

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT
REGULAR MEETING
JUNE 7, 2017**

ATTENDANCE: Tom Livingston, Chair; Nick Sacchinelli; Bruce Kimmel; Rich Bonenfant

STAFF: Alan Lo, Land Use and Building Management

I. ROLL CALL

Mr. Livingston called the meeting to order at 7:37 p. m. A quorum as present.

II. PUBLIC PARTICIPATION

Mr. Eric Chandler came forward in favor of the Belden Library site development and land acquisition project. He stated that he has lived in Norwalk for 44 years. He stated that he frequently has trouble finding parking when he visits the library. The city's purchase of the adjacent property would create greater use of the library as well as improved ease of access. Many patrons will not have to park across the street. He stated that if condominiums go in next to the library, tenants will take up on street parking spots. He stated that attendees of wakes at the funeral home also take spots that would otherwise be used by library patrons.

Mr. Ben Otis came forward in favor of the Belden Library site development and land acquisition project. He stated that he has lived in Norwalk for 12 years. He stated that the city should place value on the services that the library provides. There should be ample parking because library use is high. He stated that acquiring the adjacent lot makes future expansion of the lot possible.

Mr. Ralph Bloom came forward in favor of the Belden Library site development and land acquisition project. He stated that use of technology as well as book lending has led to an increased use of the library by patrons. He stated that the library has been in its current location for 115 years. If expansion is done, we will have covered parking. An addition will give us a new wing and the ability to add night time programs.

Ms. Dorothy Mobilia came forward in favor of the Belden Library site development and land acquisition project. She stated that the library has a rich history and that the original intent when it was built was to have it at that location "for all time." She stated that there is an urgent need for parking spaces.

Ms. Laura LaMorte came forward in favor of the Belden Library site development and land acquisition project. She stated that she has lived in Norwalk for 22 years. She stated that it is shameful that neither of the two libraries in Norwalk have adequate parking. She stated that parking issues create a risk of getting a parking ticket when attempting to return a borrowed book. She stated that she is in agreement with the proposal.

Ms. Patsy Brescia came forward in favor of the Belden Library site development and land acquisition project. She stated that she is a long-time resident of Norwalk. The library as sold by the 1st taxing district to the city. She stated that she had a copy of the library deed with her. She stated that, on the deed, the 1st taxing district stipulated that the building will always be used as a library or it would be sold back to the 1st taxing district.

Ms. Nancy Rosetta came forward in favor of the Belden Library site development and land acquisition project. She stated that the library needs to have the ability to expand. It is a valuable resource to the city. The parking problem is an issue, and needs to be fixed.

III. MINUTES OF PREVIOUS MEETING

May 3, 2017

**** MR. BONENFANT MOVED TO APPROVE THE MAY 3, 2017 MINUTES AS SUBMITTED.
** THE MOTION PASSED UNANIMOUSLY.**

IV. OLD BUSINESS

No old business was brought forward.

V. NEW BUSINESS

**** MR. LIVINGSTON MOVED TO TAKE ITEM V. F. - 1. NORWALK BELDEN LIBRARY SITE
DEVELOPMENT AND LAND ACQUISITION PROJECT: NEXT ON THE AGENDA.
** THE MOTION PASSED UNANIMOUSLY.**

F. Belden Main Library

1. Norwalk Belden Library site development and land acquisition project:

- a. Review proposal to acquire property at 11 Belden Avenue;**
- b. Refer proposal to the Planning commission for Section 8-24 Review:**
- c. Refer recommendation to the Common Council to "Authorize the Mayor, Harry W. Rilling, to execute any and all documents with 587 Connecticut Ave., LLC for the proposed acquisition of property located at 11 Belden Avenue. Terms of the acquisition shall be as outlined in Attorney Mario Coppola, Corporation Counsel's memo dated June 1, 2017."**

Mr. Alex Knapp came forward in favor of the item. He stated that the City and the Public Library Foundation desire to acquire the land adjacent to the library on Belden Avenue. He stated that, in the short term, the acquisition would fix the issue with a lack of adequate library parking for patrons. In the long term, the City could develop a comprehensive plan for a better development of the immediate area surrounding the Library. This plan would include a potential expansion and repurposing of the Library as a cornerstone of the redevelopment of the area.

Mr. Knapp stated that a draft of an Option to Purchase Agreement has been negotiated with the developer. The agreement provides the City with a six year option to purchase the property for \$4,885,000.

Mr. Knapp stated that if the project is approved, we will hold focus groups, survey users of the library, and reach out to the community for opinions. He stated project will probably include the South Norwalk library, but the focus will be primarily on the main branch. In the next month we will have a better idea of the length of time the project will take. He stated that the use of eminent domain is probably not something that was eminent.

Mr. Bonenfant stated that he did not like that the City did not give input while the negotiations were in progress. He stated that we are now in a take it or leave it situation.

Mr. Knapp stated that the owner of the adjacent property, the City, the library and the 1st taxing district have all been involved in the negotiations. He stated that the library would like to have some money set aside each year instead of having to make a large one time request for a capital appropriation.

Mr. Kimmel stated that the city has been involved in meetings where the negotiations were discussed and given the opportunity to give input. The majority and minority leaders have met with and given input. He stated that the administration of the Library offered to help and did a good job.

**** MR. LIVINGSTON MOVED TO REFER THE BELDEN LIBRARY SITE DEVELOPMENT PROPOSAL TO THE PLANNING COMMISSION FOR SECTION 8-24 REVIEW. IN REGARD TO ITEM C., HE RECOMMENDED TO TABLE UNTIL AFTER THE PUBLIC HEARING.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. LIVINGSTON MOVED TO SCHEDULE A JOINT PUBLIC HEARING WITH THE FINANCE COMMITTEE ON JUNE 27, 2017 AT 6:15 P. M. ON THE NORWALK BELDEN LIBRARY SITE DEVELOPMENT AND LAND ACQUISITION**

**** THE MOTION PASSED UNANIMOUSLY.**

A. Ben Franklin Center

1. "Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Stepping Stones Museum for Children for the use of 4 classrooms on the first floor of Ben Franklin Center from July 5, 2017 to August 4, 2017 to provide a summer camp program."

**** MR. SACHINELLI MOVED TO "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH STEPPING STONES MUSEUM FOR CHILDREN FOR THE USE OF 4 CLASSROOMS ON THE FIRST FLOOR OF BEN FRANKLIN CENTER FROM JULY 5, 2017 TO AUGUST 4, 2017 TO PROVIDE A SUMMER CAMP PROGRAM."**

Ms. Mary Oster came forward in favor of the item. She stated that the Early Childhood Office is requesting that the City enter into an agreement with Stepping Stones Museum for Children in order to run a summer program at Ben Franklin Center. She stated that the program will run from July 5, 2017 through August 4, 2017 and will be held in four classrooms currently being used by CDI/Head Start. The

funding will be provided through the Child Daycare Contract and monitored by the Early Childhood Coordinator.

**** THE MOTION PASSED UNANIMOUSLY.**

B. Norwalk Public School

1. "Authorize the Purchasing Agent to issue a Purchase Order to Houghton Mifflin Harcourt for NPS social studies teaching material for a total not to exceed \$23,915.84."

2. "Authorize the Purchasing Agent to issue a Purchase Order to Pearson for high school biology teaching material for a total not to exceed \$102,233.15."

3. "Authorize the Purchasing Agent to issue a Purchase Order to CDW Government LLC for Chromebooks and carts for Brien McMahon High School International Baccalaureate Diploma Program for a total not to exceed \$55,107.00."

4. "Authorize, the Purchasing Agent to issue a Purchase Order to Oxford University Press for textbooks for Brien McMahon High School International Baccalaureate Diploma Program for a total not to exceed \$37,150.00."

5. "Authorize the Purchasing Agent to issue a Purchase Order to CDW Government LLC for NPS Chromebooks for a total not to exceed \$256,200."

6. "Authorize the Purchasing Agent to issue a Purchase Order to Apple for computers for the Media Pathway Program at Norwalk High School for a total not the exceed \$47,388.00"

**** MR. LIVINGSTON MOVED TO 1. "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO HOUGHTON MIFFLIN HARCOURT FOR NPS SOCIAL STUDIES TEACHING MATERIAL FOR A TOTAL NOT TO EXCEED \$23,915.84." 2. "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO PEARSON FOR HIGH SCHOOL BIOLOGY TEACHING MATERIAL FOR A TOTAL NOT TO EXCEED \$102,233.15." 3. "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO CDW GOVERNMENT LLC FOR CHROMEBOOKS AND CARTS FOR BRIEN MCMAHON HIGH SCHOOL INTERNATIONAL BACCALAUREATE DIPLOMA PROGRAM FOR A TOTAL NOT TO EXCEED \$55,107.00." 4. "AUTHORIZE, THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO OXFORD UNIVERSITY PRESS FOR TEXTBOOKS FOR BRIEN MCMAHON HIGH SCHOOL INTERNATIONAL BACCALAUREATE DIPLOMA PROGRAM FOR A TOTAL NOT TO EXCEED \$37,150.00." 5. "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO CDW GOVERNMENT LLC FOR NPS CHROMEBOOKS FOR A TOTAL NOT TO EXCEED \$256,200." AND 6. "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO APPLE FOR COMPUTERS FOR THE MEDIA PATHWAY PROGRAM AT NORWALK HIGH SCHOOL FOR A TOTAL NOT THE EXCEED \$47,388.00"**

Mr. Thomas Seuch came forward in favor of the purchase of the HMH History Level Readers and Miller Levine Biology Series. He stated that nine tier one resources were evaluated and HMH History Level Readers received the highest rating for fourth grade adoption. Mr. Rob Pennington came forward and

stated that the Miller Levine textbook and online content will provide students with the instruction they need.

Mr. Seuch stated that Chromebooks and Chromebook carts need to be purchased in order for the IB Diploma Program to be offered in the 2017 school year.

**** THE MOTION PASSED UNANIMOUSLY.**

C. Oak Hills Park

1. "a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Herbert Recovery Systems Inc. for the removal of contaminated soil from underground fuel tanks at Oak Hills Park for a total not to exceed \$21,500. Funds are available from DEEP Grant."

"b. Authorize the Office of Building Management to issue change order on Contract for a total not to exceed \$4,300."

**** MR. KIMMEL MOVED TO "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HERBERT RECOVERY SYSTEMS INC. FOR THE REMOVAL OF CONTAMINATED SOIL FROM UNDERGROUND FUEL TANKS AT OAK HILLS PARK FOR A TOTAL NOT TO EXCEED \$21,500. FUNDS ARE AVAILABLE FROM DEEP GRANT." AND "B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDER ON CONTRACT FOR A TOTAL NOT TO EXCEED \$4,300."**

Mr. Jerry Crowley came forward in favor of the item. He stated that the tanks had previously been removed. Our environmental consultant conducted test probes of the surrounding ground and prepared remediation specifications for the project. They estimated that 70 cubic yards of contaminated material will need to be removed and legally disposed. He stated that poor weather this year has caused the construction work to be behind schedule. He stated that work will be done on eleven of the eighteen holes. Cart paths, drainage improvements, and other work will also be completed. Hopefully the construction will be finished by early July.

**** THE MOTION PASSED UNANIMOUSLY.**

2. "Authorize to increase contingency allowance for Turco Golf Inc.'s contract for Oak Hill Park Improvement Project for an additional \$30,000 (total \$50,000) and authorize Office of Building Management to issue change orders on Contract. Funds are available from DEEP Grant."

**** MR. KIMMEL MOVED TO "AUTHORIZE TO INCREASE CONTINGENCY ALLOWANCE FOR TURCO GOLF INC.'S CONTRACT FOR OAK HILL PARK IMPROVEMENT PROJECT FOR AN ADDITIONAL \$30,000 (TOTAL \$50,000) AND AUTHORIZE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT. FUNDS ARE AVAILABLE FROM DEEP GRANT."**

Mr. Crowley came forward in favor of the item. He stated that the increase to the contingency allows for more work to be done on the cart paths. The worst paths will be done first and then in order of priority. He stated that Mr. Jim Schell, Oak Hill's Superintendent has done an excellent job of working with the construction company to ensure that the work is done properly.

**** THE MOTION PASSED UNANIMIOUSLY.**

D. Building Management

1. "a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Onel Construction, LLC for the Norwalk Senior Center Façade Repairs Project for a total not to exceed \$40,000.00."

b. Authorize the Office of Building Management to issue change orders on Contract for a total not to exceed \$4,000.00."

**** MR. KIMMEL MOVED TO "A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ONEL CONSTRUCTION, LLC FOR THE NORWALK SENIOR CENTER FAÇADE REPAIRS PROJECT FOR A TOTAL NOT TO EXCEED \$40,000.00." AND B. "AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$4,000.00."**

**** THE MOTION PASSED UNANIMIOUSLY.**

2. "Authorize the Mayor, Harry W. Rilling, to execute a 0% Loan Agreement with M-Core Credit Corporation for the balance of the costs for the energy conservation lighting retrofit project at the Belden Main Library for an amount not to exceed \$42,655.00. This project was implemented through and with financial incentives from Eversource. Monthly loan payment will be processed through utility billing from Eversource."

**** MR .BONENFANT MOVED TO "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A 0% LOAN AGREEMENT WITH M-CORE CREDIT CORPORATION FOR THE BALANCE OF THE COSTS FOR THE ENERGY CONSERVATION LIGHTING RETROFIT PROJECT AT THE BELDEN MAIN LIBRARY FOR AN AMOUNT NOT TO EXCEED \$42,655.00. THIS PROJECT WAS IMPLEMENTED THROUGH AND WITH FINANCIAL INCENTIVES FROM EVERSOURCE. MONTHLY LOAN PAYMENT WILL BE PROCESSED THROUGH UTILITY BILLING FROM EVERSOURCE."**

**** THE MOTION PASSED UNANIMOUSLY.**

E. Health Department

1. Review bids for the fire alarm upgrades at the Health Department building and refer the following to the Common Council for action:

"a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with AM Electric Company, LLC for the Health Department Fire Alarm Upgrade Project for a total not to exceed \$102,000.00."

b. Authorize the Health Department to issue change orders on the Contract for a total not to exceed \$10,200.00"

**** MR. LIVINGSTON MOVED TO "A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH AM ELECTRIC COMPANY, LLC FOR THE HEALTH DEPARTMENT FIRE ALARM UPGRADE PROJECT FOR A TOTAL NOT TO EXCEED \$102,000.00." AND B. "AUTHORIZE THE HEALTH**

DEPARTMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$10,200.00”

Mr. Glenn Iannaccone came forward in favor of the item. He stated that the fire alarm system at the Health Department was originally installed in 1967 when the building was constructed. It was added to by adding another fire alarm panel for the elevator recall. The two panels do not communicate with each other. He stated that there are areas of the building that do not have horn strobe devices. This is a deficiency in the system. After receiving bids, the Purchasing Department and the Health Department recommend the award to the apparent low bidder.

**** THE MOTION PASSED UNANIMOUSLY.**

VI. MISCELLANEOUS/DISCUSSION ITEMS

Mr. Lo stated that GreenSkies presented a balanced 72 page agreement. The agreement has not been executed yet.

ADJOURNMENT

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:08 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services