”

Attorney Anastasi made sure that all present had two information packets which he had sent them. He spoke about John Cottell who is the consultant to the Microgrid project and is the Former Deputy Public Facilities Director, in addition to being the City Utilities Manager for many years. John Ricci of Public Facilities arranged for Mr. Cottell to provide consultant services. Attorney Anastasi introduced representatives from Bridgeport Microgrid, LLC which is the contractor the City entered into an agreement with in 2015 as the construction and management company for the project. Attorney Matt Sussman from Cohen & Wolfe was not available to attend the meeting on behalf of Bridgeport Microgrid.

Mr. Renz, representing O,R&L Construction stated that his company put together the estimate. Mr. Haydock from BL Companies introduced his company as being part of the team providing civil engineering and electrical design services. Attorney Anastasi said that this project has been on-going and was approved by the City Council in May, 2015, was then amended in September 2015. Attorney Anastasi introduced John Cottell, City consultant for Microgrid.

Mr. Cottell displayed a map of the project and pointed out City Hall, Police Headquarters and the Golden Hill Senior Center. and explained that the project will involve three generators running plus another back-up diesel generator, supplying continuous power. The microgrid will be tied to UI and will running parallel with UI, but will actually put power out to UI for which a credit at Margaret Morton Govt. Center will be taken. Credits may possibly be taken at other locations also. He said the project's main purpose is reliability and he referenced the storms which affected the area, during which storms City Hall had a very basic generator and did not lose power. He said this energy upgrade would generate power for four to eight weeks without having to worry about losing power. He stated that City Hall, Police Headquarters and the Senior Center are critical buildings and that, if the normal grid goes out, these three generators will continue to run and supply power. He said that the only aspect which is different now than when he first came before the Committee is that the generators have been moved away from the building a little. He said the Parks Dept. has given approval He explained Virtual Net Meter which is putting power into the grid and taking credits in other locations which increases effectiveness and efficiency of the program and also lowers cost.

Council Member Salter, Sr. asked if City Hall Annex will be affected to which Mr. Cottell answered in the negative, clarifying that the Morton Govt. Center will be used to take the credits. Council Member Salter, Sr. described it as being like a loop and Mr. Cottell affirmed. Co-Chair Herron raised the point that this new innovative energy plan is going to be put into an old, inefficient building and she wanted to know why. Mr. Cottell said the plan addresses the three critical buildings for heat, power and cooling. Attorney Anastasi suggested through the Chair that Mr. Cottell talk about the back-up generator. Mr. Cottell said that there a diesel generator from the 1960s at Police Headquarters which is hard to get parts for, so the new plan includes a back-up generator run by natural gas. He further said even if something happens to the natural gas line, the generator at the Police Station could still be utilized in an emergency. Mr. Renz added that with Virtual Net Meter, the City can save money without having to put in new infrastructure.

Attorney Anastasi mentioned the DEP Grant for \$3,000,000 which is a key financing feature of the project. Mr. Cottell said the amount is \$2,975,000 that was approved a long time ago, but

they had to get extensions because the location was moved further away from the building. The past few months have been taken up with DEP. Co-Chair Herron said she loves the fact that Microgrid is going to be put in City Hall, but she said the Committee will have to examine the details of repairing an old building if an innovative system like this is going to be put in. She said this is something that they can work on in the future, but she wanted to state her concern. She added that the Morton Govt. Center is a brand new building and has the capacity to hold far more people than Lyon Terrace. Through the Chair, Mr. Paoletto agreed with Co-Chair Herron in terms of the Morton Center being a far better choice. Attorney Anastasi said that one of the reasons for the choosing Lyon Terrace was because the Police Station is close by which is an important consideration. He continued that the second reason for choosing Lyon Terrace is because it is on a hill and not subject to flooding as in the case of Morton Center which is at the bottom of the hill. He said that as long as there are no plans to abandon this building, the project makes sense. Council Member Herron said she hopes the building will be fixed.

Co-Chair Banta wanted to know if the technology can be transferred to a new location should the Police Station move to a new location at some point in the future, and he also wanted to know the physical size of the sub-station to which Mr. Cottell replied that it is about 69x80 feet. Mr. Renz added that it is 5,000 sq.ft. Mr. Cottell showed the map of the buildings with generator locations for the Committee to see. Co-Chair Banta asked about the possibility of putting the credits acquired through the Virtual Net Meter in a special fund to run more power lines to other locations. Mr. Renz said that this would have to be in the future because the City has to stay within the limits of the DEP Grant which is for this project. Co-Chair Banta wanted to know who will maintain the grid to which Mr. Renz assured him that there is an M&O contract and that all facets of the grid are under 20-year contract.

Council Member Salter, Sr. asked how much the City has to put in to which Mr. Cottell answered that there is the DEP Grant and the developer is financing the rest, with no cost to the City of Bridgeport. Co-Chair Herron reiterated her concern, notwithstanding her approval of the project, about putting this innovation into a building that they cannot even fix, that is inefficient, has bad windows, bad everything. She would like to see this building repaired in the future.

Co-Chair Banta read the following: “Motion to Approve Resolution No. 155-15 and to authorize and empower the Mayor and such other City officials as appropriate to execute and deliver the Second Amendment to the Energy Service Agreement with Bridgeport Micro-Grid, LLC for the City Hall Microgrid Project (originally approved as Item #83-14 and First Amended at Item #147-14) and the Virtual Net Meter (“VNM”) Extension Fee Agreement, both substantially as submitted in final form satisfactory to the City's CAO, Director of Public Facilities, and City Attorney; and the Mayor and other appropriate City officials are authorized and empowered to take all reasonable and necessary actions to implement and effectuate the Agreement as amended.

- \*\* CO-CHAIR BANTA MOVED TO APPROVE AGENDA ITEM 155-15 AS READ ABOVE, PROPOSED SECOND AMENDMENT TO ENERGY SERVICE AGREEMENT WITH BRIDGEPORT MICROGRID, LLC FOR THE CITY HALL MICRIGRID PROJECT.**
- \*\* COUNCIL MEMBER PAOLETTO SECONDED.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* COUNCIL MEMBER PAOLETTO MOVED TO ADJOURN THE MEETING  
\*\* COUNCIL MEMBER FELICIANO SECONDED.  
\*\* THE MOTION UNANIMOUSLY.**

Co-Chair Herron adjourned the meeting at 7:10 PM.

Respectfully submitted,

Nerina Kagan  
Telesco Services