

*Public Works Committee Actions*

CITY OF NORWALK  
DEPARTMENT OF PUBLIC WORKS  
SPECIAL MEETING  
**JULY 14, 2008**

ATTENDANCE: William Krummel, Chair; Douglas Hempstead, Laurel Lindstrom, Carvin Hilliard, Kelly Straniti, Andrew Conroy (7:39 p.m.); Fred Bondi (7:42 p.m.)

STAFF: Hal Alvord, Department of Public Works Director; Atty. Robert Maslan; Lisa Bardon, Public Works,

OTHERS: Diane Lauricella, Diane Cece, Robert Koch, The Hour; Robert Burgess; Isabella Schoder, Malcolm Pirrie

CALL TO ORDER

Chairman Krummel called the meeting to order at 7:35 p.m.

Ms. Lauricella then requested that the public be allowed to speak during the meeting as there has been in the past.

Chairman Krummel explained that this was a special meeting and that public input was not on the agenda and that once the agenda was set, it could not be changed, nor could there be a suspension of the rules, in accordance with the FOI regulations. He added by suspending the rules, it would allow something to be added to the agenda that did not get public notice. He also added that there would be a public hearing later in the week for the public to give input.

Mr. Burgess interrupted and requested a copy of the agenda. After checking to see that all the members of the Committee had copies of the agenda, Mr. Alvord passed out copies of the agenda to those present from the public.

Mr. Conroy joined the meeting at 7:39 p.m.

Chairman Krummel then reviewed the amount of tonnage that is handled by the Crescent Street location. Ms. Bardon then explained that some of the 52 tons could be part of the Rowayton area waste and the other possible sources of the tonnage. Ms. Schoder from Malcolm Pirrie then clarified the source of the tonnage from City Carting and where it overlapped with the other figures.

Council President Bondi joined the meeting at 7:42 p.m.  
Mr. Alvord then reviewed the details of the NEWS (New England Waste) agreement,

which allows CRRA to have those who are members of the 18 members towns to tip their garbage in Norwalk without paying Norwalk. They pay CRRA directly and apparently the rates for these members are much lower than what Norwalk pays.

Ms. Lindstrom had several questions about the Crescent Street transfer station. She said that it appeared that most of the changes were housekeeping and that she wished to get an idea of how the transfer station would be operated. Mr. Alvord said that CRRA would be turning the facility over to the City.

There are two oil/water separators on site. One separator goes into the sanitary sewer system. The other one drains into the Norwalk River. Both separators have been cleaned by CRRA. The separator that drains into the river is a major concern.

If Crescent Street is used for recycling center, then the leachate would cease to be a problem and the trash compactors would not be used. However, if Crescent Street is used as a transfer station, then the City will have to remediate the oil/water separator that drains into the river and the various other issues associated with the compactors.

Ms. Lindstrom said that there had to be some other municipalities that were not able to get the contracts signed in time. Mr. Alvord said that the DEP expects each municipality to handle their solid waste responsibility. Ms. Lindstrom said that she felt that she was only receiving the information piece meal. Mr. Alvord said that DPW had worked on shifting the thousands of pages of information down to something that was readable for the Council Members. Ms. Lindstrom said that it would have been easier if the numbers had been consistently presented in tonnage per year.

Ms. Lindstrom then said that she had concerns about the financials. She then reviewed the revenue side of the document that was included in the packet. Ms. Lindstrom asked why City Carting was interested working with the City. Mr. Alvord explained that the City was guaranteed tonnage and that the lease would allow them to generate revenue. Ms. Schoder then gave a quick overview of how the guaranteed tonnage would be a win/win situation because of the economy of scale.

Ms. Lindstrom then expressed other concerns about the City being undercut by other transfer stations. Mr. Alvord said that he believed the chances of a new MSW transfer site being built in Fairfield County during the next century would be nil.

Ms. Lindstrom then asked about whether a public hearing was needed for the transfer. Mr. Alvord said that a public hearing was not needed for a transfer, but would be needed for a modification of the permit.

Ms. Lindstrom then asked about the various other municipalities participating. Ms. Barton explained that the various nearby towns all serve as back ups for each other.

Mr. Hilliard said that he had heard that there would be 1.5 million in savings, but he did not see those savings in the documentation. Ms. Schoder and Mr. Alvord then reviewed the numbers with him.

Mr. Hilliard also said that he had concerns about the fuel escalators.

Mr. Alvord explained that the document was only for the RFP as it was sent out. Meadow Street was not part of that RFP. Mr. Alvord said that when the original RFP went out there was no mention of fuel escalators. Two of the three proposals came back with them included. Only City Carting did not include escalators.

Mr. Hilliard then asked about the electrical costs. Mr. Alvord said that if the Meadow Street had been used, the compactors at Crescent Street would not be used and this would be a savings of around \$50,000 a year. The discussion then moved to the installation of a baler at Meadow Street. Mr. Alvord explained that it was not possible to install a baler at Meadow Street because the deadline for ordering the baler has passed. Ms. Schoder explained that it takes about eight months to order a baler and the City is now past the deadline for having it installed by the January 2, 2009. Mr. Krummel said that he thought that the baler could be still ordered, but it would use a lot of electricity to run. He pointed out that there would be other contingency sites that would take our garbage while the baler was installed. Mr. Alvord then said that City Carting could not negotiate with Wheelabrator until they have a signed tonnage agreement and it made no sense to invest in a baler until a contract was signed.

Mr. Hilliard asked about the safety factor at Crescent Street. Mr. Alvord explained that there was no way to control the traffic on Crescent. If Meadow Street had been an option, then the commercial traffic would have been sent to Meadow Street, which would have reduced the truck traffic at Crescent.

Mr. Hilliard then asked about the recycling contract. Mr. Alvord said that starting January 1, 2009, the City would be earning revenue on recycling. If Crescent Street had been able to be used as a recycling center, the revenue would have increased. Due to the limited space available at Crescent Street, expanding the recycling will not be possible.

Council President Bondi thanked Mr. Alvord for his hard work and said that with the report that was included in the packet, Meadow Street was looking better and better. He said that it was a win/win situation and then reviewed the various benefits for using Meadow Street. Council President Bondi then said that come January 1st, the Meadow Street station has the option of taking in solid waste and that the City would have no control.

Mr. Conroy then asked about the other participating communities. Ms. Bardon then reviewed the various locations for the MSW. Mr. Conroy then asked if there was an option for City Carting to bring the other waste handled by them to Meadow Street. Mr. Alvord pointed out that City Carting has the option of allowing other communities to

bring their waste to Meadow Street. Mr. Conroy asked what would drive this economic engine. Ms. Bardon replied that it would be fuel costs.

Mr. Hempstead then asked about the total tonnage. Mr. Alvord then distributed copies of a Financial Comparison of the two sites. Mr. Hempstead then asked if City Carting could ask for an increase in tonnage. Mr. Alvord said that only the permittee, which is the City of Norwalk, can ask for a modification. He added that CRRA had been in the process of requesting an increase in tonnage for the Meadow Street station, but that when the site was sold, the application for the increase was dropped.

Mr. Hempstead then asked about the traffic study. Mr. Alvord then distributed copies of the traffic study for the Meadow Street facility. Mr. Alvord then reviewed the high points of the traffic study. During the hours that the transfer station at Meadow Street, the peak increase would be three trucks per hour because the trucks would be out on the routes and then returning to the transfer station.

Ms. Straniti then asked about the environmental study on Crescent Street, regarding if CRRA has to do an environmental study, would they then be responsible for the costs. Mr. Alvord said that CRRA would be responsible. He then reviewed the details of the compactors and the leachate drainage.

Chairman Krummel asked about the study that was supposed to be done on July 9th. Mr. Alvord explained that there were preliminary numbers, but some designations had yet to be determined.

Ms. Lindstrom then asked about the new AMEC transfer station. Mr. Alvord then reviewed this and the changes that would happen when the southern half of Crescent Street closes.

Ms. Lindstrom said that it would have been nice to have the financial comparison before the Council meeting. She said that often the Council gets the documents on the spur of the moment. Mr. Alvord said that he may not have realized exactly what Ms. Lindstrom had been asking for when they had spoken earlier.

Mr. Krummel said that he was concerned because New Canaan garbage would be coming to Norwalk, but that this was not noted in the presentation. He said that he was surprised that there would be other contributors to the Norwalk site. Mr. Krummel then said that he felt that this was not being treated fairly by not including the numbers. Mr. Alvord then reviewed the details of the RFP that was sent out originally. He pointed out that the circumstances had changed and that because of this the various aspects had changed.

Chairman Krummel said that South Norwalk had serious concerns about environmental injustice with the use of Meadow Street. Ms. Schoder then reviewed the details of how the study was done by Malcolm Pirrie before the negotiations were underway. She explained that the savings of one million dollars was real and that it could be more by expansion. Chairman Krummel said that his concern was the neighborhood and that

under the original RFP had garbage coming in from several towns to Norwalk. He said that the proposal included New Canaan, Greenwich and other towns would be sending garbage to Norwalk.

Chairman Krummel then said that his concern was what the original agreement with City Carting and what the guarantee tonnage was. Ms. Schoder then reviewed the details of this with Chairman Krummel.

Ms. Bardon retrieved a copy of the original RFP from her office for Chairman Krummel to review. Chairman Krummel discovered that the reference to various other communities' waste was in the City Carting terms sheet, not in the RFP. Discussion then followed about this.

Mr. Hilliard said for the record that he disagreed with Council President Bondi that the Meadow Street transfer station was a win/win situation.

Mr. Hempstead had a question regarding whether the sliding scale could ever go negative. Mr. Alvord and Ms. Bardon then reviewed the details of the rates. From the revenue standpoint for City Carting, this would happen if the City decided to lower the rates, which would be cut into their revenue.

**\*\* COUNCIL BONDI MOVED AGENDA ITEM 1A AND 1B.**

**1A. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AGREEMENT WITH CITY CARTING, INC. FOR THE OPERATION OF THE MEADOW STREET AND CRESCENT STREET TRANSFER STATIONS AND THE TRANSPORT AND DISPOSAL OF SOLID WASTE FOR A TERM OF TEN YEARS COMMENCING ON JANUARY 1, 2009. TERMS IN ACCORDANCE WITH TERM SHEET NEGOTIATED MAY 23, 2008.**

**1B AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE A LEASE AGREEMENT WITH MEADOW STREET PARTNERS, LLC FOR THE LEASE OF 8-18 MEADOW STREET/LOT 92A FOR A TERM OF TEN YEARS COMMENCING ON JANUARY 1, 2009. TERMS IN ACCORDANCE WITH THE TERM SHEET NEGOTIATED MAY 23, 2008.**

Ms. Lindstrom said that the purpose of the meeting was to compare the various bids rather than just having the two options. She said that one of the issues had been the installation of the baler, which would have ruled out signing with a burn plant. Mr. Alvord said that the installation of a baler gave City Carting more options. They could bale and ship it off site or take it to a burn plant in an open top container. Chairman Krummel said that he felt compacting would be the best.

Ms. Lindstrom said that it would be premature to put a motion forward before a public hearing, which would invalidate the public hearing. Mr. Hilliard agreed with Ms.

Lindstrom. Council President Bondi said that he moved the item to forward to the Council.

Mr. Hilliard said that the Committee could meet five minutes before the Council meeting to recommend one of the agenda items.

Ms. Straniti asked if there would be something on the Council Agenda. She also expressed concerns about voting on the proposal shortly before the Council meeting.

Mr. Hempstead said that he felt that it would be premature for the Committee to vote before the public hearing. He then asked Mr. Bondi to consider including both items on the Council Agenda and to consider meeting on Monday the 21st to consider. Mr. Bondi said that he would accept this as a friendly amendment.

Mr. Conroy asked Atty. Maslan if both agenda items could be added to the agenda as an EITHER/OR proposal. Atty. Maslan said that this could be done.

**\*\* COUNCIL PRESIDENT BONDI MOVED AMEND HIS ORIGINAL MOTION TO HAVE THE FOLLOWING INCLUDED ON THE NEXT COUNCIL AGENDA AS AN EITHER/OR PROPOSAL FOR THE COUNCIL'S CONSIDERATION:**

**EITHER:**

**1A. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AGREEMENT WITH CITY CARTING, INC. FOR THE OPERATION OF THE MEADOW STREET AND CRESCENT STREET TRANSFER STATIONS AND THE TRANSPORT AND DISPOSAL OF SOLID WASTE FOR A TERM OF TEN YEARS COMMENCING ON JANUARY 1, 2009. TERMS IN ACCORDANCE WITH TERM SHEET NEGOTIATED MAY 23, 2008.**

**1B AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE A LEASE AGREEMENT WITH MEADOW STREET PARTNERS, LLC FOR THE LEASE OF 8-18 MEADOW STREET/LOT 92A FOR A TERM OF TEN YEARS COMMENCING ON JANUARY 1, 2009. TERMS IN ACCORDANCE WITH THE TERM SHEET NEGOTIATED MAY 23, 2008.**

**OR**

**2. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AGREEMENT WITH CITY CARTING, INC. FOR THE OPERATION OF THE CRESCENT STREET TRANSFER STATION AND THE TRANSPORT AND DISPOSAL OF SOLID WASTE FOR A TERM OF TEN YEARS COMMENCING ON JANUARY 1, 2009 FOR A SUM NOT TO EXCEED \$13,668,605 (BASED ON AN ESTIMATED 23,000 TONS PER YEAR).**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

\*\* COUNCIL PRESIDENT BONDI MOVED TO ADJOURN.

\*\* THE MOTION PASSED UNANIMOUSLY.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Sharon L. Soltes

□

