

***Common Council Actions***

**July 24, 2007**

**NORWALK, CONNECTICUT 8:00 P.M. DST COUNCIL CHAMBERS  
ALL COMMON COUNCIL ACTIONS TAKEN AT THIS MEETING TO  
APPROVE EXPENDITURES AND CONTRACTS OR TO ACCEPT BIDS AND  
OTHER PROPOSALS REQUIRING THE EXPENDITURE OF CITY FUNDS  
ARE SUBJECT TO THE AVAILABILITY OF FUNDS.**

Mayor Moccia opened the meeting at 8:15 p.m. and led the assembly in the Pledge of Allegiance.

**I. ROLL CALL**

Ms. Roman called the Roll. There were fourteen (14) members present.

PRESENT: Michael Coffey Fred A. Bondi  
Carvin J. Hilliard Joanne T. Romano  
Kelly L. Straniti Douglas E. Hempstead  
Herbert A. Grant Gwen L. Briggs  
Richard McQuaid William Krummel  
Douglas Sutton Kevin Poruban

ABSENT: Nicholas Kydes, Matthew Miklave and Rev. Phyllis Bolden

Ms. Roman announced that there were twelve (12) present and three (3) absent.

**II. ACCEPTANCE OF MINUTES**

Regular meeting – July 10, 2007

**\*\* MR. GRANT MOVED TO ACCEPT THE MINUTES OF THE JULY 10, 2007  
MEETING AS SUBMITTED.**

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

**III. PUBLIC PARTICIPATION**

Mr. Paul Jones of 12 Blue Mountain Road addressed the Council first. He stated that he wished to thank everyone who has worked so diligently over the past year and a half to insure that the revised Reed Putnam Project as proposed by the designated developers, 95/7 Ventures LLC, is the absolute best that it can be for the City of Norwalk. There have been many meetings and countless hours committed to this effort on the part of the Redevelopment Agency, the Planning Commission, and many other city departments. Mr. Jones thanked them all for their efforts.

Mr. Jones indicated that there were three simple actions listed under the Planning Committee section of the agenda, but that these did not begin to convey the importance to the City of Norwalk's future or to the efforts that have made to arrive at this threshold. Members of the Planning Committee must be commended for their efforts in undertaking careful consideration and thoughtful review of the revised development project in bringing to this threshold for approval at this meeting.

Mr. Jones said that he would be remiss if he did not express his appreciation to Mr. Clay Fowler, the principle partner and designated developer for 95/7 Ventures, LLC, and his design team for their willingness and patience to work through the many difficult issues that come with public and private partnerships. These are important for development in Norwalk and as such, Norwalk is fortunate to have so many developers like Mr. Fowler, who understand and respect this concept.

Mr. Jones then encouraged the Council to approve the listed agenda items in order that the citizens of Norwalk begin to realize the benefits of this important development.

Mr. Clay Fowler, the chairman and CEO of Spinnaker Partners, then addressed the Council. He said that his organization loves Norwalk. He then thanked everyone for all the hard work. He then said that he would like to single out three people, Timothy Sheehan, Jack Burritt from Redevelopment and Mr. Fowler's partner, Kim Morque, who deserves to receive the accolades that Mr. Jones gave to Mr. Fowler. Mr. Fowler said that he was hoping that the project would move forward with the three agenda items approved. Then, the actual construction can start early next year.

The Mayor asked if there was anyone else present who wished to speak. No one came forward. The Mayor then closed the public participation of the meeting at 8:20 p.m.

#### IV. MAYOR

##### A. RESIGNATIONS AND APPOINTMENTS:

Resignations: The Mayor announced that there were no resignations.

Appointments: Richard Tavella – Norwalk Facilities Construction Commission

**\*\* MR. MCQUAID MOVED THE NOMINATION OF MR. RICHARD TAVELLA TO THE NORWALK FACILITY CONSTRUCTION COMMISSION.**

**\*\* MS. STRANITI SECONDED.**

Mr. Poruban stated for the record that Mr. Tavella owns Rick's Main Roofing and his brother, Phil Tavella, owns Phil's Main Roofing. Mr. Poruban stated that they have separate businesses, but he was uncomfortable with appointing one brother to the NFCC. Mr. Poruban stated that he would most likely have to recuse himself because Phil has the commercial end of the business and has had several contracts with the City in the past.

Mr. Poruban repeated that he was not comfortable with it and would be abstaining from vote.

Mayor Moccia said for the record, that the Corporation Counsel was present at the meeting. The Mayor then asked Mr. Alan Lo, the Buildings and Facilities Manager if Tavella Roofing had done any roofing for the City as far as the NFCC committee was concerned. Mr. Lo said that in the last three years, both Rick and Phil's Main Roofing had done small job for the City but no major work under NFCC. NFCC handles projects over \$250,000. Mayor Moccia said that it should be understood that it would be very difficult to appoint anyone to a board if they worked any kind of business, whether it be AT&T or any other corporations. Mayor Moccia said that he has been very clear with the appointees that if there is any appearance of conflict, they should recuse themselves from voting. If anything came before the NFCC that involved Phil's Main Roofing, which is a separate company, Mayor Moccia said, he was sure that Mr. Tavella would recuse himself from the vote.

Atty. Nolin commented that he believed that the City was required to have some local contractors on NFCC. The idea is that it would be for professionals who know the building trades. By excluding the local contractors, the commission would defeat its own purpose.

Mr. Poruban then submitted a list of contract by Phil's Main Roofing to the Mayor and Corporation Counsel. Mr. Poruban said that he did not want to discourage anyone from serving but that he was uncomfortable with the situation. He stated that there was a similar situation under the previous administration and the nomination was withdrawn.

Mayor Moccia said different strokes for different folks.

Mr. McQuaid said that he did not personally think that there would be a problem because the businesses were separate. Mr. McQuaid went on to say that the NCFE deals with \$250,000 contracts and that neither brother would be taking on a job of that size.

Mr. Krummel said that he had been inspired by Mr. Hennick's remarks about the Freedom of Information Act earlier today and thought that Mr. Poruban's comments and concerns were appropriate. Mr. Krummel said that it was incumbent upon the Council to be as forthcoming as possible in the public session as to what the concerns and possible conflicts might be. Mr. Krummel said that he was glad that the Mayor had asked Mr. Lo to address this issue, because that was part of the healthy, open process that is necessary.

**\*\* THE MOTION PASSED WITH ELEVEN IN FAVOR (COFFEY, SUTTON, GRANT, MCQUAID, HILLIARD, BONDI, HEMPSTEAD, STRANITI, BRIGGS AND KRUMMEL) AND ONE ABSTENTION (PORUBAN).**

Reappointment: The Mayor announced that there were no reappointments at this time.

## B. REMARKS

Mayor Moccia said that based on committee votes; he expected that the three agenda items regarding 95/7 would be approved. He then went on to thank everyone for their hard work connected with this development project. Mayor Moccia said that this was the culmination of the work of several administrations, and it was a tribute to everyone that the project is moving forward.

## V. COUNCIL PRESIDENT

### A. GENERAL COUNCIL BUSINESS

Mr. Coffey thanked all the members of the Council who attended the bipartisan meeting and Mr. Hennick who came from the State Freedom of Information Commission. His presentation about the Freedom of Information Act was very informative. This was important, especially in reference to talking about openness and transparency.

Mr. Coffey said that he was very happy that the City was moving forward with the development process and with the changes that will happen at Reed Putnam. Mr. Coffey said that everyone should be proud of all the hard work that everyone had done collaboratively. He said that he believed that this development would put Norwalk ahead as a destination city. Mr. Coffey said that in speaking with the credit agencies, they brought out that as the development projects move forward, the projects will produce more tax dollars for the City. Mr. Coffey went on to give the details of these various advantages and congratulated all those involved in the process.

### B. CONSENT CALENDAR:

\*\* MS. ROMANO MOVED THE FOLLOWING ITEMS FOR THE CONSENT CALENDAR:

## VI. REPORTS: DEPARTMENTS, BOARD AND COMMISSIONS

### B. LAND USE AND BUILDING MANAGEMENT COMMITTEE

1a. Authorize the Mayor, Richard A. Moccia, to execute an agreement with Main Enterprises Inc. for the supply and installation of a rooftop air conditioning unit for the Main Library Auditorium, for a total not to exceed \$75,164.00. Acct. #09076210 5777 C0401

1b. Authorize the Library Director to issue change orders on contract for a total not to exceed \$7,500.00

2. Authorize the Mayor, Richard A. Moccia, to execute an amendment to Guardian Engineering Services LLC's building engineering and janitorial services agreement, to provide Facilities Management Services as additional service. Terms for Facilities Management Services shall include:

- Start date - September 1, 2007. Agreement period and extension options remain unchanged.
- Payment amount for year one shall not exceed \$341,718.00. Annual increase for overhead and profit shall be at 5%. Staffing costs shall be direct pass-through to the City without mark-up with a projected annual increase of not to exceed 5%. Account # 014071-5258

3. Authorize the Purchasing Agent to issue Purchase Orders to the following companies for the purchase of IT equipment for the Board of Education (acct. #0904/06/07/08 5010 5777 C0112):

- Digital BackOffice - Tablet PCs & docking stations- \$ 33,960.00
- CDW Government – Monitors - \$ 6,842.50
- Dell – 3rd Grade PCs - \$176,566.00
- Dell – Teachers' PCs - \$ 44,141.50
- Apple Computer – Secondary school art labs - \$104,125.00
- RnB Enterprises – Smart board - \$ 85,385.00
- Adtech Systems - Multimedia carts - \$ 43,225.00

## VII. COMMON COUNCIL COMMITTEES

### C. RECREATION, PARKS & CULTURAL AFFAIRS COMMITTEE

1. Authorize the Mayor, Richard A. Moccia to enter into an agreement with the Norwalk Seaport Association Inc. for the 30th Oyster Festival to be held in Veteran's Park Friday, September 7, 2007 from 6:00pm – 11:00pm, Saturday, September 8, 2007 from 11:00am – 11:00pm and Sunday, September 9, 2007 from 11:00am – 9:00pm. Set-up to begin Saturday, August 25, 2007 and tear down by September 30, 2007 Estimated attendance 80,000+.

2. Authorize the Mayor Richard A. Moccia to enter into an agreement with the Greenwich Kennel Club, Inc. for their Annual AKC All Breed Dog Show, Obedience and Rally Trials to be held at Taylor Farm on Saturday, June 7, 2008 from 7:00am – 7:00pm. Set-up at 12:00pm Thursday, June 5, 2008 and tear down by Monday, June 9, 2008. Estimated attendance 5,000+.

3. Approve the use of Calf Pasture Beach by the Norwalk Little League to host out of town play on the following dates, July 24, 26, 28 and July 29, 30, 31 and a waiver of the park fee for out of town attendees.

4. Authorize the Purchasing Agent to issue a Purchase Order to Northeast Turf Services for the installation of synthetic material goal boxes at Nathan Hale Soccer Field (Sole source procurement) for a sum not to exceed \$12,000.00. Account #016031-0585.

5. Authorize the Purchasing Agent to issue a Purchase Order to Architectural Outdoor Lighting, LLC for project #2540 Parking Lot Lighting at Calf Pasture Beach for a sum not to exceed \$69,735.00. Account #09046030-5777-C0292

7. Approve the use of the Showmobile by the Police Athletic League for the annual Pumpkin Festival to be held at the Green on October 20, 2007.

## VII. COMMON COUNCIL COMMITTEES

### PLANNING COMMITTEE

\*\* MR. KRUMMEL MOVED THE FOLLOWING THREE ITEMS:

1. Approve the revised Conceptual Master Site Plan for Parcels 1,2&4 in the Reed Putnam Urban Project, as prepared by Beyer, Blinder and Belle on behalf of 95/7 Ventures, LLC inclusive of the Roof Plan, Below Grade Parking Level, Grade Level Plan (E1 19'), Mid-Level Plan (E1 28') Cross Sections and Table of Uses By Location, dated May 17, 2007.

2. Approve the Proposed Amendment as described in the attachment hereto as Reed Putnam Urban Renewal Plan – Development Parcels 1, 2 & 4 Proposed Amendments to the Urban Renewal Plan for the Reed Putnam Area Norwalk, Connecticut (as amended and restate) dated February 10, 1998.

3. Approve Amendment Number 3 to the Land Disposition & Development Agreement by and among the City of Norwalk, the Norwalk Redevelopment Agency and 95/7 Ventures LLC dated May 7, 2001, for Parcels 1, 2 & 4 of the Reed Putnam Urban Renewal Project.

Mr. Bondi said that it was great to see this development project finalized. He stated that he had started on the Council in 1987 and the project was just a dream at that point in time, but now it was coming to fruition. He then thanked the Redevelopment Agency for their hard work on the project.

Mr. Hempstead mentioned that Frank Fay writes a column in the Hour about the history of Norwalk and in a recent column entitled “25 Years Ago” mentioned the Reed Putnam project. Mr. Hempstead echoed the thanks to the parties involved and commented that the project will change the skyline of the City and the economics.

Mr. McQuaid said that the City has waited a long time for this and his hat was off to everyone.

Ms. Romano commented that she had first heard of this project when her daughter was fourteen and now her grandson is 14.

Ms. Straniti thanked everyone and said she was happy to be part of this.

Mr. Krummel said that it was important to exercise oversight on project and that the City had done that with this project. He also reminded everyone that there were three more projects that are in the development stages.

Mayor Moccia concluded the remarks by saying that his hat was off to everyone and that the shovels would be in the ground soon.

\*\* THE MOTION PASSED UNANIMOUSLY.

## VII. COMMON COUNCIL COMMITTEES

### RECREATION, PARKS & CULTURAL AFFAIRS COMMITTEE

\*\* MR. BONDI MOVED TO APPROVE THE FOLLOWING AGENDA ITEM:

6. Authorize the Director of Recreation & Parks to issue final payment in the amount of \$6,100.00 to Diana Harrington, Development Advisor for the potential development and private funding for an amphitheatre in Veteran's Park to be used as part of a new revised Master Plan of Veteran's Park.

Mr. Krummel said that this could be a divisive issue and there were strong concerns from the neighbors about various items. One way to avoid acrimony is to discuss the problems.

Mr. Coffey left the meeting at 8:40 p.m.

He also commented that there would be public hearings about this issue in the future.

\*\* THE MOTION PASSED UNANIMOUSLY.

## VIII. RESOLUTIONS FROM COMMON COUNCIL

There were no resolutions from the Council at this time.

## IX. MOTIONS POSTPONED TO A SPECIFIC DATE

There were no motions postponed to a specific date at this time.

## X. SUSPENSION OF THE RULES

There were no motions to suspend the rules at this time.

## XI. ADJOURNMENT

\*\* MR. BONDI MOVED TO ADJOURN.

\*\* MS. ROMANO SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Service

