

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
NOVEMBER 6, 2024
VIA TELECONFERENCE**

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Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually explicit language, will be removed. Please find the information using the link above.

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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 included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email JoAnn Acquarulo, Buildings and Facilities Manager Assistant at jacquarulo@norwalkct.gov with the subject line “Public Comment” to provide written public comment prior to the meeting.

ATTENDANCE: Barbara Smyth, Chair; Nicol Ayers; Gregory Burnett; Heather Dunn; Nicole Eaddy; James Frayer; Dajuan Wiggling (7:08 p.m.)

STAFF: Alan Lo, Building and Facility Manager; JoAnn Acquarulo, Building and Facility Manager Assistant

OTHERS: Darlene Young, Common Council President; James Guiliano Construction Group; Bill Hodel, Norwalk Public Schools, Director of Facilities and Maintenance

Ms. Smyth called the meeting to order at 7:01 p.m.

I. ROLL CALL

Ms. Smyth called the Roll as indicated above.

II. PUBLIC HEARING

Public hearing comments are not verbatim and represent a summarization of statements unless otherwise noted. Speakers are Norwalk residents unless otherwise noted.

Ms. Smyth introduced the following item:

A. Request for the naming of the walking track at Malmquist Field in memory of Ms. Mary Roman, a Norwalk resident who left an indelible mark on the City of Norwalk she called home for over half a century. She was an accomplished athlete who contributed substantially to the Norwalk athletic community.

Ms. Diane Lauricella spoke in support of naming the walking track in memory of Ms. Roman. She said it was a fitting honor to her and her family.

Ms. Diane Cece spoke in support of naming the walking track in memory of Ms. Roman and shared her memories of Ms. Roman along with her accomplishments.

Mr. Joseph Maddafari spoke in support of naming the walking track in memory of Ms. Roman. He shared her accomplishments and offered to work it out if there was an issue with the cost of the sign.

Mr. Wiggins joined the meeting at 7:08 p.m.

Ms. Darlene Young spoke in support of naming the walking track in memory of Ms. Roman. She said she was pleased this was moving along and said Ms. Roman was an outstanding woman.

Mr. Gregory Burnett spoke in support of naming the walking track in memory of Ms. Roman. He highlighted her many accomplishments across the country and the world. He asked if there was a timeline to updating the walking track. Ms. Young said it is moving along.

B. Close public hearing.

There were no further comments, and the public hearing was closed at 7:13 p.m.

III. PUBLIC PARTICIPATION

Public participation comments are not verbatim and represent a summarization of statements unless otherwise noted. Speakers are Norwalk residents unless otherwise noted.

Ms. Diane Lauricella spoke about the Photovoltaic project related to the South Norwalk School. She said that for over 10 years she has been advocating for including ground mounted solar on buildings along with carport and roof mounted solar panels.

IV. MINUTES OF PREVIOUS MEETING(S)

Approve minutes of September 4, 2024

The following correction was made:

Chairman Smyth asked if there were currently floor tiles at Fox Run waiting for use should read, Chairperson Smyth asked if there were floor tiles that needed to be repaired.

**** MR. BURNETT MOVED TO ACCEPT THE MINUTES AS CORRECTED**
**** MOTION PASSED WITH ONE (1) ABSTENTION (MR. WIGGINS)**

Approve minutes of October 2, 2024

The following correction was made:

Correct the spelling of Ms. Nicol Ayers' name.

**** MR. FRAYER MOVED TO ACCEPT THE MINUTES AS CORRECTED**
**** MOTION PASSED WITH ONE (1) ABSTENTION (MR. WIGGINS)**

V. OLD BUSINESS

A. Review request for the naming of the Walking Track at Malmquist Field in memory of Ms. Mary Roman and refer the following to the Common Council for action:

**** MR. BURNETT MOVED TO APPROVE THE NAMING OF THE WALKING TRACK AT MALMQUIST FIELD IN MEMORY OF MS. MARY ROMAN, A NORWALK RESIDENT WHO LEFT AN INDELIBLE MARK ON THE CITY OF NORWALK SHE CALLED HOME FOR OVER HALF A CENTURY. SHE WAS AN ACCOMPLISHED ATHLETE AND CONTRIBUTED SUBSTANTIALLY TO THE NORWALK ATHLETIC COMMUNITY.**

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**** MOTION PASSED UNANIMOUSLY**

This item was moved to the full Common Council meeting on November 12, 2024

VI. NEW BUSINESS

A. Board of Education

1. Review bids for student locker replacement at Roton Middle School and refer the following to the Common Council for action:

**** MS. AYERS MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HERTZ FURNITURE FOR THE STUDENT LOCKER REPLACEMENT AT ROTON MIDDLE SCHOOL FOR A TOTAL NOT TO EXCEED \$159,900.00. FUNDS ARE AVAILABLE IN ACCT. #09255010 5777 C0722.**

AND TO AUTHORIZE THE NPS FACILITIES DEPARTMENT TO ISSUE CHANGE ORDERS ON THIS CONTRACT FOR A TOTAL NOT TO EXCEED \$15,990.00. FUNDS ARE AVAILABLE IN ACCT. #09255010 5777 C0722."

Mr. Hodel reviewed the items and said the lockers are original to the school and in very poor condition.

**** MOTION PASSED UNANIMOUSLY**

B. Building Management

Ms. Smyth explained these are multiyear contracts.

Mr. Lo reviewed the requests.

**** MR. FRAYER MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH ADT SECURITY SERVICES FOR THE CCTV AND SECURITY MONITORING SERVICES FOR 3 BELDEN AVENUE AT A TOTAL ANNUAL COST OF \$1,460.40. FUNDS ARE AVAILABLE FROM THE FOLLOWING ACCOUNT #014088 5298."**

**** MOTION PASSED UNANIMOUSLY**

**** MS. DUNN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A 5-YEAR AGREEMENT WITH SECURITY SPECIALISTS, A DIVISION OF ALERT SYSTEMS LLC, FOR THE SECURITY MONITORING SERVICES AT SOUTH NORWALK LIBRARY FOR AN ANNUAL COST OF \$480.00. FUNDS ARE AVAILABLE FROM THE FOLLOWING ACCOUNT #016220 5296.”**

Mr. Burnett noted both items are for security agreements and asked if they could achieve any savings by using one security monitoring service. He was told there is a three year contract in place at 3 Belden Avenue.

**** MOTION PASSED UNANIMOUSLY**

C. School Construction

1. Project updates-

- South Norwalk Elementary School

Mr. Lo updated the Committee members on the progress of the construction project. The school is scheduled to be completed by the end of summer 2025; however, they will not be able to confirm until mid-April 2025.

Mr. Lo reported they will be going out to bid on the furniture package. He presented photos showing the progress of the project.

Ms. Young asked about installing energy efficient solar panels in the project. Mr. Lo explained that all school projects are required to meet or exceed the high-performance standards. He added that this building is 75-80% electric and meets all the requirements.

Mr. Lo explained that he was directed to look at Photovoltaic as part of the building design. He said they are in compliance with the City’s intent to make the building as energy efficient as possible. He added that they would wait six months after the building is complete to install solar panels to ensure any miscellaneous leaks are addressed.

Ms. Young asked if special windows were needed because the building is located in an industrial area. Mr. Lo said this question was debated about on all of the buildings. He said opening the windows overrides the system and as a result, the decision was made to not have opening windows. The space is air quality managed and controlled, so sufficient fresh air comes into the building. Opening the windows will bring mold and pollen into the building.

- Norwalk High School

Mr. Lo reported that the project is on schedule. They are sensitive to the residents living on King Street and have someone responsible for dust control.

- HVAC improvement projects

Mr. Lo reported they are in the middle of the designs for six schools – Brookside Elementary School, Marvin Elementary School, Silvermine Elementary School, Naramake Elementary School, Brien McMahon High School and Roton Middle School. These projects are funded by a grant with a 60% reimbursement.

Mr. Lo explained he has someone in house helping to manage these projects. They plan to go out to bid in February. He said they are working hard to develop a phasing plan and abatement plan. Each project will require its own approval.

2. South Norwalk Photovoltaic recommendation

**** MS. DUNN MOVED THE FOLLOWING ITEM**

REVIEW UPDATE ON THE POTENTIAL PARTNERSHIP WITH SNEW/CMEEC TO DEVELOP PV RENEWABLE ENERGY GENERATION AT SOUTH NORWALK SCHOOL SITE AND RESOLVE THAT WITH SNEW'S FAVORABLE ELECTRIC RATES TO SOUTH NORWALK COMMUNITY THE FINANCIAL VIABILITY OF PV INSTALLATION IS NEGATIVELY IMPACTED. THEREFORE, THE CITY WILL MOVE FORWARD TO CONSIDER OTHER INSTALLATION OPTIONS (IN LIEU OF A PARTNERSHIP WITH SNEW) TO INSTALL ROOFTOP SOLAR AT SOUTH NORWALK SCHOOL.

Mr. Lo reviewed the item and said he came up with the idea to use rooftop and ground mounted solar panels. He said he and Mr. Livingston have been meeting with representatives from SNEW (South Norwalk Electric and Water) to develop a partnership. He said SNEW has a lot of requirements and issues.

Ms. Smyth expressed appreciation to Mr. Lo for doing all this work to look at what they can and cannot do. She noted that if what they are doing is going to put a large burden on the taxpayer, they are going to have to question it.

Mr. Lo said he is prepared to move away from working with SNEW because the project would not financially work. He said they are not permitted to buy power from a third party and bring it

to the SNEW area. He said he will continue to look at the project with a potential for 40% coming from tax credits.

Mr. Burnett said he would like to see the exact wording for this item. Ms. Dunn agreed and said she would rather not vote on this item without having the exact wording. Mr. Frayer said he did not see a problem with waiting another month.

**** MS. DUNN WITHDREW HER MOTION**

**** MS. SMYTH MOVED TO TABLE THE ITEM TO THE NEXT MEETING FOR MORE SPECIFIC WORDING**

**** MOTION PASSED UNANIMOUSLY**

VII. MISCELLANEOUS/DISCUSSION ITEMS

1. Review Operating budget for Building Management

Ms. Smyth introduced the item and asked the staff to provide an overview of some of the asks as they go into the budget season. She noted this is very early in the budget process.

Mr. Lo shared his screen and reviewed the department's different areas of responsibility.

Lockwood Mathews Mansion asked for building services in the Mansion. The department has also been asked to pick up the remainder of the fire stations; these additions will require additional staff. Mr. Lo said he believes they used the services of a Handy Man and some contractors. The Mansion did not have air conditioning and only a little heat; however, with the new system, they will be able to operate throughout the year. Mr. Burnett suggested the Mansion may not need a full-time person. He was told the individual would split their time between the Mansion and four fire stations. There is a lot of deferred maintenance at the fire stations.

Mr. Frayer suggested looking at other buildings. Ms. Dunn asked if they could get costs for each of the buildings to determine if this makes sense to the City.

Ms. Smyth commented that once the renovations at the Mansion are complete, they will be able to open year-round and bring in income that will help pay for maintenance services. Mr. Burnett suggested another option could be to use year-round contractor services.

Ms. Smyth said the Committee needs to focus on what the big asks are going to be going into the budget season. She said they will look at what the capital budget will be at the December meeting.

ADJOURN

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

There was no further discussion, and the meeting was unanimously adjourned at 9:03 P.M.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services