

**COMMON COUNCIL
NORWALK, CONNECTICUT**

**OCTOBER 28, 2008
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.

CALL TO ORDER

Mayor Moccia called the meeting to order at 8:05 p.m. and led those present in reciting the Pledge of Allegiance. Following this, the Mayor asked for a moment of silence in memory of the two members of the Hunt family who died in a recent fire at their Norwalk residence.

I. ROLL CALL

Ms. Roman called the roll.

Fred Bondi	Amanda Brown
Michael Geake	Richard McQuaid
Douglas Sutton	Richard Bonenfant
Steven Serasis	Carvin Hilliard
Nicholas Kydes	Laurel Lindstrom
Rev. Phyllis Bolden	Douglas Hempstead
Kelly Straniti	Andrew T. Conroy

ABSENT: William Krummel

There were fourteen members (14) present and one (1) member absent.

I. ACCEPTANCE OF MINUTES

Regular meeting – **September 9, 2008**

**** MR. HEMPSTEAD MOVED THE MINUTES OF SEPTEMBER 9, 2008.
** THE MOTION PASSED WITH THIRTEEN IN FAVOR (BONDI, BOLDEN, BROWN, LINDSTROM, GEAKE, HEMPSTEAD, MCQUAID, SUTTON, BONENFANT, SERASIS, HILLIARD, KYDES, AND STRANITI) AND ONE ABSTENTION (CONROY).**

Regular meeting – **October 14, 2008**

**** MR. KYDES MOVED THE MINUTES OF OCTOBER 14, 2008**

**** THE MOTION PASSED WITH ELEVEN IN FAVOR ((BONDI, BOLDEN, BROWN, LINDSTROM, GEAKE, HEMPSTEAD, MCQUAID, SUTTON, BONENFANT, SERASIS AND KYDES) AND THREE ABSTENTIONS (CONROY, HILLIARD AND STRANITI).**

PUBLIC PARTICIPATION

Dr. John Burke who resides at 77 Sylvan Road came forward, and said that he was the director of the Hope Center for Autism. Dr. Burke said that Stepping Stones opened their doors to help families with autistic children. Stepping Stones has the heart for these children and allow these special children to be in the Museum without the general population present. Clearly supports Stepping Stones' efforts and their efforts to help the community.

Ms. Catherine Sidor from 297 West Avenue came forward and said she was the Executive Director of the Fairfield County Visitors Center. She said that she was in support of Stepping Stones efforts and that the Museum was an excellent neighbor. Stepping Stones also engages the neighbor tenants in common interests and encourages people to visit Devon's Place, the Lockwood Mathew Mansions, and the Center of Contemporary Arts. The programs encourage people to visit repeatedly. Ms. Sidor listed a number of facilities that were expanding their programs. She noted that people were using the bike trails and also the picnic tables, which are on the grounds of Mathews Park. Stepping Stones has raised its visibility with both the State and the area. Ms. Sidor then reviewed the fact that the overnight visitor to Norwalk spends over \$400 per visit.

Atty. Peter Nolan of 2 Douglas Drive came forward and stated that he represented Stepping Stones. He noted that there was very little opposition to the expansion. He said that the issue seems to be the parking expansion and green space. Concerns have been expressed about the timing and the process. Atty. Nolan then reviewed the five meetings that the Council members held to hear from the public and four other meetings held by other City agencies. Atty. Nolan said that Stepping Stones had reached out those who concerns. Atty. Nolan stated that in 2002, the Museum had given back the area that is now Devon's Place, which was slated for parking area. He stated that the Museum was not creating new parking, but simply taking the parking that had originally been for the old police station. The Waypointe area will be a connectivity point.

Ms. Gail Wall came forward and said that she resided on Partrick Avenue. She said that she had many issues with the expansion of Stepping Stones' parking and how the City treated Mathews Park. She said that the park was public land and that public, taxpayer dollars were used and that it cost \$9.00 per child per visit. She then asked why the administrative offices needed to be onsite. Having the administration offices offsite would reduce the parking requirement and not further encroach on Mathews Park. She then said that last year, Recreation and Parks had taken down two mature oaks for

parking and that she felt that the issue had been rushed through Committee. Ms. Wall then requested that the issue be sent back to Committee for further consideration.

Mr. David Westmoreland who resides at 50 Elmwood Avenue came forward and said that he had done a fair amount of research on the Lockwood Mansion, Pine Island Cemetery and the general area and does not take changes lightly. Having said that, Mr. Westmoreland said that he supported the Stepping Stones expansion. A number of issues had surfaced due to the dialog about this issue. He said that he hoped that the Mathews Park Master Plan would be updated.

Mr. David Park who resides at 66 Strawberry Hill Avenue came forward and said that he was speaking as the chairman of the Norwalk Historical Commission regarding the expansion of the Stepping Stones Museum. He said that the Museum had given a thorough presentation to the Historical Commission and answered the Commission's questions. He pointed out that Mr. Cooke had supported the plan. Mr. Park said that the Commission does not take a position, but he personally supports the Museum as it had contributed to Norwalk during its eight years in Norwalk. Mr. Park then listed the other museums and organizations that Norwalk offers for the visitors.

Mr. Douglas Adams, of 605 West Avenue came forward and said that he was the VP of Seigelson Properties, and manager of Waypointe. He said that Stepping Stones was a critical asset to the City and that the Museum was very proactive. He said that he had met frequently with the Museum about the connectivity and discussed the expansion with the Museum staff. He stated that he felt that the process was open and moved efficiently and effectively.

Mr. Ed. Musuante, of 101 East Avenue, came forward and said that he was the president of the Chamber of Commerce and stated that the Chamber was in favor of the expansion of the Museum. He said that he would like to mention a related matter, which was that the Chamber had recently discussed the state of business in Norwalk. He said that it would be important to reject negative attitudes about the expansion and Norwalk and to move forward.

Ms. Maryann Shanahan said that she was from Stamford and that Norwalk was lucky to have Stepping Stones. As one of the Connecticut producers for CPTV, she said that the planning process for this project had been represented by the best and the brightest that the State had to offer. At CPTV, they look to Stepping Stones for material, and won two Emmy awards for programs produced in cooperation with Stepping Stones. Their plans are well thought out and nurture the viewers.

Mr. Peter Bondi of Prince's Pine Road came forward and said that he said that he had written a letter in favor of the Stepping Stones project. He then read a letter regarding this. He said that there were numerous opportunities for the public to come forward, but

that a small group of people were objecting and requesting that this item be sent back to Committee. He said that public comment could be use to praise projects and that the unanimous votes showed that the Council felt that this project was well thought out and well planned.

Ms. Carla Conway came forward and gave the Council members a document with photos of various activities. She said that she was present to speak for the Norwalk Housing Authority in favor of the Stepping Stones Museum. She said that it was a gift to Norwalk and to Norwalk's businesses. NHA also believes that Stepping Stones provides unique opportunities for children to learn. The Museum also has award-winning exhibits. The Museum has an open arms policy towards the low-income community. Students attend and participate in many of the programs offered at Stepping Stones. The Museum has also been generous in supporting the family opportunities to visit with a lending pass. Ms. Conway then gave a quote from the president of the Roodner Court Association, which endorsed the expansion, and then also from a parent whose child participated in the Museum's programs.

Mr. Tod Bryant of Morgan Avenue then came forward and said that he was speaking as a resident. He said that he admires the Boards of the Lockwood Mathew Mansion and Stepping Stones Museums for creating a plan that worked for both organizations. He then said that very few people had spoken about the Lockwood and how rare buildings like the Mansion are. He added that this project would be a wonderful thing if this were the first step in the removal of the old Police Station. He said that he would like to see a binding amendment to have the City tear down the old police station. The Mayor said that he planned to include the first stage the Capital budget.

Ms. Conrad of 8 Mary Austin Place announced that Norwalk has a sister city called Nagoarte in Nicaragua and she invited everyone to a concert next Sunday.

Ms. Conrad said that she had gone to Hartford to speak to Mr. Genuario's committee about the green space in the area and how it had been continually dwindling over the years. She expressed concern about the number of cars and emissions that it would generate and questioned the loss of green space. She said that she was not negative about this but felt that it was premature for the Council to vote tonight. She encouraged the Council to wait until the Zoning commission had made their decision before approving the project.

Ms. Anna Duleep, of 3 Briarwood Road, came forward and said that she was not present to speak against Stepping Stones. She said that she was speaking on behalf on the Norwalk Neighborhood Coalition. She said that many of the members tried to make as many meeting as possible. Ms. Duleep said that she had not had the opportunity to attend all the public meetings and pointed out that the meetings were for the public to have the chance to be heard. At the Neighborhood Coalitions, many people said that they felt that

they had not been heard. She then encouraged the Council to send the issue back to Committee.

Ms. Diane Lauricella, of 16 Marlborough Road, and the League of Women Voters President, came forward and gave the Council Members a document about the Mathews Park Master Plan. She said that the Plan states that the intent to bring back the area around the old Police Station and the parking area back to green space. She said that there have been meetings where the public could attend if they knew about it in advance. The only meeting that the public could speak was the combined public hearing. She said that the League wants to have the committees to have a short session in their committee meetings to allow the public to speak. She stressed that she had been very busy. She then listed a number of meetings that did not allow the public to participate. Ms. Lauricella then pointed out that the first amendment to the lease did not have fully explored options. She then encouraged the Council Members to read other issues. She then requested that the item be sent back to Committee.

Mr. Christopher Cooke of 14 Overbrook Lane came forward and greeted the Council and said he was present for the Lockwood Mathews Mansion. Mr. Cooke said that originally the Board had not been in favor of the plan. After meetings with the Museum, Building and Land Use, Planning and Zoning and the Historical Commission, the Mansion Board approved the final plan unanimously. He said that he felt that process had been fully vetted and encouraged the Council to vote in favor of the expansion.

Ms. Diane Witkowsky of Truman Street came forward and greeted the Council. She said that this issue was not about the merits of Stepping Stones as an organization. She felt that this was obscuring the issue of lost of green space. There was only one public hearing, and the other meetings allowed the public to attend, but not to participate. Stepping Stones has had unfettered time to talk to the Council members. The Council Members are elected to represent their constituents. Ms. Witkowsky said that the residents don't feel that their input has been heard. She then pointed out that the first 10 pages of the Lockwood Park Master Plan focuses on green space and added that this was also in the Norwalk Master Plan. She then asked that the item be given back to Committee and that no land be given to anyone unless every opportunity had been explored.

Mr. Al Raymond of Truman Street came forward and said that he was speaking as a private citizen. He said that he was a green space advocate and felt that the City was taking little pieces of the Lockwood Mansion. Bit by bit, the green space is being reduced. He pointed out that there is no park in the Spring Hill/Hospital area. He requested that the Council sent the item back to Committee for reconsideration. He said that any large developments or takings of space should require a public forum first before the project is presented.

Ms. Rhonda Kist of 303 West Avenue came forward and said that Stepping Stones was there to enhance the children of Norwalk. Collaboration is vital to the Museum and that the public was incorporated in the process over the past three years. Input had been received from many, many people over the time and that the public's voice had been heard.

Ms. Diana Paladin came forward and said that she was the former president of the Spring Hill/Hospital Neighborhood Association. She said that while she recognized the needs of the Museum and acknowledged that the Museum works with autistic children, it is difficult to accept that the City needs to look elsewhere for park space and not deny the children this benefit.

Mr. Stephen Cooper of Sunrise Court came forward and said that he hoped that the Council would send the Stepping Stones item back to committee. He added that he was pleased that the City would consider naming Room 231 after Ms. Brown.

Ms. Julie Burton came forward and said that she was representing NASH, Rowayton Homeowners and other groups. She said that there was no problem with the expansion of the Museum, but said that she felt that there should be additional alternatives to expanding the parking should be explored.

Atty. Zullo came forward and said that there was an item regarding of the naming of Room 231 after Mary "Bea" Brown. He applauded the Council for doing this and added that he had been Mayor during the Civil Rights movement. He said that he had often worked with Ms. Brown and was pleased that she would be remembered by this.

MAYOR

A. RESIGNATIONS AND APPOINTMENTS

Resignations: There were no resignations to report at this time

Appointments:

Mary Geake – Alarm Appeals Board

**** MR. KYDES MOVED TO APPROVE THE NOMINATION OF MARY GEAKE TO THE ALARM APPEALS BOARD.**

**** THE MOTION PASSED WITH TWELVE IN FAVOR (BONDI, BOLDEN, CONROY, BROWN, LINDSTROM, HEMPSTEAD, MCQUAID, BONENFANT, SERASIS, HILLIARD, KYDES, AND STRANITI) AND TWO ABSTENTIONS (SUTTON & GEAKE).**

Bryan Meek - Parking Authority

**** MS. STRANITI MOVED TO APPROVE THE APPOINTMENT OF BRYAN MEEK TO THE PARKING AUTHORITY.**

**** THE MOTION PASSED WITH THIRTEEN IN FAVOR (BONDI, BOLDEN, BROWN, LINDSTROM, GEAKE, HEMPSTEAD, MCQUAID, CONROY, BONENFANT, SERASIS, HILLIARD, KYDES, AND STRANITI) AND ONE ABSTENTION (SUTTON).**

Reappointments:

Linda Guliuzza – Assistant Corporation Counsel

**** COUNCIL PRESIDENT BONDI MOVED TO APPROVE THE REAPPOINTMENT OF ATTORNEY LINDA GULIUZZA TO THE POSITION OF ASSISTANT CORPORATION COUNSEL.**

**** THE MOTION PASSED UNANIMOUSLY.**

REMARKS

Mayor Moccia said that he had said that he would be proposing a capital budget item regarding the demotion of the police station. He then explained that the remediation of the building would cost around \$700,000. Now that the schools have been renovated, the planning for the demolition of the building can begin. He added that there were a number of parks close to the Hospital/Spring Hill area. He pointed out that Mathews Park was 30 acres. The Mayor said that it would be important to teach the children about the environment and that the child's inner space was just as important as the green space.

Mayor Moccia pointed out that he did not always agree with Ms. Brown, but he was pleased to be able to preside over the naming of Room 231 in her honor.

COUNCIL PRESIDENT

Council President Bondi announced that the Council resolution would be included in the consent calendar.

Mr. Bondi announced that the Norwalk World Series baseball team would be honored tomorrow night at the continental Manor. Mr. Bucky Denton, of the Yankees, would be the guest of honor.

Mr. Bondi read the consent calendar and commented that he was pleased to see that Mr. Norm Scully was being honored by the naming of the Testa Field announcers box in his honor. Mr. Hempstead said that he concurred.

CONSENT CALENDAR

**** COUNCIL PRESIDENT BONDI MOVED THE FOLLOWING ITEMS FOR APPROVAL:**

RESOLUTION CONCERNING THE SPECIAL PUBLIC POWER COMMITTEE OF THE NORWALK COMMON COUNCIL

WHEREAS, the Norwalk Common Council formed a Special Committee on May 27, 2008 for the purpose of issuing a Request for Proposals for a study of the feasibility of a public power system for the City of Norwalk; and,

WHEREAS, the resolution establishing this Special Committee requires the Committee to disband following the issuance of a report, or on October 31, 2008, whichever is earlier; and,

WHEREAS, the Special Committee issued a Request for Proposals in July 2008, and the Common Council authorized an award of a contract to UHY Advisors, LLC in August 2008; and,

WHEREAS, UHY Advisors, LLC is still working on the engagement, and the Special Committee has not yet received the final report of the consultant; and,

WHEREAS, the Special Committee desires to remain in existence until the final report has been completed and reviewed by the Committee;

THEREFORE, BE IT RESOLVED, by the Norwalk Common Council that the Special Committee shall remain in existence until December 31, 2008, after which, the Committee shall be disbanded.

LAND USE AND BUILDING MANAGEMENT

2. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AMENDMENT TO FLETCHER THOMPSON, INC.'S ARCHITECTURAL/ENGINEERING DESIGN SERVICES CONTRACT FOR THE NORWALK HIGH SCHOOL PROJECT, IN ORDER TO INCREASE THE CURRENT HAZARDOUS MATERIAL MONITORING ALLOWANCE BY \$30,000 ASSOCIATED WITH SCHOOL ABATEMENT WORK. ACCT #0904-5010-5777-B0310

3. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AMENDMENT TO GILBANE BUILDING COMPANY'S PROGRAM MANAGEMENT SERVICES CONTRACT TO PROVIDE PROJECT

CLOSEOUT SERVICES ON AN AS-NEEDED BASIS (NON-FULLTIME) FOR 2009, FOR A TOTAL NOT TO EXCEED \$147,620.00. WHERE APPLICABLE, THE APPROPRIATE FEE WILL BE CHARGED AGAINST SPECIFIC PROJECTS FOR FUTURE STATE REIMBURSEMENT. FUNDS ARE AVAILABLE FROM VARIOUS CAPITAL BUDGET ACCOUNTS.

4. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN EXTENSION TO THE LEASE WITH THE PASTIME ATHLETIC AND SOCIAL CLUB FOR A PORTION OF THE TIDAL LAND ALONG SEAVIEW AVENUE . THE EXTENSION TERM TO BE TEN YEARS, FROM OCTOBER 20, 2009 THROUGH OCTOBER 19, 2019.

B. PLANNING COMMITTEE

1. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE A TEMPORARY EASEMENT AND LICENSE AGREEMENT ON BEHALF OF VHB, INC TO PERMIT IT TO CONDUCT AN ENVIRONMENTAL ASSESSMENT OF PROPERTIES LOCATED AT NUMBERS 13 AND 20 DAY STREET. (THE ENVIRONMENTAL WORK TO BE FUNDED THROUGH GRANTS FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY AWARDED TO THE NORWALK REDEVELOPMENT AGENCY).

C. RECREATION, PARKS & CULTURAL AFFAIRS COMMITTEE

3. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA TO ENTER INTO AN AGREEMENT WITH THE GREENWICH KENNEL CLUB INC. FOR THE USE OF TAYLOR FARM FOR THE 77TH ANNUAL AKC ALL-BREED DOG SHOW TO BE HELD SATURDAY, JUNE 6TH, 2009 FROM 7:00AM – 7:00PM. SET-UP TO BEGIN THURSDAY, JUNE 4, 2009 AT 12:00NOON WITH BREAK DOWN ON SUNDAY, JUNE 7, 2009 BY 5:00PM. ESTIMATED ATTENDANCE, 2,000.

4. APPROVE THE NAMING OF THE PRESS BOX AT TESTA FIELD IN HONOR OF NORM SCULLY.

5. AUTHORIZE THE MAYOR, RICHARD A. MOCCIA TO ENTER INTO AN AGREEMENT WITH FIRST STUDENT TO UTILIZE ANDREWS FIELD PARKING STARTING NOVEMBER 1, 2008 – NOVEMBER 1, 2009 ON MONDAY-FRIDAY FROM 9:30AM – 2:00PM TO SET-UP A STATIC COURSE FOR BUS TRAINING PURPOSES.

**** THE MOTION PASSED UNANIMOUSLY.**

VII A 1. Approve to name Room #231 in Norwalk City Hall as the “Mary T. (Bea) Brown Room”.

**** MR. HEMPSTEAD MOVED TO APPROVE TO NAME ROOM #231 IN NORWALK CITY HALL AS THE “MARY T. (BEA) BROWN ROOM”.**

Mr. Hempstead said that he was honored to moved VII A-1, honoring Mary T. “Bea” Brown, by naming the Room 231 in her memory. Mr. Hempstead then read the following resolution into the record:

RESOLUTION NAMING ROOM 231

THE MARY T. “BEA” BROWN ROOM

SUBMITTED BY COUNCILMAN DOUG HEMPSTEAD, CHAIR AND MEMBERS OF THE LAND USE AND BUILDING MANAGEMENT COMMITTEE OF THE NORWALK COMMON COUNCIL

WHEREAS, MARY T. “BEA” BROWN WAS BORN ON AUGUST 6, 1928 IN NORWALK, CONNECTICUT AND ATTENDED NORWALK PUBLIC SCHOOLS, AND

WHEREAS, MARY T. “BEA” BROWN WAS A LONG-TIME ACTIVE MEMBER OF BETHEL AME CHURCH, WHERE SHE SERVED AS ONE OF THE ORIGINAL MEMBERS OF THE JWT GOSPEL CHORUS AND THE ELNORA PERKINS MISSIONARY SOCIETY AND,

WHEREAS, MARY T. “BEA” BROWN WAS A FOUNDING MEMBER OF THE FIRST NORWALK ECONOMIC OPPORTUNITY NOW (NEON) BOARD OF DIRECTORS IN 1965 AND LED THE ORGANIZATION AS CHAIRPERSON FOR TWO TERMS, SERVED AS AFFIRMATIVE ACTIVE OFFICER FOR NEON AND HUMAN RIGHTS ASSISTANT INVESTIGATING DISCRIMINATION COMPLAINTS IN LOWER FAIRFIELD COUNTY FOR THE CONNECTICUT STATE COMMISSION ON HUMAN RIGHTS AND OPPORTUNITIES (1968-1977) AND,

WHEREAS, MARY T. “BEA” BROWN SERVED THE COMMUNITY IN MANY CAPACITIES, INCLUDING PROGRAM COORDINATOR OF THE IN-TOUCH PROGRAM, ORGANIZED THE PARENTS AWARENESS GROUP AND PARENTS AWARENESS YOUNG ADULTS, ORGANIZED AND ADVISED THE CARVER APARTMENTS TENANTS ASSOCIATION, THE REED PUTNAM TENANTS ASSOCIATION, THE MONTEREY VILLAGE TENANTS ASSOCIATION (ALL

ORGANIZED IN 1985), AND THE CITY-WIDE TENANTS ASSOCIATION OF NORWALK ORGANIZED IN 1986 AND WAS AN HONORARY MEMBER OF THE ROODNER COURT TENANTS ASSOCIATION, INC. AND,

WHEREAS, MARY T. "BEA" BROWN ORGANIZED, ADVISED AND SERVED ON NUMEROUS COMMITTEES FOR THE CITY SUCH AS THE AD HOC COMMITTEE FOR FAIR RENT ORDINANCE, THE WOOD BURBANK PROJECT AREA COMMITTEE, THE NORWALK COMMUNITY COLLEGE RELOCATION COMMITTEE, THE HUMAN RELATIONS COMMITTEE FOR THE BOARD OF EDUCATION, GOVERNOR'S CONFERENCE ON HUMAN RIGHTS AND OPPORTUNITIES (1967), NORWALK HOUSING AUTHORITY CHAIRPERSON(2 YEARS), THE NORWALK HOSPITAL SPRINGWOOD HEALTH CENTER AT ROODNER COURT, THE NORWALK SOCIAL SERVICES COMMISSION, THE GREATER NORWALK COMMUNITY COUNCIL AND THE CONNECTICUT WELFARE RIGHTS ORGANIZATION AND,

WHEREAS, MARY T. "BEA" BROWN WAS A MEMBER OF THE NORWALK COMMON COUNCIL FROM 1985-1991 AND CHAIRPERSON OF THE ORDINANCE COMMITTEE OF THE COUNCIL, SERVED ON THE SECOND TAXING DISTRICT CHARTER REVISION COMMISSION AND THE HUMAN RELATIONS COMMISSION,

NOW THEREFORE BE IT RESOLVED, THAT IN RECOGNITION AND ACKNOWLEDGEMENT OF THE 50+ YEARS OF DEDICATED COMMUNITY SERVICE OF MARY T. "BEA" BROWN TO THE RESIDENTS AND THE CITY OF NORWALK AND IN SO DOING, THE NORWALK COMMON COUNCIL AND MAYOR RICHARD A. MOCCIA RESOLVE TO NAME ROOM 231 IN CITY HALL THE MARY T. "BEA" BROWN ROOM IN HONOR OF HER MEMORY.

Mr. Hempstead said that Bea was always doing what she could for the best for Norwalk. He said that he was thankful that the mayor had proposed this and concluded his statement with "What a life!"

Council President Bondi said that when he served with Ms. Brown, they were the only two Democrats on the Council. He said that he enjoyed his time with her. Mr. Bondi then introduced the members of Ms. Brown's family who were present in the Chambers.

The Mayor said that once the resolution was passed, there would be a dedication and Ms. Brown's picture would be put in the room. Mr. Brown, Ms. Brown's husband, thanked everyone for their kindness and for honoring Ms. Brown.

Rev. Bolden said that Ms. Brown was a fierce, feisty advocate for those who needed it. Ms. Brown didn't just talk; she acted. She didn't just start, but also made sure she finished. Rev. Bolden thanked the Council for the opportunity to honor her. Rev. Bolden said that the Council appreciates the legacy that Ms. Brown left behind.

Ms. Amanda Brown said that her mother had come to Norwalk in the 1960's and had been mentored by Ms. Bea Brown. Ms. Amanda Brown then gave the family her condolences and her personal thanks.

Mr. Hilliard said that he didn't always agree with Ms. Brown, but he learned quite a bit from Ms. Brown.

**** THE MOTION TO APPROVE THE NAMING OF ROOM #231 IN NORWALK CITY HALL AS THE "MARY T. (BEA) BROWN ROOM" PASSED UNANIMOUSLY.**

RECESS

The Mayor announced a recess at 9:35 p.m. The meeting reconvened at 9:45 p.m.

VII C 1. Authorize the Mayor, Richard A. Moccia to enter into an agreement with Columbian American /family Entertainment, Inc. (C.A.F.E, Inc.) to hold their Annual Columbian Festival in Veteran's Park to be held on Sunday, July 19, 2009 from 11:00am-8:00pm. Estimated attendance 3,000+.

**** COUNCIL PRESIDENT BONDI MOVED THE ITEM.**

**** THE MOTION PASSED WITH TEN IN FAVOR, (BONDI, BOLDEN, BROWN, GEAKE, HEMPSTEAD, SUTTON, BONENFANT, SERASIS, HILLIARD, AND CONROY), TWO AGAINST (KYDES & LINDSTROM) AND TWO ABSTENTIONS (STRANITI & MCQUAID).**

2a. Authorize the Mayor, Richard A. Moccia, to enter into an Amendment to the Mathews Park Lease Agreement with Stepping Stones Museum for Children, Inc. (Museum) to include the following terms:

· Expand the boundaries of the Lease Premises to include area behind the existing old Police Headquarters as presented by the Museum in order to provide approximately 75 additional parking spaces, which includes 35 spaces that the city had agreed to provide as part of Amendment #1 executed in 2002.

- **The Museum will be responsible for the construction and maintenance of the additional parking area.**
- **The additional parking spaces will be available for all park users.**
- **The city reserves the right to relocate/reconstruct the additional parking area in the future at the City's expense**
- **The museum agrees to explore options for green features and/or permeable parking.**

2b. Approve the Museum's proposed building expansion plans as required in accordance with the Lease Agreement.

2c. Approve Land Use & Building Management Committee's recommendation to maintain Area "B", as identified on revised site plan dated October 20,2008, for playground and tennis court parking. Stepping Stones shall be obligated to implement such site improvements as directed by the City in the event that the Master Plan for Mathews Park is updated.

**** COUNCIL PRESIDENT BONDI MOVED AGENDA ITEMS 2a, b & c.**

Mr. Hempstead said that he wanted to go on record as supporting the amendments to the lease. He said that the Council, as part of the process as charged under the Charter. At no point other than the public hearing, did anyone ask to speak either for or against. Recreation and Parks also had meetings on this. He then pointed out that there had been a hearing about 8-24 hearing and it was signed off. Mr. Hempstead said that the Council members were volunteers and elected to represent their districts and to choose what is best for Norwalk. Mr. Hempstead said that the proposed plan does not vary greatly from the original Master Plan. He then reviewed the square footage and noted that there was actually less than what was proposed in the Master Plan. He pointed out that the Mansion was not in favor of the original plan as proposed and that the Museum and the Mansion had worked together to come up with an acceptable project. He reviewed the fact that there were amendments to the original lease that took into consideration the public's comment. Mr. Hempstead pointed out that Zoning gets the last word on this issue.

Ms. Lindstrom pointed out that the issue wasn't about Stepping Stones, but really about public space. Ms. Lindstrom said that it would be important to consider the public space and to decide if it was the best use of the space. She said that she would like some clarification on the alternatives that were not explored. She said that he would like to have either Mr. Lo or Atty. Nolan answer some questions about this issue and the giving away of public park land. One issue that needs to be clarified was an option regarding

the location of the parking contained in a letter from Atty. Nolan given to the Council members earlier in the evening.

Mr. Lo said that it would be incorporated into the lease agreement in case the Mansion changes their parking. This would make the cost of the changes in the parking on the City's part since it was not the Museum's proposed change.

Ms. Lindstrom asked about offsite parking for the employees. Mr. Lo said that the lease does not specifically address that and that the three parties involved, Waypointe, the Mansion and Steppingstones, would have to discuss this. Atty. Nolan said that if the City provided additional parking, then some of the parking area could possibly be reduced.

Ms. Lindstrom then asked about underground parking. Atty. Nolan said that the Museum was already going down one level for administration and storage. Adding parking would be vastly expensive.

Ms. Lindstrom then asked about Zoning meeting. Atty. Nolan said that if Zoning made major changes, the project would have to come back to the Council.

Ms. Lindstrom then asked several questions about details of the lease, which Atty. Nolan reviewed with her. Ms. Lindstrom then suggested a change to the final line of the lease and permeable surfaces. Atty. Nolan explained that the peak season for the parking is from November through April and the area will need to be plowed.

Mr. Kydes said that he would be supporting this item. He then pointed out that there had been numerous meetings about this issue. Mr. Kydes said he was elected to look at the big picture and the benefits for Norwalk. Progress was stopped ten years ago when there were committees to review the committees who reviewed the committees. Now, the economic windows are closing since the nation is in a recession and hopefully will avoid a recession. Norwalk has a tremendous amount of open space, a portion of which was acquired under this administration. Economically, the Council needs to protect Norwalk also. Mr. Kydes said it was time to move forward.

Council President Bondi said that there were public hearings and the public was allowed to speak. According to the Charter, the committees did not have to hold the public hearings. Council President Bondi said that his constituents know they can call him. The Council Members are elected to represent everyone. He reminded everyone that this year, the Fodor Farm's community gardens were established and that Heritage Park was also available to the residents.

Rev. Bolden said that she appreciated all the comments from the public along with the material that was given to the council members. She said that she was going to support

the Steppingstones project. Rev. Bolden then encouraged the Museum to continue their outreach to the community.

Ms. Brown said Mr. Cooke said that opposition was normal and good. She said that the Council should appreciate the information brought forward. At the end of the day, the Council Members are on the Council for the greater good. She said appreciated Mr. Westmoreland's position and accommodations; she would be supporting the project.

Mr. Serasis said he was in agreement with Mr. Hempstead's earlier remarks. He then said that it would be good to review Mr. Raymond's suggestion about a public forum at the beginning of a project and then again at a public hearing. He said that he felt that Steppingstones was a good asset, particularly since he is involved in working with underserved youths. Stepping Stones has come out to the community centers to do programs. Mr. Serasis said that the Family Outreach workers have unlimited passes for families to go to the Museum whenever they want. The Museum has participated in the after school programs.

Mr. Serasis said that he represented District A and would challenge anyone regarding the amount of time he spent in the Park when he was growing up. He then listed numerous activities that took place in the park. One of the reason he ran for office was to protect open spaces. Mr. Serasis said that both Museums have worked toward having less pavement and more grass.

Ms. Straniti said that she appreciated public participation and that some of the comments that were made at the public hearing resulted in amendments to the lease. Ms. Straniti said that she was there for the presentation at the Historical Commission and very impressed that the Mansion and the Museum were able to come to a compromise that was workable for both. Ms. Straniti said that she believed the project was consistent with the Master Plan.

Mr. Conroy said that the big picture goes back before his time on the Council, but that Norwalk needed more parks. He then named several former Council members who had championed open space in the past. Mr. Conroy then reminded everyone of several projects that were initially received negatively, but later provided to be very positive. He said that he would be voting for the project, but requested that the parking at Waypointe not be put aside.

Mr. Bonenfant said that he had received many calls about the issue and that many of the Council Members will allow the public to comment as long as things don't get out of hand. He said that he was in favor of the project.

Mr. McQuaid said that he also spent a lot of time in the park and that his children also go to the Museum, Devon's Playground and play in the park. He said that there was a

misconception about Steppingstones. He said that Steppingstones participates with the youth in Norwalk. The passes aren't just for one person, they are for up to ten people. Mr. McQuaid encouraged everyone to be positive.

Mr. Geake said that the key issue was that the City could relocate the parking lot in the future. He said that he was at the Park recently and that Devon's Playground was packed, as was Steppingstones, but there was only one person walking a dog on the lawn.

Mayor Moccia then said that he was concerned about this was the misinformation about the project. He said that it was important to realize that transparency goes for both the public and public officials. The Mayor then listed numerous sites of green and open spaces available to the residents in the City.

**** THE MOTION TO APPROVE AGENDA ITEMS VII C 2 a,b & c PASSED UNANIMOUSLY.**

RESOLUTION FROM COMMON COUNCIL

The resolution from the Council was considered with the items on the Consent Calendar.

MOTION POSTPONES TO A SPECIFIC DATE

There were no items to postpone to a specific date.

SUSPENSION OF THE RULES

There were no suspensions of the rules.

ADJOURNMENT

**** MS. BROWN MOVED TO ADJOURN.**

**** MR. KYDES SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:45 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services