

**CITY OF BRIDGEPORT
CONTRACTS COMMITTEE
REGULAR MEETING
JUNE 14, 2016**

ATTENDANCE: Jeanette Herron, Co-Chair; Jack Banta, Co-Chair; Milta Feliciano, Richard Salter

OTHERS: Richard Weiner, Benefits Manager; Angel dePara, Special Projects Coordinator; Gina Malheiro, Deputy CAO; Ron Pacacha, Associate City Attorney; John Ricci, Public Facilities Director; Thomas Gaudett, Aide to the Mayor; Council Member José Casco

CALL TO ORDER

Council Member Herron called the meeting to order at 6:23 p.m. A quorum was present.

Approval of Committee Minutes of April 14, 2016 (Rescheduled Meeting)

Approval of Committee Minutes of May 18, 2016 (Special Meeting)

**Approval of Committee Minutes of May 31, 2016 (Special Meeting) - Joint
Committee w/ Miscellaneous Matters**

**** COUNCIL MEMBER BANTA MOVED TO APPROVE THE FOLLOWING
MINUTES:**

**APPROVAL OF COMMITTEE MINUTES OF APRIL 14, 2016
(RESCHEDULED MEETING)**

**APPROVAL OF COMMITTEE MINUTES OF MAY 18, 2016 (SPECIAL
MEETING)**

**APPROVAL OF COMMITTEE MINUTES OF MAY 31, 2016 (SPECIAL
MEETING) - JOINT COMMITTEE W/ MISCELLANEOUS
MATTERS**

**** COUNCIL MEMBER SALTER SECONDED.**

**** THE MOTION TO APPROVE THE ABOVE LISTED MINUTES AS SUBMITTED
PASSED UNANIMOUSLY.**

**93-15 Proposed Master State/Municipality Agreement for the Readjustment, Relocation
and/or Removal of Municipal Facilities on Highway Projects.**

**** COUNCIL MEMBER BANTA MOVED TO TABLE AGENDA ITEM 93-15
PROPOSED MASTER STATE/MUNICIPALITY AGREEMENT FOR THE
READJUSTMENT, RELOCATION AND/OR REMOVAL OF MUNICIPAL
FACILITIES ON HIGHWAY PROJECTS.**

**** COUNCIL MEMBER SALTER SECONDED.**

**** THE MOTION TO TABLE PASSED UNANIMOUSLY.**

101-15 Proposed Draft Lease Agreement re: A site at Trumbull Gardens to serve as a Substation for the Police Department and Community Center for Residents and Stakeholders in that community.

**** COUNCIL MEMBER BANTA MOVED TO TABLE AGENDA ITEM 101-15 PROPOSED DRAFT LEASE AGREEMENT RE: A SITE AT TRUMBULL GARDENS TO SERVE AS A SUBSTATION FOR THE POLICE DEPARTMENT AND COMMUNITY CENTER FOR RESIDENTS AND STAKEHOLDERS IN THAT COMMUNITY.**

**** COUNCIL MEMBER SALTER SECONDED.**

**** THE MOTION TO TABLE PASSED UNANIMOUSLY.**

140-15 Proposed Professional Services Agreement with St. Vincent's Multispecialty Group, Inc.

Mr. Richard Weiner, the City's Benefits Manager, came forward to speak about the Professional Services Agreement with St. Vincent's. Mr. Weiner said that the contract covers two types of services: pre-employment physicals and Workmen's Comp.

Mr. Weiner gave a brief overview of the pre-employment physicals. The City provides about 100 physicals for Police and Fire candidates. Each one costs approximately \$785.00 per exam and approximately 500 exams for general employees, which cost about \$210.00 per exam. He explained that the cost for St. Vincent's charges the City around \$179,000 a year for these services, which was about \$55,000 less than what Bridgeport Hospital would have charged.

He went on to give an overview of the Workplace Compensation Program, which requires the employee to go to St. Vincent's first and once that visit has been completed, the employees are free to see any doctor they choose. In many cases, the employee chooses to remain in treatment at St. Vincent's. Mr. Weiner went on to explain that St. Vincent's has six different locations that are open 7 days a week. Bridgeport Hospital only has one location that is only open on weekdays, so even though they were charging less, the employees would be hampered by the hours of service. Bridgeport Hospital just opened a new location.

Council Member Herron asked whether employees could go to Bridgeport Hospital. Mr. Weiner said that they could.

Council Member Feliciano said that the Fire Department comes to the Health Department for physicals by a nurse. She asked why the City was paying a higher cost for the Firefighter's physicals. Mr. Weiner said that these were pre-employment physicals. The regular firefighters are on regular physicals, and OSHA exams. She said that there was a full-time nurse at the Health Department and wanted to know why the Police and Fire were not being sent there. Mr. Weiner said that when the City holds a class, the physicals are part of the screening process. Mr. Weiner said that he did not know what the professional qualifications were for giving a pre-employment physical. Council Member Feliciano said that the nurse was qualified to perform the OSHA exams. Mr. Weiner repeated that he did not think a nurse would have the required qualifications. Council Member Feliciano wanted to know if the department had asked about this. Mr. Weiner said that he would check into it.

Council Member Banta said that he was also curious to know why this wasn't being performed in house. He also asked if the City could utilize a walk-in clinic. Mr. Weiner said that he did not think an independent walk-in could provide that level of service. He added that St. Vincent's was giving the City a fairly good price. He added that the walk-ins had not bid on the contract.

Council Member Feliciano reiterated that she felt that the City should utilize the in house nurse for the physicals before looking to outside services. Mr. Weiner asked if the nurse did anything else other than Firefighter physicals. Council Member Feliciano said that she did not and the City was paying her \$92,000 a year. Mr. Weiner said that unfortunately, Mr. Dunn, the head of Personnel, was not able to make it to the meeting. Mr. Weiner said that Mr. Dunn would have probably been able to answer the question. Mr. Weiner said that he thought the physicals had always been sent to outside services. Council Member Feliciano said that this should have been looked in before this.

Council Member Salter asked what the two types of services were covered by the contract. Mr. Weiner said that the contract covers two types of services: pre-employment physicals and Workmen's Compensation Treatment. He then gave an overview of the services provided. St. Vincent's is familiar with the various City jobs and often has the specialists available that may be needed.

**** COUNCIL MEMBER BANTA MOVED TO TABLE AGENDA ITEM 140-15 PROPOSED PROFESSIONAL SERVICES AGREEMENT WITH ST. VINCENT'S MULTISPECIALTY GROUP, INC.**

**** COUNCIL MEMBER FELICIANO SECONDED.**

Council Member Herron asked for clarification as to why the item was being tabled. Council Member Banta said that he would like more information on what the Health Department nurse does and whether it would be more cost efficient to hire someone else to help the nurse with performing the physicals rather than contracting the services out.

**** THE MOTION TO TABLE THE ITEM PASSED UNANIMOUSLY.**

123-15 Proposed Professional Services Agreement with LAZ Parking LTD. LLC, to improve Metered Parking as a Public Convenience and to Enhance Economic Development.

Ms. Malheiro, the Deputy CAO, came forward to speak about the professional services agreement. She said that this was a Mayor's Initiative to provide parking and convenience for the residents of Bridgeport. There have been many complaints about the parking meters in the downtown area from both residents and business owners. An RFQ was published in February and two companies submitted proposals. The selection committee that included Mr. Ricci, Mr. Urquidi, Mr. Gaudett, Mr. Michael Moore from DSSD, Mr. Hiller, and Ms. Malheiro, reviewed the proposals and interviewed the companies, they selected LAZ. Ms. Malheiro said that one concern was that if LAZ came in, the current employees would retain their jobs. She said that LAZ had confirmed that this was possible and gave the details of how this would be handled.

One of the goals of bringing in a management company was to increase revenue and enhance the parking in downtown Bridgeport. Many interviews have been conducted with the business owners in downtown Bridgeport and the parking issues were constantly cited as an on-going problem.

Council Member Herron pointed out that the Committee had been given an amended contract. Associate City Attorney Pacacha explained that after the original contract had sent to the Council Member and then a week later, LAZ counsel had requested some minor changes including allowing LAZ the right to terminate along with the City's right to terminate and notification of termination of insurance policies. These are simple, non-substantial changes. He said that the changes were noted in the right hand margin of the amended copies and amended copies had been submitted to the City Clerk on the 13th. He proceeded to give an overview of the items in the contract, including an app that would indicate where an open parking spaces was or have an office open downtown for fine payment.

The City has a projected revenue that it expects to collect from the parking meters and citations. The payment for LAZ will come out of these revenues, so the City budget will not be affected. Nor will the City lose money. Everything will come out of the projected baseline of \$1.6 million.

Council Member Feliciano said that there had been a Parking Commission years ago. Atty. Pacacha said that City was turning a corner on managing the parking in order to increase vistorship. The Parking Meter Ordinance will need to be change. Mr. Ricci pointed out that Council Member Feliciano was referring to the Parking Authority, which used to manage the parking facility downtown, along with the parking lots and the parking meters. Ms. Malheiro said that LAZ has a contract with Norwalk and the City owns their own parking garages, which is something that Bridgeport might want to consider for the future. She said that the administration felt that a change was required and the meters need to be updated. Having a management company will allow the City move forward.

Council Member Feliciano said that she understood this, but did not see how this could be done when the City Attorney did not know that the City had a Parking Authority. She then asked where the current money from the meters went. Ms. Malheiro said that there were three staff employees that collect the money from the meters. The money is taken to a City vault and stored until the security company collects it. The funds are then deposited into the General fund.

Atty. Pacacha said that there were two separate functions involved with the money. One aspect is the collection of the money which is handled by Public Faculties and the second is the collection of citation, which is handled by the Police Department. The goal is to bring both functions together.

Regarding the Parking Authority, he said that this was functioning when the City had garages operating and generally they are not part of the General Fund. The money is lock boxed and reinvested into the structures. That is why the Parking Authority exists. Council Member Feliciano said that the Parking Authority had been disbanded and pointed out that there were two separate departments handling the funds. Ms. Malheiro agreed and said that it was not well managed with two separate departments overseeing the funds. Having in under one management

company would improve the services and increase the revenue by better parking citations, but also by advertising. Discussion about this followed.

Atty. Pacacha said that what the Committee was being asked to approve was a contract for LAZ, which was a management company, to oversee the parking.

Council Member Feliciano asked who would pay for the parking meters, who would get the money from any advertising that was done on the meters and whether the City would need as many employees with the new meters. Ms. Malheiro said that they may need more employees but that would be determined as the program was implemented. The new meter offers a number of options. Mr. Gaudett said that while the staff may collect fewer coins, there are other tasks that the staff would do. Discussion followed.

Council Member Feliciano said that right now there were five businesses in downtown and if there was more parking enforcement, the customers would be less likely to come downtown. Mr. Gaudett said that the idea was to allow people to have options in terms of payment. Ms. Malheiro said that there are options that would allow people to pay on their phones. Mr. Gaudett said that when credit cards and phone apps are available, the customers actually pay more money because of the convenience.

Council Member Banta said that he was pleased to hear this and it has been a long time coming.

Council Member Salter asked about the cost of the meters. Ms. Malheiro then gave an overview of the details that included trenching because the meters are electric. Mr. Gaudett said that the City was guaranteed a baseline of \$1.6 million and gave the details of the payment agreement.

Council Member Casco asked about the potential additional staff. Ms. Malheiro said that it was an option for the future. It is something that the City will only know as the program progresses. Council Member Casco asked about the office and staffing required. Ms. Malheiro said that they had requested a storefront office as a convenience for the public. She said that they would like the office to be at City Hall, but LAZ had been looking at an office on Main Street.

Council Member Herron said that she was pleased the City was getting out of the Stone Age and that she liked what she was hearing. Having meters near the hospitals, train station and bus stations will increase revenue.

**** COUNCIL MEMBER FELICIANO MOVED TO SUBMIT AN AMENDED VERSION OF THE LAZ PARKING METERED PARKING AS A PUBLIC CONVENIENCE AND TO ENHANCE ECONOMIC DEVELOPMENT AS AGENDA ITEM 123-15.**

**** COUNCIL MEMBER BANTA SECONDED.**

**** THE MOTION PASSED TO AMEND THE CONTRACT WITH THE VERSION THAT IS ON FILE WITH THE CITY CLERK UNANIMOUSLY.**

Council Member Banta asked if there had been any questions to other towns regarding what their revenue percentages were. Ms. Malheiro said that this was being negotiated with NPS. Mr. Gaudett pointed out that NPS was the company that would be putting in the parking meters while LAZ would be managing the meters. LAZ has promised that their services will generate a

certain amount of revenue along with the revenue from the meters. Council Member Banta asked what would happen if the projected revenue did not come in. Atty. Pacacha said that the discussions with NPS now is that they will guarantee that they will make the City's baseline as a minimum. They expect the parking revenues will increase because many of the parking meters have not been working at one time or another. The new meters will send electronic communications to let the management company know about problems.

Council Member Feliciano asked whether the City would charge LAZ rent if their office was located in City Hall. Atty. Pacacha said that LAZ would be charging the City because they are opening up a facility, so it would be the other way around because they are running a service for the City. Council Member Feliciano said that she did not see an amount in the contract. Atty. Pacacha said that it was still being negotiated because there is a pilot program that will be on Broad Street to install the meters and let the residents become familiar with them. He gave the details and said that it would cost \$50,000 a year to open up a facility and perform the services. Discussion follows about the details.

Atty. Pacacha explained that this was the Master Agreement and the Scope of Services were not included. Council Member Feliciano said that the Committee was being asked to approve a contract with a pilot program where the City may have to pay \$50,000 for the pilot program along with a potential of \$375,000 that is not included in the contract language and this must be done by June 30, 2016. Atty. Pacacha repeated that this was a Master Consulting Agreement with general terms of the arrangements. The City will issue specific Scopes of Services and negotiate a price for those services in a different document. Mr. Gaudett said that the Committee was being asked to delegate the authority to negotiate the terms. Council Member Feliciano said that she did not agree with a contract that did not include the fees.

**** COUNCIL MEMBER BANTA MOVED TO APPROVE AGENDA ITEM 123-15 PROPOSED PROFESSIONAL SERVICES AGREEMENT WITH LAZ PARKING LTD. LLC, TO IMPROVE METERED PARKING AS A PUBLIC CONVENIENCE AND TO ENHANCE ECONOMIC DEVELOPMENT AS AMENDED.**

**** COUNCIL MEMBER SALTER SECONDED.**

**** THE MOTION PASSED WITH THREE IN FAVOR (HERRON, BANTA AND SALTER) AND ONE OPPOSED (FELICIANO).**

ADJOURNMENT

**** COUNCIL MEMBER BANTA MOVED TO ADJOURN.**

**** COUNCIL MEMBER FELICIANO SECONDED.**

**** THE MOTION TO ADJOURN PASSED UNANIMOUSLY.**

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services

City of Bridgeport
Contracts Committee
Regular Meeting
June 14, 2016