

**CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
AUGUST 2, 2023**

ATTENDANCE: Barbara Smyth, Chairman; Greg Burnett; David Heuvelman; Jim Frayer; Nichol Ayers

STAFF: JoAnn Acquarulo

OTHER: Tyisha Toms; Darin Callahan; Joe Delallo; Diane Lauricella; Ryan Harold

CALL TO ORDER

Chairman Smyth called the meeting to order at 7:05 P.M. There was a quorum present.

PUBLIC PARTICIPATION

Ms. Lauricella came forward to speak. She wished to remind the Council Members that they needed to provide oversight and second opinions in regard to spending large sums of money. She was concerned about the amount of money being spent on the agenda and wondered as to if the schools needed additional safety measures.

MINUTES OF PREVIOUS MEETING(S)

APPROVE MINUTES OF JULY 5, 2023

**** MR. BURNETT MOVED TO APPROVE THE MINUTES OF JULY 5, 2023 AS SUBMITTED.**

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (SMYTH, BURNETT, HEUVELMAN) AND TWO (2) ABSTENTIONS (FRAYER, AYERS).**

OLD BUSINESS

There was no Old Business at this time.

NEW BUSINESS

A.

REVIEW REQUEST FOR SECURITY CAMERA ENHANCEMENTS AT VARIOUS SCHOOLS AND REFER THE FOLLOWING ACTION TO THE COMMON COUNCIL FOR ACTION: "A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER WITH OMNI DATA, LLC FOR SECURITY CAMERA ENHANCEMENTS AT BROOKSIDE, FOX RUN, KENDALL, MARVIN, NARAMAKE, ROWAYTON, SILVERMINE, SONO, WOLFPIT, BMHS SCHOOLS FOR A TOTAL NOT TO EXCEED \$261,451.70. ACCOUNT #0921/23/24 5010 5777 C0537 B. AUTHORIZE TO ESTABLISH A CONTINGENCY FOR ADDITONAL SERVICES AS MAY BE REQUIRED FOR A TOTAL NOT TO EXCEED \$24864.46. ACCOUNT #0924 5010 5777 C0537"

**** MR. FRAYER MOVED TO APPROVE ITEM 'A. REVIEW REQUEST FOR SECURITY CAMERA ENHANCEMENTS AT VARIOUS SCHOOLS AND REFER THE FOLLOWING ACTION TO THE COMMON COUNCIL FOR ACTION: "A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER WITH OMNI DATA, LLC FOR SECURITY CAMERA ENHANCEMENTS AT BROOKSIDE, FOX RUN, KENDALL, MARVIN, NARAMAKE, ROWAYTON, SILVERMINE, SONO, WOLFPIT, BMHS SCHOOLS FOR A TOTAL NOT TO EXCEED \$261,451.70. ACCOUNT #0921/23/24 5010 5777 C0537 B. AUTHORIZE TO ESTABLISH A CONTINGENCY FOR ADDITIONAL SERVICES AS MAY BE REQUIRED FOR A TOTAL NOT TO EXCEED \$24864.46. ACCOUNT #0924 5010 5777 C0537" AS SUBMITTED.**

Mr. Harold came forward to speak on this item. He said that this is the last ask for cameras for the remainder of the schools. This will be the end of the camera projects. He provided further details regarding the cameras. They did not add cameras to Norwalk High and simply replaced the ones that are analog/broken.

**** THE MOTION PASSED UNANIMOUSLY.**

B.
REVIEW REQUEST FOR SCHOOL EMERGENCY RESPONSE SYSTEM AND REFER THE FOLLOWING ACTION TO THE COMMON COUNCIL: "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER WITH MUTUALINK, INC FOR EMERGENCY RESPONSE SYSTEM AT ALL NORWALK PUBLIC SCHOOLS FOR A TOTAL NOT TO EXCEED \$723,800.00. ACCOUNT #0921/23/24 5010 5777 C0537"

**** MS. AYERS MOVED TO APPROVE ITEM "B. REVIEW REQUEST FOR SCHOOL EMERGENCY RESPONSE SYSTEM AND REFER THE FOLLOWING ACTION TO THE COMMON COUNCIL: "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER WITH MUTUALINK, INC FOR EMERGENCY RESPONSE SYSTEM AT ALL NORWALK PUBLIC SCHOOLS FOR A TOTAL NOT TO EXCEED \$723,800.00. ACCOUNT #0921/23/24 5010 5777 C0537" AS SUBMITTED.**

Mr. Harold came forward to discuss this item. He provided an overview of the system and how it would function.

Mr. Frayer asked if the Board of Education had found issues with the cost. Mr. Harold said that, when he had last talked to them, they were absolutely in favor of the item. Further discussion followed.

Mr. Heuvelman asked what the recurring costs would be, how long it would be running, and what would need replacing. Mr. Harold answered those questions to Mr. Heuvelman's satisfaction.

Mr. Burnett asked if there was a current emergency response system in place. Mr. Harold said that there was. He proceeded to provide further details about the current system to those present. He said it was antiquated and slow. The service will be located at the school locations. Mr. Burnett asked what would happen if there was a loss of power. Mr. Harold said he did not know how to answer the question but the cameras had alternative sources of power.

Chairman Smyth said that, while big, the expenses were very needed. She outlined her reasons why.

**** THE MOTION PASSED UNANIMOUSLY.**

BB.

REVIEW REQUEST FOR SCHOOL SECURITY ENHANCEMENT AND REFER THE FOLLOWING TO COMMON COUNCIL FOR ACTION: "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO INTEGRATED SYSTEM SERVICES, LLC. FOR THE ENHANCEMENT TO SCHOOL SECURITY – ACCESS CONTROL IMPROVEMENTS AT FOX RUN, MARVIN, NARAMAKE, NATHAN HALE, NECC, PONUS, ROTON, ROWAYTON, WEST ROCKS SCHOOLS FOR A TOTAL NOT TO EXCEED \$196,581.00. ACCT #0921/23/24510-5777-C0537"

**** MR. BURNETT MOVED TO APPROVE ITEM BB. REVIEW REQUEST FOR SCHOOL SECURITY ENHANCEMENT AND REFER THE FOLLOWING TO COMMON COUNCIL FOR ACTION: "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO INTEGRATED SYSTEM SERVICES, LLC. FOR THE ENHANCEMENT TO SCHOOL SECURITY – ACCESS CONTROL IMPROVEMENTS AT FOX RUN, MARVIN, NARAMAKE, NATHAN HALE, NECC, PONUS, ROTON, ROWAYTON, WEST ROCKS SCHOOLS FOR A TOTAL NOT TO EXCEED \$196,581.00. ACCT #0921/23/24510-5777-C0537" AS SUBMITTED.**

Mr. Harold came forward to discuss this item. This will affect the rest of the districts aside from Brian McMahon. He outlined the phase of the project that this would affect. This will provide 24-hour monitoring. He provided further details regarding the project.

Mr. Frayer asked if this would cover the outside of the buildings. Mr. Harold said it would only cover the entrances and exits. The coverage of areas like school yards would be a different project.

Mr. Burnett asked if there were other costs upcoming for security. Mr. Harold said there were none at this time. Further discussion followed.

**** THE MOTION PASSED UNANIMOUSLY.**

C.

REVIEW REQUEST FOR LAND ACQUISITIONS RELATING TO SOUTH NORWALK SCHOOL AND BELDEN MAIN LIBRARY AND REFER RECOMMENDATION AS REQUIRED BELOW: "1.A AUTHORIZATION: THE CITY OF NORWALK IS HEREBY AUTHORIZED TO PURCHASE, ACQUIRE, AND/OR TAKE THE PROPERTIES LISTED BELOW, AND FURTHER, THAT THE MAYOR, HARRY W. WILLING, OR HIS DESIGNEE, IS AUTHORIZED TO EXECUTE AND DELIVER ANY AND ALL AGREEMENTS, DOCUMENTS, AND OTHER INSTRUMENTS NECESSARY TO PURCHASE, ACQUIRE AND/OR TAKE SUCH PROPERTIES. ACCOUNT [<<PENDING ASSIGNMENT AND APPROVAL OF AN ACCOUNT NUMBER BY THE FINANCE DEPARTMENT AT ITS SEPTEMBER 14, 2023 FINANCE & CLAIMS COMMITTEE MEETING>>]"

- 1. 28 OXFORD STREET, NORWALK, CT**
- 2. 32 OXFORD STREET, NORWALK, CT**
- 3. 36 OXFORD STREET, NORWALK CT**
- 4. 38 OXFORD STREET, NORWALK, CT**
- 5. 16 MEADOW STREET EXT., NORWALK CT**
- 6. A PORTION OF REAL PROPERTY IDENTIFIED AS PORTION OF PARCEL A TO BE DEEDED TO THE CITY OF NORWALK, AREA = 44,338 S.F. +/- (1.01785 ACRES), AND PORTIONS OF LOTS 8 & 9 TO BE DEEDED TO THE CITY OF NORWALK, AREA = 4,426 S.F. +/- (0.10161 ACRES) ON AND AS**

SHOWN IN A CERTAIN MAP ENTITLED "BOUNDARY SURVEY (PARCEL A AND LOTS 8 & 9)"
SCALE 1" = 30' DATED JULY 27, 2023 PREPARED BY LANGAN CT, INC., ON FILE IN BUILDING
MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK.

7. A PORTION OF REAL PROPERTY KNOWN AS 11 BELDEN AVENUE, NORWALK IDENTIFIED AS
PARCEL "X" AREA: 11,227.63 SQUARE FEET OR 0.258 ACRES (TO BE CONVEYED TO CITY OF
NORWAL) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED MAP OF PROPERTY 587, LLC
SHOWING LAND TO BE CONVEYED TO CITY OF NORWALK, #11 BELDEN AVENUE, NORWALK,
CT" SCALE 1" = 20' DATED JULY 19, 2023 PREPARED BY ADVANCED SURVEYING LAND
SURVEYORS, ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK.

1.B.

AUTHORIZATION: PROCEED WITH FUNDING PROCESS (INCLUDING SPECIAL CAPITAL APPROPRIATION
PROCESS) AS NECESSARY FOR THE ACQUISITION OF PROPERTIES HEREIN REFERENCED.

1.C.

REFERAL: CONN. GEN. STAT, 8-24 REFERRAL FOR A MUNICIPAL PLANNING COMMISSION REPORT ON
THE CITY'S PURCHASE, ACQUISITION AND/OR TAKING OF THE PROPERTIES LISTED BELOW:

1. 28 OXFORD STREET, NORWALK, CT
2. 32 OXFORD STREET, NORWALK, CT
3. 36 OXFORD STREET, NORWALK CT
4. 38 OXFORD STREET, NORWALK, CT
5. 16 MEADOW STREET EXT., NORWALK CT
6. A PORTION OF REAL PROPERTY IDENTIFIED AS PORTION OF PARCEL A TO BE DEEDED TO THE
CITY OF NORWALK, AREA = 44,338 S.F. +/- (1.01785 ACRES), AND PORTIONS OF LOTS 8 & 9 TO
BE DEEDED TO THE CITY OF NORWALK, AREA = 4,426 S.F. +/- (0.10161 ACRES) ON AND AS
SHOWN IN A CERTAIN MAP ENTITLED "BOUNDARY SURVEY (PARCEL A AND LOTS 8 & 9)"
SCALE 1" = 30' DATED JULY 27, 2023 PREPARED BY LANGAN CT, INC., ON FILE IN BUILDING
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PARCEL "X" AREA: 11,227.63 SQUARE FEET OR 0.258 ACRES (TO BE CONVEYED TO CITY OF
NORWAL) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED MAP OF PROPERTY 587, LLC
SHOWING LAND TO BE CONVEYED TO CITY OF NORWALK, #11 BELDEN AVENUE, NORWALK,
CT" SCALE 1" = 20' DATED JULY 19, 2023 PREPARED BY ADVANCED SURVEYING LAND
SURVEYORS, ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK."

**** MR. HEUVELMAN MOVED TO APPROVE THE ITEM AS SUBMITTED.**

Chairman Smyth said that this had been discussed over multiple meetings and executive sessions. She reviewed the intentions for the properties for those present.

Mr. Callahan came forward to discuss this item. He reviewed their efforts regarding the project and the intended use of the property for those present. Further discussion followed. Maps of the properties were provided for review.

Mr. Burnett asked if there was any narrative regarding why the properties were needed. Mr. Callahan said some would be used to build out and expand parking amenities. He provided a map showing more of the parking plans.

**** THE MOTION PASSED UNANIMOUSLY.**

The item will go to the Planning & Zoning Commission on September 6th and the full Common Council on September 26th.

MISCELLANEOUS/DISCUSSION ITEMS

There was no discussion at this time.

ADJOURNMENT

**** MS. AYERS MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:53 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services