

**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**

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.org/meetings Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.

Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.

Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Irene Dixon at idxon@norwalkct.org to provide written public comment prior to the meeting.

Mayor Rilling called the meeting to order at 7:37 p.m. and led the Assembly in reciting the Pledge of Allegiance.

I. ROLL CALL

Ms. Dixon called the Roll:

Council at Large:

Mr. Gregory Burnett

Ms. Dominique Johnson

Ms. Nora Niedzielski Eichner

Ms. Barbara Smyth

City of Norwalk

Common Council

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Common Council Chambers and

Via Teleconference

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District A: Ms. Nicol Ayers
District B: Ms. Darlene Young Ms. Diana Revolus
District C: Mr. John Kydes
District D: Ms. Heidi Alterman Mr. Thomas Keegan
District E: Mr. Thomas Livingston Ms. Lisa Shanahan

At Roll Call there were twelve (12) Council members present and three (3) absent (Mr. Goldstein, Mr. Heuvelman and Ms. McMurrer. A Quorum was present.

Also present were Mayor Harry Rilling, City Clerk, Irene Dixon and Corporation Counsel, Mario Coppola.

II. ACCEPTANCE OF MINUTES

Regular Meeting: April 26, 2022

The following correction as made to page 2: 425% should read – 4 to 5% each year.

**** MS. SHANAHAN MOVED TO APPROVE THE MINUTES AS
CORRECTED
** MOTION PASSED UNANIMOUSLY**

III. PUBLIC PARTICIPATION

No members of the public wished to comment this evening.

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS: There were no resignations announced this evening.

APPOINTMENTS: There were no appointments announced this evening.

REAPPOINTMENTS: There were no reappointments announced this evening.

MAYOR'S REMARKS:

Mayor Rilling reported that Norwalk, along with surrounding towns in Fairfield County, is experiencing an increase in COVID-19 cases. With this significant increase, he strongly encouraged residents to practice safety protocols such as wearing a mask, getting vaccinated and testing.

Mayor Rilling announced that May is Mental Health Month. Due to the rainy conditions last weekend, the NorWALK for Mental Health Walk has been postponed to May 21, 2022.

The Rowayton Memorial Day Parade will be held on May 29, 2022. The city-wide Memorial Day Parade will be held on May 30, 2022. The Shea-Magrath Memorial will be held on May 15, 2022. Norwalk natives Daniel Shea, who fought in Vietnam and John Magrath, who fought in World War II are recipients of the Medal of Honor.

Mayor Rilling announced that May is Haitian Heritage Month. The Haitian flag will be raised on Heritage Wall and he will issue a proclamation to commemorate Haitian Heritage Month.

Ms. Revolus followed up with comments about Haitian Heritage Month. She noted that the Haitian Community is the third largest community in Norwalk. She thanked Norwalk for its continued support.

V. COUNCIL PRESIDENT:

A. GENERAL COUNCIL BUSINESS:

Ms. Ayers delivered remarks about May being the National Mental Health Awareness month. She pointed out that many Common Council members were wearing green to bring awareness to mental health. She encouraged everyone to learn about the mental health services offered by the City of Norwalk.

B. CONSENT CALENDAR:

**** MR. LIVINGSTON MOVED TO APPROVE THE FOLLOWING
CONSENT CALENDAR:**

VII.A.1, VII.A.2a, VII.A.2b, VII.B.1, VII.B.2, VII.B.3, VII.B.4, VII.B.5, VII.B.6,
VII.B.7, VII.B.8a, VII.B.8b, VII.D.2, VII.D.3, VII.D.4, VII.D.5

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

VII. COMMON COUNCIL COMMITTEES

A. PUBLIC WORKS COMMITTEE

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A POLE ATTACHMENT AGREEMENT WITH THE THIRD TAXING DISTRICT, AND ANY OTHER DOCUMENTS NECESSARY FOR THE PURPOSES OF GOVERNING USE OF THE CITY'S MUNICIPAL GAINS RIGHTS ON THIRD TAXING DISTRICT UTILITY POLES.

2A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH A. VITTI EXCAVATORS, LLC, FOR PROJECT TMP2022-1 SIDEWALKS AND CURBING, HIGHLAND AVENUE SAFE ROUTES TO SCHOOL, BROOKSIDE ELEMENTARY SCHOOL AND BRIEN MCMAHON HIGH SCHOOL, FOR AN AMOUNT NOT TO EXCEED \$770,750.00.

ACCOUNT NO. 09 20 4120 5777 C0441

09 21 4120 5777 C0441

09 22 4120 5777 C0441

09 23 4120 5777 C0441

2B. AUTHORIZE THE DIRECTOR OF TRANSPORTATION, MOBILITY AND PARKING, TO EXECUTE ORDERS ON CONTRACT WITH A. VITTI EXCAVATORS, LLC, FOR PROJECT TMP2022-1 SIDEWALKS AND CURBING, HIGHLAND AVENUE SAFE ROUTES TO SCHOOL, BROOKSIDE ELEMENTARY SCHOOL AND BRIEN MCMAHON HIGH SCHOOL, FOR AN AMOUNT NOT TO EXCEED \$77,075.00.

ACCOUNT NO. 09 20 4120 5777 C0441

09 21 4120 5777 C0441

09 22 4120 5777 C0441

09 23 4120 5777 C0441

B. LAND USE AND BUILDING MANAGEMENT COMMITTEE

1. TECHNICAL CORRECTION: AMEND COMMON COUNCIL ACTION ON APRIL 12, 2022, ITEM VII.D.6. TO CORRECT THE ACCOUNT NUMBER FROM #09225010 5777 C0619 TO READ AS FOLLOWS: AUTHORIZE THE PURCHASING AGENT TO INCREASE THE PURCHASE ORDER FOR SPECIAL TESTING LABORATORIES, INC. FOR MATERIALS TESTING AND FIELD INSPECTION SERVICES FOR THE JEFFERSON ELEMENTARY SCHOOL RENOVATE-AS-NEW PROJECT FOR AN ADDITIONAL AMOUNT NOT TO EXCEED \$30,000. FUNDS ARE AVAILABLE IN ACCOUNT #09195010 5777 C0619

2. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO SIGN OFF ON A ZONING VARIANCE APPLICATION ON BEHALF OF THE CITY AS THE PROPERTY OWNER FOR THE PROPOSED BUILDING ADDITIONS AT AND TO BE CONSTRUCTED BY THE CARVER CENTER WHO IS THE OWNER OF THE BUILDING.

3. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO THE FINANCIAL ASSISTANCE AGREEMENT WITH LOCKWOOD MATHEWS MANSION MUSEUM FOR THE IMPLEMENTATION OF THE INFRASTRUCTURE IMPROVEMENTS PROJECT AT THE MUSEUM. TERMS OF THE AMENDMENT SHALL BE AS OUTLINED IN ALAN LO'S MEMO DATED APRIL 27, 2022.

4. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA TO PROVIDE LED LIGHTING RETROFIT SERVICES AT CITY HALL FOR A TOTAL PROJECT AMOUNT NOT TO EXCEED \$44,765.00.

5. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS WITH THE CONNECTICUT LIGHT AND POWER COMPANY, D/B/A EVERSOURCE ENERGY TO APPLY FOR AND TO IMPLEMENT ENERGY EFFICIENT UPGRADE FINANCING THROUGH EVERSOURCE "ON-BILL FINANCING PROGRAM" FOR THE CITY HALL LED LIGHTING RETROFIT PROJECT.

6. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA TO PROVIDE LED LIGHTING RETROFIT SERVICES AT THE NORWALK PUBLIC WORKS CENTER FOR A TOTAL PROJECT AMOUNT NOT TO EXCEED \$29,666.05.

ACCT. #0922/23 7100 5777 C0327

7. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ENERGY RESOURCES USA TO PROVIDE LED LIGHTING RETROFIT SERVICES AT THE NORWALK FIRE HEADQUARTERS FOR A TOTAL PROJECT AMOUNT NOT TO EXCEED \$11,361.11. FUNDS ARE AVAILABLE IN ACCOUNT # 0918/22 7100 5777 C0327.

8A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH TUCKER MECHANICAL, INC. FOR THE SOUTH NORWALK BRANCH LIBRARY BUILDING ENERGY MANAGEMENT SYSTEM INSTALLATION PROJECT FOR A TOTAL NOT TO EXCEED \$53,411.00. FUNDS ARE AVAILABLE FROM ACCOUNT 0922 7100 5777 C0644.

8B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$8,000.00

D. ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

1. AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT WITH FITZGERALD & HALLIDAY, INC. (DBA FHI STUDIO) FOR THE CITY OF NORWALK TRANSPORTATION MASTER PLAN TO EXAMINE THE IMPACTS ON TRAFFIC AND ROADS DUE TO PROPOSED CHANGES IN SCHOOL BELL TIME SCHEDULES FOR A COST NOT TO EXCEED \$31,375. THE FUNDING FOR THIS WORK TO BE PROVIDED BY THE BOARD OF EDUCATION. *CONSENT TO TABLE TO AN UNSPECIFIED DATE*

2. AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN ON-CALL CONTRACT WITH FUSS & O'NEILL, INC. FOR AN AMOUNT NOT TO EXCEED \$300,000.00.

ACCOUNT NO. 0921 4120 5777 C0232

0917 4021 5777 C0562

0918 4021 5777 C0562

0919 4021 5777 C0562

0921 4120 5777 C0562

0922 4120 5777 C0581
0918 4021 5777 C0598
0920 4120 5777 C0598
0921 4120 5777 C0598
0918 4021 5777 C0599
0921 4120 5777 C0648
0920 4120 5777 C0649
0921 4120 5777 C0649
0922 4120 5777 C0649
0922 3750 5777 C0774
0921 3750 5777 C0775
0922 3750 5777 C0777
0921 4095 5777 C0782
0921 4095 5777 C0783
133710-5796-AEC01
133710-5796-AEC02
133710-5796-AEC03
133710-5796-AEC18
133710-5796-AEC22

**3. AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN
ON-CALL CONTRACT WITH VANASSE HANGEN BRUSTLIN, INC.
FOR AN AMOUNT NOT TO EXCEED \$400,000.00.**

ACCOUNT NO. 0921 4120 5777 C0232
0917 4021 5777 C0562
0918 4021 5777 C0562
0919 4021 5777 C0562
0921 4120 5777 C0562
0922 4120 5777 C0581
0918 4021 5777 C0598
0920 4120 5777 C0598
0921 4120 5777 C0598
0918 4021 5777 C0599
0921 4120 5777 C0648
0920 4120 5777 C0649
0921 4120 5777 C0649
0922 4120 5777 C0649
0922 3750 5777 C0774
0921 3750 5777 C0775
0922 3750 5777 C0777
0921 4095 5777 C0782

**0921 4095 5777 C0783
133710-5796-AEC01
133710-5796-AEC02
133710-5796-AEC03
133710-5796-AEC18
133710-5796-AEC22**

4. AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN ON-CALL CONTRACT WITH WSP USA INC. FOR AN AMOUNT NOT TO EXCEED \$300,000.00.

ACCOUNT NO. 0921 4120 5777 C0232

**0917 4021 5777 C0562
0918 4021 5777 C0562
0919 4021 5777 C0562
0921 4120 5777 C0562
0922 4120 5777 C0581
0918 4021 5777 C0598
0920 4120 5777 C0598
0921 4120 5777 C0598
0918 4021 5777 C0599
0921 4120 5777 C0648
0920 4120 5777 C0649
0921 4120 5777 C0649
0922 4120 5777 C0649
0922 3750 5777 C0774
0921 3750 5777 C0775
0922 3750 5777 C0777
0921 4095 5777 C0782
0921 4095 5777 C0783
133710-5796-AEC01
133710-5796-AEC02
133710-5796-AEC03
133710-5796-AEC18
133710-5796-AEC22**

5. AUTHORIZE THE MAYOR TO EXECUTE A LICENSE AGREEMENT WITH SONO TOD II, LLC, OVER A 46,107 SQ. FT. PORTION OF 30 MONROE STREET FOR PURPOSES OF DUE DILIGENCE INVESTIGATION CONCERNING SAID REALTY, AND ALL OTHER AGREEMENTS AND DOCUMENTS NECESSARY AND INCIDENTAL

TO THE PURPOSE FOR WHICH SAID LICENSE AGREEMENT IS GRANTED.

**** MOTON PASSED UNANIMOUSLY**

VII. COMMON COUNCIL COMMITTEES

C. COMMUNITY SERVICES COMMITTEE

Due to a potential conflict of interest, Ms. Ayers, Ms. Revolus and Ms. Young recused themselves and left the meeting.

**** MS. JOHNSON MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS OR AMENDMENTS AS MAY BE NECESSARY TO DISBURSE GRANT FUNDING TO NONPROFIT ORGANIZATIONS ALLOCATED TO THE ARPA COMMUNITY RECOVERY FUND ADMINISTERED BY THE COMMUNITY SERVICES DEPARTMENT TO RESPOND TO AND ADDRESS COMMUNITY NEEDS DUE TO THE NEGATIVE ECONOMIC IMPACTS OF COVID-19 PANDEMIC. ACCOUNT # 132010-5796-ACS01 IN THE AMOUNT OF \$1,498,668.00.**

Ms. Johnson reviewed the item and expressed gratitude to the non profit community and Mr. Daniels.

Mr. Lamond Daniels, Chief of Community Services presented the organizations proposed to receive funding. He gave an overview of the process that was used to determine which organizations would receive funding. Mr. Daniels noted that the requests for funding far exceeded the amount of funding available. He thanked the City and every individual and organization that participated in this process. The intended purpose of this program is to better the lives of Norwalk residents. He thanked all who applied and said he hopes to find another opportunity for funding for those organizations that were not chosen.

Mr. Lamond shared his screen and narrated his presentation. He noted there were 23 applications before the Common Council this evening.

Ms. Johnson thanked Mr. Daniels, Mayor Rilling and the City of Norwalk for prioritizing this important work.

Ms. Smyth commended Mr. Daniels for his professionalism of this project. She said she was impressed by the project summaries and sees this as an attempt to reach everyone in need.

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Mr. Livingston thanked Mr. Daniels and noted how difficult this process was.

Mayor Rilling said it was very difficult to look at an application and not fund it. He said he was encouraged that there may be other opportunities for funding. He expressed his appreciation to Mr. Daniels.

Mr. Burnett congratulated Mr. Daniels and his team for the outstanding work they did stewarding the ARPA funds. He said they took on the challenge to make an impact that will help Norwalk residents in a positive way. This process heightened the awareness that the non-profits need help. Mr. Burnett suggested that the City look at helping the non-profit community advance their good work.

Ms. Niedzielski Eichner said this is a tremendous opportunity for the residents of Norwalk to hear about all of the non-profits in Norwalk. She added that Mr. Daniels' presentation should give people comfort.

Mayor Rilling said this shows the need in the community and that it is incumbent upon all to see how the non-profits can be helped.

**** MOTION PASSED UNANIMOUSLY**

Ms. Ayers, Ms. Revulus and Ms. Young returned to the meeting.

D. ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

**** MR. KYDES MOVED TO AUTHORIZE CITY AND REDEVELOPMENT AGENCY STAFF TO COMMENCE NEGOTIATIONS OF A LAND DISPOSITION AND DEVELOPMENT AGREEMENT WITH SONO TOD II, LLC (“DEVELOPER”) CONCERNING THE CONVEYANCE OF A 46,107 SQ. FT. PORTION OF 30 MONROE STREET (“CITY PARCEL”) FROM THE CITY TO THE DEVELOPER, THE DEVELOPMENT OF A CERTAIN SITE BEING THE CITY PARCEL COMBINED WITH CERTAIN PARCELS IDENTIFIED IN THE NORWALK TAX ASSESSORS LAND RECORDS AS M/B/L 2/55/6, 2/55/7 AND 2/55/22 OWNED BY THE DEVELOPER, AND TO PROCEED ON THE BASIS OF THE KEY TERMS PRESENTED IN THE SONO TOD II IDA TERM SHEET.**

Mr. Kydes reviewed the item and said that the Norwalk Redevelopment Agency was able to secure a grant for \$6 million for this project and the abutting neighborhood.

Mr. Brian Bidolli, Executive Director, Norwalk Redevelopment Agency directed the members of the Common Council to page 47 of the agenda that summarizes the project. He reviewed the project and shared his screen to show an overview of the project. He said the project will benefit from the Enterprise Zone. Mr. Bidolli said they are trying to mitigate any risk for this project; the key one is parking. He noted that they need to be sure the project is completed, or the grant will have to be returned to the State.

Mr. Bidolli explained they did a lot of traditional public outreach and also created a community advisory committee in District B. He said there was robust community engagement. The design of the project and infrastructure improvements were a result of that public input. They heard a lot about green infrastructure.

Ms. Niedzielski Eichner commended Mr. Bidolli for their attention to public concern. Mr. Livingston said he was impressed with how they tried to mitigate the risk and address parking. He said he looks forward to seeing the LDA. Ms. Smyth expressed her thanks for the community engagement.

Ms. Young expressed appreciation to Mr. Bidolli for all the communication and willingness to meet with the community. She said the community welcomes this type of communication and noted it was very helpful. Ms. Young added that it was a model on how to interact with the community.

Ms. Revolus agreed with Ms. Young and added that the engagement humanizes the community. She said they want to see a community there and not just industry. In addition, they want the community to be equally as lovely as other communities in Norwalk.

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

There were none this evening.

X. SUSPENSION OF RULES

There were none this evening.

XI. ADJOURNMENT

**** MS. REVOLUS MOVED TO ADJOURN
** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 8:35 p.m.

ATTEST: _____
Irene Dixon, City Clerk