

**CITY OF BRIDGEPORT
CONTRACTS COMMITTEE
SPECIAL MEETING**

MONDAY, MARCH 26, 2012

6:30 PM

ATTENDANCE: Council members: Brannelly; Co-chair, dePara,
Vizzo-Paniccia, Brantley

NON-COMMITTEE: Council President McCarthy (sat in to make a quorum)

Co-chair Brannelly called the meeting to order at 6:30 pm.

Approval of Committee Meeting Minutes of February 14, 2012

- ** COUNCIL MEMBER BRANTLEY MOVED TO ACCEPT THE MINUTES**
- ** COUNCIL MEMBER VIZZO-PANICCIA SECONDED**
- ** MOTION PASSED UNANIMOUSLY**

60-11 Proposed Amendment to the Discovery Museum Lease Agreement

Mr. Lavernoch stated he was there to speak on behalf of Charles Carroll, Director of Public Facilities – *he made a request to be heard at the end of the agenda – see below.*

63-11 Resolution to enter into a Lease Agreement with Club Car, Inc.

Steve Hladun stated he was there on behalf of Charles Carroll, Director of Public Facilities and Associate City Attorney Trachtenburg.

He mentioned that golf season was upon us and the lease was about to expire. The RFQ process was conducted to secure a lease and the resolution was drafted by the city for the Dept. of Public Facilities to enter into. The lease was approved by the city attorney's office; so he was looking for approval to move forward.

Co-chair Brannelly asked Mr. Hladun to give an overview of the agreement. Mr. Hladun said there were (120) golf carts; (5) ranger vehicles and (5) utility vehicles. He said they were on the same payment schedule, which is a 5-year term that doesn't differ much from the previous lease. He noted that what has increased is the presence of golf professionals.

Mr. Hladun said they noticed an increase in revenue in recent years, the fee schedule is inexpensive and there is tracking of the golf carts to avoid any damage.

Co-chair Brannelly asked about the price of \$11,800 that will consist of six equal payments. She asked what the previous payments were. Mr. Hladun said he didn't have an exact cost, but he thought the payments were less. Co-chair Brannelly asked him to email her and the committee members the amount.

Council President McCarthy stated that he previously requested a final version of the lease. Mr. Hladun said that Attorney Trachtenburg intended to provide the final lease agreement upon approval from the committee.

Council President McCarthy said he thought there was a timing issue for this item. However, he said not having the lease would make it difficult for the committee to make a decision. Mr. Hladun said the 4-year lease expired on February 1 and it needed to be renewed. Council President McCarthy responded that he understood the timing issue and the need; however, he said it was still important to review the final lease agreement.

Co-chair Brannelly suggested that the item be tabled until the next city council meeting. Council President McCarthy suggested that they recess the meeting and discuss the matter before the next city council meeting at 5:30 pm.

Council President McCarthy asked Mr. Hladun if he was a100% sure the lease would be finalized by Monday before the city council meeting. Mr. Hladun said yes. He reiterated that Attorney Trachtenburg told him the finance company had the final lease and that it would be ready for the full city council's approval. Council President McCarthy stated that Mr. Hladun would have to email the committee and council members a copy of the lease well before the city council meeting on Monday.

**** COUNCIL MEMBER BRANTLEY MOVED TO TABLE THE ITEM UNTIL APRIL 2, 2012 BEFORE THE CITY COUNCIL MEETING; CONTINGENT UPON THE REVIEW OF THE FINAL LEASE AGREEMENT**

**** COUNCIL MEMBER VIZZO-PANICCIA SECONDED**

**** MOTION PASSED UNANIMOUSLY**

Co-chair Brannelly returned to item **60-12** Proposed Amendment to the Discovery Museum Lease Agreement.

Mr. Lavernoich stated that he was there on behalf of the Parks & Recreation Department and Charles Carroll, Director of Public Facilities. He gave an update that the package was put together to amend the current lease with the Discovery Museum. He said a letter was submitted by Mr. Bishop, the Director of the Discovery Museum and they were asking for several things to be amended in the lease to include an Outdoor Adventure Park. He said the matter has been reviewed by the Parks Department Board and they voted unanimously to approve it on February 14, 2012; so he was before the committee seeking approval – *he distributed copies of the lease agreement.*

Council member Vizzo-Paniccia asked if there were a specific number of years stipulated for the lease and she questioned what was meant by the wording “long term”. Mr. Lavernoich explained that it’s a 99-year lease that they entered into with the museum in 1959 and it expires in 2048. He clarified that it’s not an extension of the lease, but a continuation of the existing lease with permitted uses.

Council member Vizzo-Paniccia asked if the original agreement to that lease that goes to 2048, would be included in the amended lease. She also asked about the continuation of uses. Mr. Lavernoich clarified that the Discovery Museum will operate with a sub-contractor who will run the operation for them.

Council member Vizzo-Paniccia asked about liability. Mr. Lavernoich said they have to indemnify and hold the city harmless. Council member Vizzo-Paniccia said she had a concern that there could be a problem later on with liability. Mr. Lavernoich stated that research has found that a park of this type is safer than many other types of activities. He said they will include indemnification and insurance requirements and he felt strongly that the Discovery Museum will do all they can to take precautions.

Jeff Bishop said the activity was similar to going skiing. He stated that there is a whole harmless agreement with the Discovery Museum and the thought this would also pertain to the operator and the Parks Department. He further relayed that people will always be strapped in and he felt the activity was a lot safer than most activities.

A short video was shown that highlighted the activity taken at Catamount Ski Resort. It was noted that the video could be viewed on the Internet at www.CatamountAerialPark.

The video highlighted the two courses at different levels of use with varied types of related equipment; such as: vertical ladders, bridges, zip lines and rolling elements.

Council member Brantley asked if the trees had been tested to be sound and to assure they aren't rotted to accommodate the equipment. Mr. Bishop said the operation came in to look at the trees and the woodland and they identified that the trees would hold the starting platforms. They also identified any unsafe and hazardous trees and they cut down those that they found to be unsafe.

Council member Brantley asked what the plan was to start. Mr. Lavernoich said they hoped to be up and running my Memorial Day. He commented that it will be the largest adventure park in North America.

Mr. Bishop said they also had plans to donate a certain number of slots to Bridgeport kids on a regular basis. He expressed that the park would be a great addition in addition to the other programs that they currently offer.

Council member Vizzo-Paniccia asked if the wetlands would be protected and how deep the construction for the park would go into the wetlands. Mr. Bishop clarified that the park would be strictly on the Discovery Museum property that runs back to a fence on four to six acres. He further clarified that nothing will touch the ground. He explained that there's a ramp that gets lowered and all activity is isolated in the canopy of the trees.

Mr. Lavernoich added that they will work with Mr. Minor, of LUCR to ensure that there is no impact to the wetlands.

Council member Brantley asked what the approximate cost for tickets would be. Mr. Bishop said the cost would be between \$15.00 and \$39.00 that will include a 3-hour adventure with different experiences inclusive.

Council member Brantley asked when the adventure park will be open. Mr. Bishop said for this particular location, it might be open year round weather permitting.

Council member dePara commented that he was glad to hear that the operator is willing to give Bridgeport kids a slot to visit the park. Mr. Bishop agreed and he clarified that the park wouldn't be just for Bridgeport kids; it will be open to everyone.

Co-chair Brannelly asked about a portion of the contract that indicated a house on the premises. Mr. Bishop said the Discovery Museum wasn't required to maintain that building and it's not coming down. He noted that it's occupied by the grounds caretaker. It's called "Brooks House" and it's the oldest house in Bridgeport and has been there for many years. Mr. Lavernoich mentioned that the requirement to maintain the house should be deleted from the lease.

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY**

***Consent calendar**

62-11 Proposed Agreement with National Development Council regarding Community and Economic Development advisement

Mr. Lavernoich stated that the resolution before them contemplates an agreement that is part of the package to enter into an agreement with National Development Council. He presented a letter from Phil Kuchma that was given to him after the item was submitted to the committee for approval. He noted that National Development Council was found to be an invaluable entity to the city. He went on to relay the information that the national organization is based in New York and there is a Bridgeport office. He said there were two brochures put together during 2007; one was about Bridgeport and the other was about Seattle.

Council President McCarthy stated that he has been on the city council for awhile and has had some interaction with the organization. He said they have always received great advice and evaluations, for instance; Elias Howe School. The organization came in with good numbers and they suggested how to get the project done. He said he was completely in favor of signing with them, because they provide many beneficial tools.

Council member Brantley asked the amount they were talking about. Mr. Lavernoich said the amount was \$80k. Mr. Coleman, OPED added that the organization has the means to push back on an incredible level when it comes to finances and they keep the city in touch with all the current tax credits, grants etc.

Council member dePara asked if the \$80k was the yearly cost. Mr. Lavernoich said yes.

Council member dePara asked if the amount increased from the previous year. Mr. Lavernoich said the amount was at \$70k, which was held for nine years.

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE
** COUNCIL MEMBER dePARA SECONDED
** MOTION PASSED UNANIMOUSLY**

RECESSED

**** COUNCIL MEMBER dePARA MOVED TO RECESS UNTIL MONDAY, APRIL
2, 2012 AT 5:45 PM IN WHEELER ROOM, SIDE-B
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY**

The meeting was recessed at 7:30 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services