CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
APRIL 3, 2024

ATTENDANCE: Barbara Smyth, Chairman; Greg Burnett; Heather Dunn; Jim Frayer; Dajuan Wiggins; Nicol Ayers

OTHER: Michael Faenza; Bill Hodel; Alan Lo; Robert Stowers; JoAnn Acuarulo; Diane Lauricella; Amanda Cleveland; Ken Eldridge

CALL TO ORDER

Chairman Smyth called the meeting to order at 7:10 P.M. A quorum was present.

ROLL CALL

A roll call of those present was performed.

PUBLIC PARTICIPATION

Ms. Lauricella came forward to speak. She asked how many bids had been made for the Fox Run remediation and reviewed as she felt the amount had been excessive. She was happy asbestos was being removed, but felt the amount being spent to do so was large. She also expressed dissatisfaction with the current policies regarding the removal of underground tanks. She suggested looking into renewable energy for the boilers. She also suggested using alternative energy for the community center.

MINUTES OF PREVIOUS MEETING

APPROVE MINUTES OF MARCH 6, 2024

**** MS. DUNN MOVED TO APPROVE THE MINUTES OF MARCH 6, 2024 AS SUBMITTED.**
**** MR. BURNETT SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS (NONE)

There was no Old Business at this time.

NEW BUSINESS

ITEM A.

REVIEW REQUEST TO INCREASE PURCHASE ORDER FOR MATERIAL TESTING AND FIELD INSPECTION SERVICES FOR CRANBURY SCHOOL IMPROVEMENT PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "AUTHORIZE THE PURCHASING AGENT TO INCREASE THE PURCHASE ORDER FOR SPECIAL TESTING LABORATORIES, INC. FOR MATERIALS TESTING AND FIELD INSPECTION SERVICES FOR THE NEW CRANBURY ELEMENTARY SCHOOL PROJECT

FOR A TOTAL NOT TO EXCEED $45,000. FUNDS ARE AVAILABLE IN ACCOUNT #0921 5010 5777 C0786."

**** MR. FRAYER MOVED TO APPROVE ITEM A AS SUBMITTED.**

Chairman Smyth said it was required by the State to have a statement of special inspections to ensure that the materials for the project and building codes. Mr. Faenza came forward to discuss this item. He noted that the project was winding down. He provided more information regarding the contract for those present. Mr. Frayer asked how much over the request would be. Mr. Faenza reviewed the current fiscal situation of the project for him. He noted that it was difficult to pinpoint how many inspections would be needed for the bid as well. Further discussion regarding the project and inspections followed. Mr. Faenza said that the testing would take place continuously throughout the project. He confirmed that they were being billed correctly. He did note that it was difficult to determine the outcome of these types of proposals. Further discussion followed.

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR (SMYTH; BURNETT; FRAYER; AYERS), ONE (1) OPPOSED (DUNN), AND ONE (1) ABSTENTION (WIGGINS).**

ITEM B.

REVIEW REQUEST TO APPLY FOR STATE REIMBURSEMENT FOR FOX RUN SCHOOL FLOOR TILE REMEDIATION PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR APPROVAL:

A. RESOLVED, THAT THE NORWALK LAND USE & BUILDING MANAGEMENT COMMITTEE OF THE NORWALK COMMON COUNCIL IS HEREBY ESTABLISHED AS THE SCHOOL BUILDING COMMITTEE WITH REGARD TO THE FOX RUN ELEMENTARY SCHOOL, FLOORING REMOVAL AND REPLACEMENT PROJECT.

B. RESOLVED, THAT THE NORWALK COMMON COUNCIL HEREBY AUTHORIZES AT LEAST THE PREPARATION OF SCHEMATIC DRAWINGS, COST ESTIMATE AND OUTLINE SPECIFICATIONS FOR THE FOX RUN ELEMENTARY SCHOOL, FLOORING REMOVAL AND REPLACEMENT PROJECT.

C. RESOLVED, THAT THE CITY OF NORWALK COMMON COUNCIL AUTHORIZES THE CITY OF NORWALK BOARD OF EDUCATION TO APPLY TO THE COMMISSIONER OF ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A GRANT FOR THE FOX RUN ELEMENTARY SCHOOL, FLOORING REMOVAL AND REPLACEMENT PROJECT."

**** MR. BURNETT MOVED TO ITEM B AS SUBMITTED.**

Mr. Hodel came forward to discuss this item. He said that they were about to start the project and were looking for either a re-imbursement or a grant. He said that the city is currently getting a 60% re-imbursement. They will need to file an application though. Mr. Hodel reviewed the details for those present. Further discussion followed regarding the need for the project including asbestos removal. Mr. Burnett said he felt they were missing out on an opportunity due to a lack of a more defined plan. He wished that the project could get more completed in two summers. Further discussion regarding this followed. Mr. Burnett expressed a desire to see the full plan regarding the renovation. He noted that Fox Run was not scheduled for a full renovation in the near future. Mr. Lo provided a timeline of when it would be renovated for him. Further discussion followed regarding potential renovations and removals. Mr. Burnett said he wanted to see a full, comprehensive, plan for the school and to get it done as opposed to seeing it spaced out over multiple summers.

Mr. Hodel proceeded to go into how the work would be done. Ms. Dunn asked to clarify that, if not approved, who would be responsible for paying and for further information regarding the timeline. Mr. Hodel said they would likely have an answer by the end of May and the state would likely approve of the project. The possibility of having a separate meeting regarding developing a more comprehensive plan for the school was raised. Mr. Burnett suggested that it remain as an open item on the agenda until the plan was presented.

**** THE MOTION PASSED UNANIMOUSLY.**

ITEM C.

REVIEW REQUEST TO APPLY FOR STATE REIMBURSEMENT FOR BROOKSIDE SCHOOL UNDERGROUND TANK REMOVAL PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

"A. RESOLVED, THAT THE NORWALK LAND USE & BUILDING MANAGEMENT COMMITTEE OF THE NORWALK COMMON COUNCIL IS HEREBY ESTABLISHED AS THE SCHOOL BUILDING COMMITTEE WITH REGARD TO THE BROOKSIDE ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL PROJECT.

B. RESOLVED, THAT THE NORWALK COMMON COUNCIL HEREBY AUTHORIZES AT LEAST THE PREPARATION OF SCHEMATIC DRAWINGS, COST ESTIMATE AND OUTLINE SPECIFICATIONS FOR THE BROOKSIDE ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL PROJECT.

C. RESOLVED, THAT THE CITY OF NORWALK COMMON COUNCIL AUTHORIZES THE CITY OF NORWALK BOARD OF EDUCATION TO APPLY TO THE COMMISSIONER OF ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A GRANT FOR THE BROOKSIDE ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL PROJECT."

**** MS. DUNN MOVED TO APPROVE ITEM C AS SUBMITTED.**

Mr. Hodel came forward to discuss this item. He reviewed the ongoing plans for asbestos removal for those present. He also reviewed the issues with the underground storage tank. Mr. Burnett asked if there had been any soil testing done to see if there was contamination. Mr. Hodel said that it had been done and reviewed the results including sites that had been contaminated. He noted the soil had been contaminated for years and it wasn't the removal of the tank that was the issue.

**** THE MOTION PASSED UNANIMOUSLY.**

ITEM D.

REVIEW REQUEST TO APPLY FOR STATE REIMBURSEMENT FOR TRACEY SCHOOL UNDERGROUND FUEL TANK REMOVAL PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION:

"A. RESOLVED, THAT THE NORWALK LAND USE & BUILDING MANAGEMENT COMMITTEE OF THE NORWALK COMMON COUNCIL IS HEREBY ESTABLISHED AS THE SCHOOL BUILDING COMMITTEE WITH REGARD TO THE TRACEY ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL AND BOILER IGNITER REPLACEMENT PROJECT.

B. RESOLVED, THAT THE NORWALK COMMON COUNCIL HEREBY AUTHORIZES AT LEAST THE PREPARATION OF SCHEMATIC DRAWINGS, COST ESTIMATE AND OUTLINE SPECIFICATIONS FOR THE TRACEY ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL AND BOILER IGNITER REPLACEMENT PROJECT.

C. RESOLVED, THAT THE CITY OF NORWALK COMMON COUNCIL AUTHORIZES THE CITY OF NORWALK BOARD OF EDUCATION TO APPLY TO THE COMMISSIONER OF ADMINISTRATIVE SERVICES AND TO ACCEPT OR REJECT A GRANT FOR THE TRACEY ELEMENTARY SCHOOL, UNDERGROUND STORAGE TANK REMOVAL AND BOILER IGNITER REPLACEMENT PROJECT."

**** MR. BURNETT MOVED TO APPROVE ITEM D. AS SUBMITTED.**

Mr. Hodel came forward to discuss this item. He reviewed the details of this tank for those present.

**** THE MOTION PASSED UNANIMOUSLY.**

ITEM E.

REVIEW DESIGN FOR THE PROPOSED NORWALK COMMUNITY RECREATION CENTER, AND ALTERNATIVE ENERGY/ENERGY CONSERVATION EVALUATION AND RECOMMENDATIONS. DESIGN AND PRESENTATION TO BE AVAILABLE AT THE MEETING.

Mr. Lo came forward to discuss this item. He provided an overview of the proposal for those present. Ms. Cleveland provided the floor plan for those present. Review of the floor plan followed. Mr. Burnett asked if they could include an indoor track. Discussion followed regarding how feasible such a thing would be. Questions were raised about the exterior and possible ways to provide water to the outside. Ms. Dunn suggested that the space could also be used for emergencies like hurricanes. Further discussion followed regarding this possibility. Chairman Smyth asked about applying for grants for the generators. The floorplan for the second floor was reviewed. Further discussion followed regarding plans.

Ms. Ayres left at 8:45 P.M.

Concepts of potential color and designs were provided. She reviewed their plans to replace the windows with more energy-efficient windows. Further discussion followed regarding the proposed plans for the building. Mr. Eldridge came forward to discuss environmental conservation measures and alternative green energy options. He reviewed details of the plumbing and how they were replacing the existing fixtures. He also reviewed other replacements that would need to be made. There was also discussion regarding installing solar panels and it was confirmed that the roof could support them. He also was discussing the heating/cooling systems within the building and their various strengths and limitations. Further discussion followed.

Mr. Burnett asked questions regarding the presence of the YMCA at the center which was answered to his satisfaction.

ITEM F.

UPDATE ON THE NORWALK HIGH SCHOOL AND SOUTH NORWALK HIGH SCHOOL CONSTRUCTION PROJECTS.

Mr. Lo came forward to discuss this item. He said that the ground-breaking would be on Monday.

ITEM G.

REVIEW REQUEST TO INCREASE ALLOWANCE FOR ADDITIONAL ARCHITECTURAL DESIGN SERVICES WITH TECTON FOR SOUTH NORWALK SCHOOL AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR APPROVAL:

"AUTHORIZE TO INCREASE THE CONTINGENCY ALLOWANCE FOR ARCHITECTURAL SERVICES WITH TECTON ARCHITECTS FOR THE SOUTH NORWALK ELEMENTARY SCHOOL PROJECT FOR AN ADDITIONAL AMOUNT NOT TO EXCEED $50,000. FUNDS ARE AVAILABLE IN ACCOUNT ACCT. #09225010 5777 C0808."

**** MR. BURNETT MOVED TO APPROVE ITEM G AS SUBMITTED.**

Mr. Lo came forward to discuss this item. He reviewed the history of the acquisition of the property for those present. They have recently received a proposal for $80,000 for the project from the architect which he reviewed the financial details of for those present. Mr. Frayer asked for more details regarding the finances which Mr. Lo provided to his satisfaction. Further discussion followed regarding the financial situation of the project.

**** THE MOTION PASSED UNANIMOUSLY.**

ITEM H.

REVIEW REQUEST FOR THE LEASING OF 20 PARKING SPACES FROM BETH ISRAEL FOR NORWALK HIGH SCHOOL PROJECT FOR STAFF PARKING AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A LEASE AGREEMENT WITH HEBREW BETH ISRAEL SOCIETY, INC. DBA BETH ISRAEL CHABAD OF WESTPORT/NORWALK ON KING STREET FOR THE CITY'S USE OF 20 PARKING SPACES RELATING TO NORWALK HIGH SCHOOL PROJECT. LEASE PAYMENT SHALL BE $40 PER SPACE PER MONTH. START DATE TO BE ESTABLISHED AT THE TIME OF AGREEMENT EXECUTION TO JUNE 30, 2028. REMAINING TERMS OF THE AGREEMENT SHALL BE PER ALAN LO'S MEMO DATED MARCH 27, 2024. ACCT. #0918/195010 5777 C0610"

**** MR. FRAYER MOVED ITEM H. AS SUBMITTED.**

Mr. Lo came forward to discuss this item. He reviewed the details of the parking procedures for those present including the timeline of recent events related to it. He said he desired to establish a relationship with the nearby property owner regarding the spaces and dealing with potential overflow. He said that, when demolition commenced, they would need additional parking spaces. Further discussion followed. Mr. Burnett asked if the money was part of the reimbursement. Mr. Lo confirmed that it was not. Discussion followed regarding the cost and where the money was coming from.

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR (SMYTH; BURNETT; FRAYER; WIGGINS) AND ONE (1) ABSTENTION (DUNN).**

MISCELLANOUS/DISCUSSION ITEMS

Mr. Burnett wished to speak about the ADA access to school parking lots and voting. He noted that an issue at West Rocks had been resolved regarding this. He provided more information regarding how this had been resolved. He said other schools still had issues with ADA access. He suggested that they do an overall review of all the schools that handle voting to address the issue. Any schools that had issues would need to have a plan put in place to handle the issue. He wished to add this as 'Old Business.' Further discussion followed.

ADJOURNMENT

**** MR. FRAYER MOVED TO ADJOURN.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:07 P.M.

Respectfully Submitted
Ian A. Soltes
Telesco Secretarial Services