

**CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT
REGULAR MEETING
APRIL 5, 2023**

ATTENDANCE: Tom Livingston, Chairman; Greg Burnett, Council Member; Barbara Smyth, Council Member; David Heuvelman, Council Member; Nichole Ayers, Council Member; Heidi Alterman, Council Member

STAFF: Alan Lo, Building and Facilities Manager;

OTHER: Katie Shelton, Steve Adelman; Sally Adelman; Bill Hodel; JoAnn Acquarulo; Dan Phillips

CALL TO ORDER

Chairman Livingston called the meeting to order at 7:00 P.M. There was a quorum present.

PUBLIC PARTICIPATION

Ms. Lauricella came forward for Public Comment. She wished to comment on the Norwalk Public School's commitment to alternative fuels. She felt they could try harder, and they should consider electric trucks. She also wished to comment on Norwalk High School related to PPA and the solar panels and wished to know if the Northeast energy partnership had been contacted to help with solar optimization. She also wished to know the percentage of the demand for electricity for the energy make in Cranbury school. She also wished to know how much of a net zero energy school each school was and why they weren't all trying to be.

No other members of the public wished to speak at this time.

ROLL CALL

MINUTES OF PREVIOUS MEETING(S)

MARCH 1, 2023

Please make the following changes:

- Please note that Mr. Heuvelman joined the meeting at 7:55 P.M.

**** MR. HEUVELMAN MOVED TO APPROVE THE MINUTES OF MARCH 1, 2023 AS AMENDED.
** THE MOTION PASSED WITH FIVE (5) IN FAVOR (LIVINGSTON, SMYTH, HEUVELMAN, AYERS, ALTERMAN) AND ONE (1) ABSTENTION (BURNETT).**

OLD BUSINESS

There was no Old Business at this time.

Ms. Acquarulo introduced herself to those present and provided information about herself.

NEW BUSINESS

REVIEW REQUEST FROM MR. & MS. ADELMAN AT 8 SHEFFIELD ROAD TO ACQUIRE CITY OWNED WETLAND PROPERTY ABUTTING THEIR PROPERTY (DISTRICT 6, BLOCK 28C, LOT 7, APPROXIMATELY 0.23 ACRES). IN THE EVENT THAT THE COMMITTEE IS SUPPORTIVE OF THE DISPOSITION OF THIS PROPERTY, THE COMMITTEE SHALL PROCEED WITH THE SCHEDULING OF A PUBLIC HEARING.

Mr. Lo provided the site plan for the property and an overview of it for those present.

Mr. and Ms. Adelman came forward to discuss this item. He said that the neighboring lot was a non-buildable lot as they understood it. He felt that the lot needed some care. It was not being tended and trash had been left in it. There were issues with storm water clogging. They wished to become custodians of the land.

Chairman Livingston said he had visited the lot and it was in need of care. He felt it was a burden on the City to maintain it. He felt this would be a great solution for all involved. Mr. Lo noted that there was no resale or market value to the property. He voiced his support for the request as well. He outlined what would need to be done to complete the acquisition. Ms. Ayers asked if there was precedent for this was raised. Mr. Lo said that there was not. Ms. Ayers expressed discomfort with the process. Chairman Livingston said they had sold properties to abutting homeowners before. Mr. Heuvelman said that they had done similar things in the past. Further discussion followed regarding the value of the wetlands property. Ms. Smyth suggested that they try to determine a value from the tax assessor before taking it to a public hearing. It was decided that they would need to assess the value of the property before they held a public hearing.

REVIEW BID(S) FOR THE REPLACEMENT OF A NORWALK PUBLIC SCHOOLS' TRUCK AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

"A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO GABRIELLI TRUCK SALES OF MILFORD, CT FOR THE PURCHASE OF A RACK BODY TRUCK TO REPLACE A DECOMMISSIONED NORWALK PUBLIC SCHOOLS' TRUCK FOR A TOTAL NOT EXCEED \$95,991.00. FUNDS ARE AVAILABLE IN ACCT. # 09235010 5777 C0814.

B. AUTHORIZE THE NPS FACILITIES DEPT. TO ISSUE ADDITIONAL CHARGES FOR THE RACK BODY TRUCK FOR A TOTAL NOT TO EXCEED \$9,599.00. FUNDS ARE AVAILABLE IN ACCT. #09235010 5777 C0814."

**** MR. BURNETT MOVED TO APPROVE ITEM REVIEW BID(S) FOR THE REPLACEMENT OF A NORWALK PUBLIC SCHOOLS' TRUCK AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:**

"A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO GABRIELLI TRUCK SALES OF MILFORD, CT FOR THE PURCHASE OF A RACK BODY TRUCK TO REPLACE A DECOMMISSIONED NORWALK PUBLIC SCHOOLS' TRUCK FOR A TOTAL NOT EXCEED \$95,991.00. FUNDS ARE AVAILABLE IN ACCT. # 09235010 5777 C0814.

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Mr. Hodel came forward to discuss this item. He reviewed why the NPS vehicles and the box truck utilized propane for those present. There have been changes in EPA regulations relating propane use for the new truck necessitating the need for the truck to stay gasoline until such time the new regulations are enacted and the conversion from gasoline to propane is available. Chairman Livingston asked if the requested funds included conversion costs in them. Mr. Hodel said that the price of the vehicle includes the conversion.

**** THE MOTION PASSED UNANIMOUSLY.**

SCHOOL CONSTRUCTION PROJECTS

MONTHLY UPDATE OF SCHOOL CONSTRUCTION PROJECTS

UPDATE ON SOLAR PROJECTS AT CRANBURY SCHOOL, NORWALK HIGH SCHOOL AND SOUTH NORWALK SCHOOL AND REFER THE FOLLOWING TO THE BOARD OF EDUCATION FOR THE EXECUTION OF POWER PURCHASE AGREEMENTS (PPA'S) WITH VEROGY FOR CRANBURY SCHOOL AND NORWALK HIGH SCHOOL IN THE FUTURE:

"A. APPROVE PROPOSED PLAN FOR THE INSTALLATION OF ROOFTOP SOLAR FOR THE NEW CRANBURY SCHOOL PROJECT AND REFER THE PLAN TO BOARD OF EDUCATION FOR APPROVAL AND EXECUTION OF A POWER PURCHASE AGREEMENT (PPA) WITH VEROGY, THE CITY'S DESIGNATED SOLAR DEVELOPER. CURRENT PROJECT FINANCIAL PROFORMA IS FOR REFERENCE ONLY. FINAL PROFORMA WILL BE ADJUSTED TO REFLECT APPLICABLE ENERGY INCENTIVES, UPDATED ELECTRIC RATES AND FINAL SYSTEM DESIGN WITH CORRESPONDING CONSTRUCTION COSTS.

B. APPROVE PROPOSED PLAN FOR THE INSTALLATION OF ROOFTOP SOLAR AND CARPORT SOLAR FOR THE NEW NORWALK HIGH SCHOOL PROJECT AND REFER THE PLAN TO BOARD OF EDUCATION FOR FUTURE (IN 3 TO 4 YEARS) APPROVAL AND EXECUTION OF A POWER PURCHASE AGREEMENT (PPA) WITH VEROGY, THE CITY'S DESIGNATED SOLAR DEVELOPER. CURRENT PROJECT FINANCIAL PROFORMA IS FOR REFERENCE ONLY. FINAL PROFORMA WILL BE ADJUSTED TO REFLECT APPLICABLE ENERGY INCENTIVES, UPDATED ELECTRIC RATES AND FINAL SYSTEM DESIGN WITH CORRESPONDING CONSTRUCTION COSTS."

**** MS. SMYTH MOVED TO APPROVE ITEM: UPDATE ON SOLAR PROJECTS AT CRANBURY SCHOOL, NORWALK HIGH SCHOOL AND SOUTH NORWALK SCHOOL AND REFER THE FOLLOWING TO THE BOARD OF EDUCATION FOR THE EXECUTION OF POWER PURCHASE AGREEMENTS (PPA'S) WITH VEROGY FOR CRANBURY SCHOOL AND NORWALK HIGH SCHOOL IN THE FUTURE:**

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Mr. Lo came forward to discuss this item. He provided slides of the project for review. He provided a review of the project including the following points:

- A review of the selection process for the projects and the schools where similar projects had been completed already.
- A review of the financial calculations provided by Verogy.
- The details of the solar panels and expected power production and expected costs/savings for both schools.
- Further information involving energy consumption rates and expected savings.

Ms. Ayers asked about rooftop classrooms and if they would remain or be removed. Mr. Lo said that it was no longer on the roof. They have been relocated to the ground level. Mr. Burnett asked if they were approving tonight or if their approval was contingent on receiving the final pro-forma and associated numbers. Mr. Lo said that the information they had was the latest but it could change as it moved forward. Further discussion followed. Mr. Lo said he desired approval now so as to continue the design process. Discussion followed regarding what the wording for the approval would need to be. Ms. Smyth asked for more details regarding the parking lot.

**** THE MOTION PASSED UNANIMOUSLY.**

REVIEW BIDS FOR RESTROOM IMPROVEMENT PROJECT AT NATHAN HALE MIDDLE SCHOOL AND WEST ROCKS MIDDLE SCHOOL AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

"A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH PAT MUNGER CONSTRUCTION COMPANY INC. FOR THE NATHAN HALE & WEST ROCKS MIDDLE SCHOOLS RESTROOM RENOVATIONS PROJECT FOR A TOTAL NOT TO EXCEED \$578,000.00. ACCT. # 09225010 5777 C0807.

B. AUTHORIZE BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$57,800.00 ACCT. #09225010 5777 C0807."

**** MR. HEUVELMAN MOVED TO APPROVE ITEM REVIEW BIDS FOR RESTROOM IMPROVEMENT PROJECT AT NATHAN HALE MIDDLE SCHOOL AND WEST ROCKS MIDDLE SCHOOL AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:**

"A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH PAT MUNGER CONSTRUCTION COMPANY INC. FOR THE NATHAN HALE & WEST ROCKS MIDDLE SCHOOLS RESTROOM RENOVATIONS PROJECT FOR A TOTAL NOT TO EXCEED \$578,000.00. ACCT. # 09225010 5777 C0807.

B. AUTHORIZE BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED \$57,800.00 ACCT. #09225010 5777 C0807."

Ms. Acquarulo came forward to discuss this item. She noted that this was approved in April 2021 for the capital budget to perform improvements. Due to time constraints, the project was divided into two phases. The current Phase two addresses bathrooms requiring improvements. The project was out to bid, and Munger Construction is the apparent low bidder. Mr. Burnett asked to confirm if there were any summer school activities at the two schools. Ms. Acquarulo said they would coordinate with the schools regarding where they'd be so that there would be no issues with the restrooms.

**** THE MOTION PASSED UNANIMOUSLY.**

REVIEW BIDS FOR CITY HALL FIRST FLOOR RESTROOM RENOVATIONS AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

"A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HV CONTRACTOR CORPORATION FOR THE CITY HALL FIRST FLOOR RESTROOMS REFURBISHMENT PROJECT FOR A TOTAL NOT TO EXCEED \$77,000.00 FUNDS ARE AVAILABLE FROM ACCOUNT # 09237100-5777-C0439.

B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$7,700.00. 09237100-5777-C0439"

**** MR. BURNETTE MOVED TO APPROVE ITEM REVIEW BIDS FOR CITY HALL FIRST FLOOR RESTROOM RENOVATIONS AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:**

"A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH HV CONTRACTOR CORPORATION FOR THE CITY HALL FIRST FLOOR RESTROOMS REFURBISHMENT PROJECT FOR A TOTAL NOT TO EXCEED \$77,000.00 FUNDS ARE AVAILABLE FROM ACCOUNT # 09237100-5777-C0439.

B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON THE CONTRACT FOR A TOTAL NOT TO EXCEED \$7,700.00. 09237100-5777-C0439"

Mr. Lo came forward to discuss this item. He noted that the restrooms had not been changed since 1987. He reviewed the history of the restrooms for those present. Further discussion followed regarding the restrooms.

**** THE MOTION PASSED UNANIMOUSLY.**

MISCELLANEOUS/DISCUSSION ITEMS

Mr. Faenza provided the master schedule for the school construction plan. He provided the following information:

- The majority of the sheet rock has been installed on the first and second floor in Cranbury School. MEP Ruffin has been completed in a lot of areas and the lighting and ceiling grid is being installed.
- The Masonry work on the exterior of the building is nearly complete.
- Flooring installation in the classrooms has begun.
- Many of the bathrooms have had their floor and wall tiles installed as well.
- Photos of the work were provided.
- The status of Norwalk High School.
- They have met with the architect regarding the project and had discussions which were reviewed.
- They are in the design/development phase for Norwalk Elementary School.
- They are looking to advertise certain 'packages' for Norwalk Elementary School.
- An update on the fields and where teams will practice/play while the schools are under construction.

ADJOURNMENT

**** MR. HEUVELMAN MOVED TO ADJOURN.**

**** MS. SMYTH SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:40 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services