

**CITY OF NORWALK  
LAND USE AND BUILDING MANAGEMENT  
REGULAR MEETING  
APRIL 5, 2017**

**ATTENDANCE:** Thomas Livingston, Chair; Bruce Kimmel, Richard Bonenfant, Nick Sacchinelli, Michael DePalma, Faye Bowman

**STAFF:** Alan Lo, Land Use and Building Management

**OTHERS:** George Albano, local sportwriter; Mary Kay Locke, Family & Children's Agency; Patrick Gentile, Connecticut Yankee Council Inner City Development Vice President; Pastor Kim Fletcher, Pastor Charles Fletcher; Karen Bartron, NPS Purchasing Agent; Bill Hodel, NPS; Joe Rios, NPS; John Ireland, Silver Petrucelli; Deidra Davis, South Norwalk Public Library

**CALL TO ORDER**

Mr. Livingston called the meeting to order at 7:35 p.m.

**ROLL CALL.**

Mr. Livingston called the roll. A quorum was present.

**PUBLIC PARTICIPATION**

There was no one present who wished to address the Committee at this time.

**MINUTES OF THE PREVIOUS MEETING**

**March 1, 2017**

**\*\* MR. SACCHINELLI MOVED THE MINUTES OF THE MARCH 1, 2017 MEETING.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE MARCH 1, 2017 MEETING PASSED WITH FIVE IN FAVOR (LIVINGSTON, BONENFANT, SACCHINELLI, DEPALMA, AND BOWMAN) AND 1 ABSTENTION (KIMMEL).**

**OLD BUSINESS**

**A. Referral from Recreation, Parks and Cultural Affairs Committee**

**1. Consider the proposal to name the new Nathan Hale athletic complex in honor of the late Supreme Court Judge Robert J. Callahan and schedule a Public Hearing.**

Mr. George Albano came forward and read the following statement about of Supreme Court Judge Robert J. Callahan's legacy into the record.

I'd like to start off by expressing my appreciation to the Land Use Committee for giving me this opportunity to voice my feelings on the naming of a new field in Norwalk.

I am a lifetime Norwalk resident and a longtime local sports writer. I have covered, written and documented athletics in the city of Norwalk for the past 42 years. But most of all, I am a Norwalk sports fan and I was excited, as a lot of people were, when the new athletic complex behind Nathan Hale Middle School was completed.

I even wrote a column the day before the new facility was officially christened and opened for business during a ceremony in 2015. I wrote how it had two state-of-the-art fields, complete with turf, electric scoreboards, dugouts, bleachers. I wrote that it had everything ... everything, that is, except a name.

Which is what brings me here tonight. After I wrote that column, Mike Moccia, director of Norwalk Recreation and Parks, asked me to follow up with a letter, which I did, and hopefully you've seen a copy of it or maybe have it in front of you tonight. As a result of that letter, I've already spoken in front of the Recreation, Parks and Cultural Affairs Committee.

As I expressed to them that night, and would like to convey to your committee tonight – and what I wrote in my column – is that I can think of no better individual, no better Norwalk citizen to name such an outstanding athletic facility after than in the memory of the late Robert J. Callahan ... the late Connecticut Supreme Court Chief Justice Robert J. Callahan.

Bobby Callahan, as he was known to teammates, classmates and friends growing up was one of the best athletes – and some say the very best – to come out of Norwalk. The only debate might be which sport was he better in, football or baseball. He played both at Norwalk High School. In fact, he actually played five sports in high school.

Mr. Callahan went on to star in football at Boston College and was signed by the Chicago Bears. He very nearly made the team, too, but was cut loose right before the first game of the season. A few other teams showed interest in signing him, including the Green Bay Packers. But he told me once when I interviewed him for

another column that he had been accepted to Law School and decided to give up football. As I told him, and wrote in my column the next day, that decision certainly worked out well.

Which brings me to my next point. Mr. Callahan's outstanding athletic career was exceeded only by his law career, a 40-year career which began right here in Norwalk and saw him rise through the ranks, from a prosecuting attorney to a circuit court judge, later a superior court judge, all the way to being nominated to the Connecticut Supreme Court in 1985 by then Gov. William O'Neill. And 11 years later, on August 29, 1996, Norwalk's Robert Callahan became the 34<sup>th</sup> Chief Justice of Connecticut's highest court.

When he passed away on New Year's Day 2013 at the age of 80, Connecticut Gov. Daniel Malloy was quoted in newspapers across the state saying "Chief Justice Callahan made a lasting impact in Connecticut," and "He had a profound impact on the laws of our state."

I think it's apparent that Mr. Callahan was a legend on the field and in the courtroom, and I can think of no better tribute to him than to dedicate Norwalk's newest sports complex in his memory.

I'm not the only one who thinks this. I am a board member of the Norwalk Old Timers Athletic Association and at a recent meeting I informed the Board of my mission to have the new complex named after Mr. Callahan. A motion was made and passed unanimously to support the idea and they asked me to convey their sentiments to any city committees I spoke to.

I should also add that Robert Callahan played a big role in Norwalk Athletics after his own playing days. In 1957, the same year he returned home after serving in the U.S. Army (where he played and coached three sports), that same year he was one of a handful of local sportsmen who founded the Norwalk Athletic Association and organized the Norwalk Ramblers Pop Warner Football team. Mr. Callahan was one of the original coaches. In the 60 years since then, thousands of Norwalk boys and girls have come through the Norwalk AA playing sports, and how fitting it would be to have boys and girls today, and in the future, playing a sport in the program on a field named after someone who helped start the organization.

Just to add one more thing to his athletic resume, Mr. Callahan served several years on the Norwalk Recreation and Parks Commission, including two years as chairman.

There are fields and stadiums around country whose names are shortened. In New Jersey the Prudential Center is called "The Rock." In Philadelphia the Lincoln

Financial Field is referred to as “The Link.” And in Detroit, sports fans have called the Joe Louis Arena “The Joe.” For most of his adult life, Robert Callahan was known as “The Judge.” Even after he became Chief Justice Callahan, his friends he grew up and played with always called him “The Judge.” If the proposal to name the new athletic complex after him passes, I can envision the day when sports fans in Norwalk ask one another, ‘Hey, where’s tonight’s American Legion game?’ Or ‘What field is tonight’s Babe Ruth championship game being played?’ And somebody answers, ‘It’s at ‘The Judge.’ I know I’m letting my sports imagination get a little carried away, but that’s the scenario I can see unfolding in our city.

In closing, I know that your committee takes the naming of any field, venue or street very serious, and I couldn’t agree more. We are on the same page. Such an honor should not be taken lightly. But that said, I think the late Robert J. Callahan ... Chief Justice Callahan ... Bobby Callahan ... ‘The Judge’ ... is worthy of this honor and I hope you agree and consider naming Norwalk’s newest athletic complex in his memory.

Mr. Bonenfant said the field is beautiful. He added that he would support the item.

**\*\* MR. KIMMEL MOVED TO SCHEDULE A PUBLIC HEARING REGARDING THE PROPOSAL TO NAME THE NEW NATHAN HALE ATHLETIC COMPLEX IN HONOR OF THE LATE SUPREME COURT JUDGE ROBERT J. CALLAHAN.**

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

B. Norwalk Senior Center

**“Technical Correction: of Common Council action of March 20, 2017, Item VII, B. 4a – revise account number from “09171000 5777 C0526” to “09171000 5777 C536” and the revised action shall be as follows:**

**4a. Authorize the Mayor, Harry W. Rilling, to execute a Contract with DPM Contracting for the restrooms renovation project at Norwalk Senior Center for a total not to exceed \$106,088.00. Funds are available from Redevelopment Agency CDBG, Human Relations ADA Account Number 09171000 5777 C0536 and Building Management Capital Improvement Account Number 0916/17 7100 5777 C0476.**

**4b. Authorize Building Management to issue Change Order on Contract for a total not to exceed \$10,608.00.”**

**\*\* MR. DEPALMA MOVED THE ITEM.**

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

### **NEW BUSINESS**

#### **A. Ben Franklin Center**

1. Review request from Family & Children’s Agency to lease the third floor of Ben Franklin Center and refer the following to the Common Council for action:

**“Authorize the Mayor, Harry W. Rilling, to execute a Lease Agreement with Family & Children’s Agency for the third floor of Ben Franklin Center for a period of 2 years with one 2 year renewal option. Utility payment shall be based on \$2.50/sf/year for a maximum total of \$19,557.50 per year. Remaining terms shall be as outlined in Alan Lo’s memo dated March 29, 2017”**

**\*\* MR. SACCHINELLI MOVED THE ITEM.**

Mr. Lo gave an overview of the details as outlined in his memo of March 29, 2017.

Mr. Kimmel asked what happened to the students that were enrolled in the Mid Fairfield Child Guidance Center program. Ms. Locke said that while her organization, the Family and Children's Agency, works with the mid Fairfield Child Guidance Center closely, she could not speak for them. However, she said that Mid Fairfield program was not offered this past year.

Ms. Bowman said that she would like to see something in writing from Mid Fairfield Child Guidance Center confirming they are leaving. Mr. Kimmel agreed. Discussion followed about voting on having an approval subject to the receipt of a letter from Mid Fairfield Child Guidance saying they were leaving.

The discussion then moved to a previous issue involving a former tenant on the third floor who had indicated interest in one of the rooms on the third floor.

**\*\*MR. LIVINGSTON MOVED TO AMEND THE MOTION TO INCLUDE THAT IT WAS SUBJECT TO THE RECEIPT OF A LETTER FROM MID FAIRFIELD CHILD GUIDANCE STATING THEY WERE VACATING THE PREMISES.**

Mr. Lo said that he would include it on next agenda if he could get the letter in time. If not, then it would be on the following Council agenda.

Mr. Bonenfant asked whether the Family and Children's Agency offices on Water Street would be moving into the space. Ms. Locke said that it would just be the after school program.

Mr. Bonenfant asked for clarification on the utilities charges, which Mr. Lo reviewed with them.

**\*\* THE MOTION TO APPROVE THE FOLLOWING AS AMENDED:**

**“AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A LEASE AGREEMENT WITH FAMILY & CHILDREN’S AGENCY FOR THE THIRD FLOOR OF BEN FRANKLIN CENTER FOR A PERIOD OF 2 YEARS WITH ONE 2 YEAR RENEWAL OPTION. UTILITY PAYMENT SHALL BE BASED ON \$2.50/SF/YEAR FOR A MAXIMUM TOTAL OF \$19,557.50 PER YEAR. REMAINING TERMS SHALL BE AS OUTLINED IN ALAN LO’S MEMO DATED MARCH 29, 2017, AND SUBJECT TO WRITTEN NOTIFICATION FROM THE FAIRFIELD CHILD GUIDANCE CENTER OF THEIR INTENT TO VACATE THE FACILITY.**

**PASSED WITH FIVE IN FAVOR (LIVINGSTON, BONENFANT, SACCHINELLI, DEPALMA, AND KIMMEL) AND 1 ABSTENTION (BOWMAN).**

2. Review request from Connecticut Yankee Council to use Ben Franklin Center for summer program and refer the following to the Council for approval:

**“Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Connecticut Yankee Council for the use of 3 classrooms in Ben Franklin Center from June 25, 2017 to August 4, 2017 for its children STEM summer program. Total cost for utility expenditures shall be \$562.”**

**\*\* MR. BONENFANT MOVED THE ITEM.**

Mr. Lo gave an overview of the request.

Mr. Kimmel asked about the Scouting STEM program. Mr. Gentile gave a brief summary of the program. He said that this was an opportunity to have a safe, nurturing environment for 1st to 5th grade students. The students are referred through the Norwalk Housing Authority, the South Norwalk Community Center and various other partner organizations.

Ms. Deidra Davis said that she works at the South Norwalk Library and the program was currently running at the library.

Ms. Bowman asked how the program runs. Mr. Gentile said that the program provides the instructors and rotate the students through the three science labs. It is a five hour day, including outside activities. At the end of the day, there are a number of children who are able to attend a six weeks summer program.

Ms. Bowman asked about the rent. Mr. Gentiles said that originally the rent was too much, but Mr. Lo and the mayor's office worked some magic and brought the price down to where he could manage the rent. He said that he could not thank the Committee enough.

Mr. Bonenfant asked who was occupying the second floor. Mr. Lo gave a quick list and said there were three or four rooms open.

Mr. Bonenfant asked if it was just for boys. Mr. Gentile said that last year 49% of the group were girls.

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

### **MISCELLANEOUS/DISCUSSION ITEMS**

#### **A. Ben Franklin Center – Discussion on request from Safe “N” Sound Community Youth Group for the use of space.**

Ms. Kim Fletcher came forward and introduced herself and her husband, Charles Fletcher, who are Norwalk pastors. They established a youth group at Calvary Reformed building on Lexington Avenue, which was successful. They created a job workshop and the 15 youths that participated are now all employed. There are business partners who are willing to volunteer their resources for the program. Now they want to have the youth come into a facility that is not a church.

They would like a room that would allow the program to turn into a more substantial program. They will be going out into the community to let the youth know about the program. Ms. Fletcher said there isn't a community center in South Norwalk. Security, discipline and consistency are all important to the program. The goal of the program is to empower and lead by example, not to convert. Many of the youth don't know how to

cook or how to fill out a job application or even open a bank account. They need to be able to speak out, speak up and be heard.

Mr. Livingston asked how many girls they were anticipating would be in the program. Ms. Fletcher said that they would like to have between 10 and 20 girls.

Mr. Livingston asked if they were a non profit. Ms. Fletcher said that they were a 501(c)3.

Mr. Lo explained that because this room would only be used for a couple of hours a week, so it was harder in terms of security. He said that the room would be rented to them for the entire year. Also the details have not been worked out.

Mr. Kimmel said that he was not clear on Ms. Fletcher's comments about the lack of community centers. Ms. Fletcher said that she was trying to identify a location that people would have access. She said that she had never been to the Carver Center for the first time only six months ago.

Ms. Bowman said that both she and Mr. Simms both feel that the South Norwalk Community Center was not open or accessible to the community. It costs \$2,000 or \$3,000 to use the Community room at the SoNo Community Center.

Mr. Livingston pointed out that the IRS number is for a church and wanted to know if the City would be charging them the church rate. Mr. Lo will look into this.

Mr. Bonenfant asked for some clarification about the names of the churches. Ms. Fletcher explained that they were the Kingdom Refuge and they share the facility of the Calvin Reform Church on Lexington.

Mr. Bonenfant asked if the program was limited to girls. Ms. Fletcher said that it was at this time, but she felt that the program would grow.

The discussion moved to the issue of whether the program was associated with the church. Mrs. Fletcher said that it was separate. Mr. Sacchinelli said that he had looked into this and the program was separate. A brief discussion about the IRS non-profit number being for a church and the Committee suggested that they get a regular non-profit number, which would give the program a lower rate.

### **NEW BUSINESS CONT'D.**

#### **B. School Security Improvements**

1. Review proposals for school system-wide security improvements and refer the following to the Common Council for action:

**“Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Omni Data, West Haven, CT for video installation at 19 schools for a total not to exceed \$900,000 plus a contingency not to exceed \$100,000.**

**Account 09145010 5799 C0576\$ 10,604.29  
Account 09155010 5799 C0576\$293,280.50  
Account 09155010 5777 C0537\$696,115.30”**

Ms. Karen Bartron, the NPS Purchasing Agent, introduced herself and gave a brief overview of the security system. Mr. Hodel and Mr. Joe Rios spoke about the details of the upgrades.

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

**C. Cranbury School Abatement Project**

1. Review and refer the following to the Common Council for action:

**“a. Approve Norwalk Facilities Construction Commission (NFCC), acting in accordance with Norwalk Ordinances, as the Norwalk School Building Committee for the Cranbury Elementary School Asbestos Abatement Project.**

**b. Authorize the preparation of schematic drawings and outline specifications for the Cranbury Elementary School Asbestos Abatement Project.**

**c. Authorize the filing of a school grant application to the State Department of Administrative Services for the Cranbury Elementary School Asbestos Abatement Project.”**

Mr. Hodel gave a brief summary of the grant application process. Mr. Kimmel pointed out that the Council had allocated \$500,000 for asbestos but the District had allocated only \$350,000 for asbestos abatement. Mr. Hodel agreed and said that the \$350,000 was a good start. Mr. Hodel said that the information packet has the details and the floor plan.

Mr. Kimmel asked about the money that was being spent would be allocated on containment. Mr. Hodel said that the furniture would be removed and stored. Mr. Kimmel said that he did not understand why it was not all done at the same time. Mr. Lo explained that as each room is worked on, it is contained.

Mr. Kimmel asked if they had a list of the locations where there is asbestos. Mr. Hodel said that they are required to have a listing of those sites. Mr. Kimmel asked if there was an efficient way to plan to remove the asbestos for all the buildings. Mr. Hodel said that there were floor tiles that were popping up. There is an Asbestos Management Plan.

Mr. Bonenfant asked if the schools had to test the windows for PCB. Mr. Lo said that they are not required by the State to test, but the State does recommend testing.

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

**D. West Rocks Middle School**

1. Review bids for the West Rocks Middle School Windows and Doors Replacement Project and refer the recommendation to the Common Council for approval:

- “a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with A.V. Tuchy, Inc. for the West Rocks Middle School Windows and Doors Replacement Project for a total not to exceed \$1,470,253. Funds are available in Acct. #09175010 5777 C0566, Special Appropriation for State Reimbursement share (acct #TBD) and Acct. #09175010 5777 C0585**
- b. Authorize the NFCC to issue Change Orders on Contract for a total not to exceed \$73,513”**

**\*\* MR. DEPALMA MOVED THE ITEM.**

Mr. Lo gave an overview of the proposed replacement of the windows at West Rocks Middle School. An bid request was released and A.V. Tuchy submitted the low bid. He reviewed the containment process and the bids were much higher than originally estimated.

Ms. Bowman asked about the timeline. Mr. Lo said that they were looking to put this item on the next Council agenda. The windows order takes about 10 weeks to be delivered. The installation would take place over the summer. Mr. Ireland gave a description of which windows would be replaced and where they were located.

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

**E. Program Management Services**

1. Review recommendation to award Program Management Services and refer the following to the Common Council for action:

- “Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Construction Solutions Group, LLC (CSG) to provide Program Management Services necessary for the implementation of the proposed School Facilities Improvement Plan. Annual costs shall be as follows with additional annual allowance of \$20,000 for reimbursable expenses:**

1 <sup>st</sup> year -	\$ 240,000
2 <sup>nd</sup> year -	\$ 252,000
3 <sup>rd</sup> year -	\$ 264,600
4 <sup>th</sup> year -	\$ 278,951
5 <sup>th</sup> year -	\$ 291,720

**Funds are available in the Capital Budget account #09175010 5777 C0585”**

Mr. Lo said that in 2000, the City hired a program manager to oversee various constructions projects. It worked out very well. Mr. Lo explained that a program manager would handle the large capital projects that were scheduled for the schools. This new program manager would begin working with the City within a month and would start with the West Rocks window project. This would be a five year relationship.

Ms. Bowman asked what the verdict on Naramake issue. Mr. Lo said that it was decided that the enrollment at Naramake was not a serious issue where as Jefferson's over enrollment needs immediate attention. Addition at Ponus School would be part of solution to overcrowding at Jefferson.

Ms. Bowman said that she felt Ely was a bad location for a Pre-K through Grade 8. She pointed out that the road leading into Ely was narrow and the buses would have difficulty navigating the roads. She said that eventually this type of project would result in eminent domain and people losing their homes. Ms. Bowman also said that there was a deed restriction on the property. There is a vote on this issue scheduled for April 6th.

Mr. Lo said that in the budget for Nathaniel Ely had an allocation for a traffic study for the site. The study hasn't been done yet and they may discover that the intersection needs to be widened.

Secondly, the DEEP has met with the City officials in Mr. Ireland's office and talked about a land swap with open space behind NCC. There is no official decision at this time. Ms. Bowman said that her constituents would not be interested in open space that was not located in South Norwalk. Mr. Livingston said that if the Ely building was done, there would actually be more useable space on the site than there is now.

Ms. Bowman said that DEEP can issue a stop to the plan and that the denial will stop the whole project. Mr. Lo said that is possible. Separately, regarding the existing building, DEEP staff does not understand why the existing school building and parking lots were designated as park land and they never should have been included in the park land allocation.

Mr. Bonenfant pointed out that the Council would be voting on having the traffic study done, but not the final construction plans.

**\*\* THE MOTION PASSED WITH FIVE IN FAVOR (LIVINGSTON, BONENFANT, SACCHINELLI, DEPALMA, AND KIMMEL) AND 1 ABSTENTION (BOWMAN).**

F. Building Management

1. Review new bid results for the Concert Hall ADA Improvement Project and refer the following to the Common Council for approval:

a. **Rescind Common Council Action of December 13, 2016, Item VII, C. 1a and 1b. which authorized the following:**

**“1a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with STC Building & Property Management for Norwalk Concert Hall Interior ADA Improvement Project for a total not to exceed \$41,350.00. Account #0917 1000 5777 C0536**

**1b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$4,135.00.”**

b. **New action: Authorize the Mayor, Harry W. Rilling, to execute an agreement with DPM Contracting, LLC for Norwalk Concert Hall Interior ADA Improvement Project, for a total not to exceed \$52,888.00. Account #0917 1000 5777 C0536**

**Authorize the Office of Building Management to issue change orders on contract for a total not to exceed \$ 5,288.00.**

**\*\* MR. DEPALMA MOVE THE ITEMS.**

Mr. Lo gave a brief summary of the reasons why there was a change of contractors.

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

**ADJOURNMENT.**

**\*\* MR. BONENFANT MOVED TO ADJOURN.**

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

The meeting adjourned at 9:30 p.m.

Respectfully submitted,  
S. L. Soltes  
Telesco Secretarial Services

City of Norwalk  
Land Use and Building Management  
Regular Meeting  
April 5, 2017