

**CITY OF NORWALK
PUBLIC WORKS COMMITTEE
SEPTEMBER 6, 2016**

ATTENDANCE: John Igneri, Chairman; Richard Bonenfant; Faye Bowman; Tom Livingston;
Eloisa Melendez; Michelle Maggio

STAFF: Bruce Chimento, Director; Lisa Burns, Principal Engineer; Chris Torre,
Superintendent; Paul Sotnik, Senior Civil Engineer

Mr. Igneri called the meeting to order at 7:05 p.m. a quorum was present.

PUBLIC INPUT

Public input (Guests at Committee meetings may speak to any item on the agenda. Comments shall be limited to no more than three (3) minutes per speaker.

Mr. Alan Weber came forward and stated that he really believes that the parcel (City owned property at 1 Bates Court) should be offered out to the adjacent property owners, and be done in an expeditious fashion. Prior to starting out this project, the city did not know that it owned the property. He stated that Metropolitan Realty Associates does not need the parcel for anything other than being able to clean it up, and be able to control it. The city has not maintained it in any shape or form. It is a giant rock pile slope that is not usable for anything other than to be land. He stated he hopes that another bidder would not be able to come in and bid what he deems to be an unreasonable price, and then hold that land there in its current state. He stated that if the parcel goes out to bid, it would likely delay our project.

Kara Murphy, Attorney with South Norwalk Electric & Water came forward to state that water main distribution will not be affected by the abandonment of the parcel of land.

PUBLIC HEARING

Public Hearing of Necessity for the abandonment/discontinuance of a portion of Bates Court.

Mr. Paul Sotnik, DPW Senior Civil Engineer, came forward to give an overview of the abandonment/discontinuance. He stated that the DPW has been cleaning up a lot of garbage and mattresses at this location. People use it as a dumping ground. Mr. Sotnik informed committee members that in order to prevent the loss of parking spaces on the original parcel due to current P&Z setback regulations involving the same owner, the parcels will be listed under two separate LLC's when the original parcel is developed. This will be done in order to keep the parking requirements in place so that no parking spots will be lost. Mr. Sotnik reviewed the General City Procedures for Surplus Land Sale with the committee.

Lisa Burns, DPW Principal Engineer stated that the staff is looking for guidance from the committee as to whether the parcel should be offered to abutting property owners, if sealed bids should be solicited or if a

request for proposal should be through public advertisement. Another option is to do nothing and keep the property.

Attorney Liz Suchy came forward in favor of the project. She stated that if her client were to acquire the parcel, it would be in her client's best interest to maintain the property. If another owner were to acquire the property, there is no way of knowing if they would maintain the property.

Mr. Livingston asked Mr. Weber what he considered doing to clean up the parcel. Mr. Weber stated that cleaning up brush, doing some landscaping, maybe some walking paths for the people that live in the building, and making it safe is what he would like to do.

NEW BUSINESS

**** MR. LIVINGSTON MOVED TO APPROVE THE MINUTES OF THE PUBLIC WORKS COMMITTEE MEETING OF TUESDAY, JUNE 7, 2016 AS PRESENTED.**

**** THE MOTION PASSED UNANIMOUSLY WITH ONE ABSTENTION (MS. MAGGIO.)**

**** MS. BOWMAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE THE THIRD AMENDMENT TO THE AGREEMENT WITH CDM SMITH, INC. FOR TASKS 1-3 IDENTIFIED IN THE SUPPLEMENTAL SERVICES PROPOSAL REVISED 8/10/2016 FOR THE SOUTH NORWALK TOD PILOT PROGRAM FOR A SUM NOT TO EXCEED \$48,770.00**

ACCOUNT NUMBER 09-13-040-40310-0-5777-C0514

Ms. Burns stated that as a result of LOCIP funding obtained for the Washington Street Streetscape and South/Monroe Street intersection projects, we need to amend CDM Smith's contract to amend design plans to incorporate CTDOT's comments.

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. BONENFANT MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO CN WOOD COMPANY FOR THE PURCHASE OF TWO (2) 2016 ELGIN "PELICAN" THREE WHEEL HIGH DUMP MECHANICAL STREET SWEEPERS FOR A SUM NOT TO EXCEED \$370,000.00.**

ACCOUNT NUMBER 09-17-403-15777-C0313

Mr. Chimento stated that the two new sweepers will replace two that are getting old. One of the old sweepers will be traded in with a value of \$30,000.

**** THE MOTION PASSED UNANIMOUSLY.**

MR. LIVINGSTON MOVED TO APPROVE THE NECESSITY FOR THE ABANDONMENT/DISCONTINUANCE OF A PORTION OF BATES COURT BEGINNING AT

THE NORTHWESTERNLY BOUNDARY OF THE PROPERTY LOCATED AT 1 BATES COURT (TAX LOT 2-53-5-0) AND HEADING SOUTH TO THE SOUTHERLY TERMINUS AS DEPICTED ON A MAP PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. ENTITLED "PROPERTY SURVEY FOR ABANDONMENT OF A PORTION OF BATES COURT AND ACQUISITION OF PROPERTIES FROM CITY OF NORWALK PREPARED FOR METROPOLITAN REALTY ASSOCIATES, LLC, NORWALK, CONNECTICUT," DATED AUGUST 5, 2015 LAST REVISED AUGUST 24, 2016, AT A SCALE OF 1" = 20' ON FILE IN THE DEPARTMENT OF PUBLIC WORKS FOR A FEE OF \$14,400.00 AND APPOINT FREEHOLDERS.

AND

SCHEDULE A PUBLIC HEARING TO HEAR THE FREEHOLDER'S REPORT AND ANY PUBLIC COMMENT ON SAID REPORT FOR THE ABANDONMENT/DISCONTINUANCE OF A PORTION OF BATES COURT BEGINNING AT THE NORTHWESTERLY BOUNDARY OF THE PROPERTY LOCATED AT 1 BATES COURT (TAX LOT 2-53-5-0) AND HEADING SOUTH TO THE SOUTHERLY TERMINUS AS DEPICTED ON A MAP PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P. C. ENTITLED "PROPERTY SURVEY FOR ABANDONMENT OF A PORTION OF BATES COURT AND ACQUISITION OF PROPERTIES FROM CITY OF NORWALK PREPARED FOR METROPOLITAN REALTY ASSOCIATES, LLC, NORWALK, CONNECTICUT," DATED AUGUST 5, 2015, LAST REVISED AUGUST 24, 2016 AT A SCALE OF 1" = 20' ON FILE IN THE DEPARTMENT OF PUBLIC WORKS FOR A FEE OF \$14,400.00. THE PUBLIC HEARING SHALL BE CONSTRUCTED IN ORDER TO HEAR ALL PARTIES INTERESTED IN COMMENTING ON THE ACCEPTANCE OF SUCH REPORT, DETERMINE IF THE FREEHOLDER'S REPORT IS IN THE BEST INTERESTS OF THE CITY AND TO TAKE SUCH ACTION ON SAID REPORT THAT THE COMMITTEE MAY DEEM ADVISABLE. THE PUBLIC HEARING IS SCHEDULED FOR TUESDAY, OCTOBER 4, 2016 AT 7:00 P. M. IN ROOM 231, SECOND FLOOR IN NORWALK CITY HALL, 125 EAST AVENUE, NORWALK, CT.

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. LIVINGSTON MOVED TO APPROVE ITEM #6 AS AMENDED BELOW**

SCHEDULE A PUBLIC HEARING FOR TUESDAY, OCTOBER 4, 2016 AT 7:15 P.M. IN ROOM 231, 2ND FLOOR IN NORWALK CITY HALL, 125 EAST AVENUE, NORWALK, CT TO CONSIDER THE SALE OF THE EXCESS CITY-OWNED PROPERTY LOCATED AT 1 BATES COURT (TAX LOT 2-53-5-0 EXCESS PARCEL) AS DEPICTED ON A MAP PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. ENTITLED "PROPERTY SURVEY FOR ABANDONMENT OF A PORTION OF BATES COURT AND ACQUISITION OF PROPERTIES FROM CITY OF NORWALK PREPARED FOR METROPOLITAN REALTY ASSOCIATES, LLC, NORWALK, CONNECTICUT," DATED AUGUST 5, 2015, LAST REVISED AUGUST 24, 2016, AT A SCALE OF 1" = 20' ON FILE IN THE DEPARTMENT OF PUBLIC WORKS. THE PUBLIC HEARING SHALL BE CONDUCTED IN ORDER TO HEAR ALL PARTIES INTERESTED IN COMMENTING ON THE SALE OF THIS PARCEL TO THE ABUTTING

PROPERTY OWNER OR ITS AFFILIATE FOR THE APPRAISED VALUE OF \$35,900.00, TO DETERMINE IF THE SALE IS IN THE BEST INTERESTS OF THE CITY AND TO TAKE SUCH ACTION ON SAID PROPERTY SALE THAT THE COMMITTEE MAY DEEM ADVISABLE.

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. LIVINGSTON MOVED TO RESOLVE THAT THE HONORABLE HARRY W. RILLING IS HEREBY AUTHORIZED TO SIGN THE AGREEMENT ENTITLED “MASTERMUNICIPAL AGREEMENT FOR PRELIMINARY ENGINEERING PROJECTS” WITH THE STATE OF CONNECTICUT IN ACCORDANCE WITH LETTER DATED AUGUST 10, 2016.**

Ms. Burns stated that once the ten-year term MMAPE’s are in place, this will streamline the authorizations and will take days to execute rather than months.

**** THE MOTION PASSED UNANIMOUSLY.**

Chairman Igneri asked for a motion to suspend the rules and add an eighth item to New Business.

**** MR. BONENFANT MOVED TO SUSPEND THE RULES.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. BONENFANT MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE A SOLE SOURCE PURCHASE ORDER TO CARGILL FOR TREATED ROAD SALT FOR SNOW AND ICE CONTROL, PRICING NOT TO EXCEED \$88.87 PER TON FOR NORMAL AND AFTER-HOUR DELIVERIES EFFECTIVE FOR THE 2016-2017 WINTER SEASON.**

**** THE MOTION PASSED UNANIMOUSLY.**

INFORMATION/DISCUSSION

Monthly Solid Waste Report – June/July 2016

Mr. Chimento stated that he will be coming forward in the future with some changes on solid waste and collection. He hopes to reduce rates with City Carting.

Project Status Report

No project status report was brought forward.

Correspondence

No correspondence was brought forward.

Customer Service Report – July/August 2016

There were a total of 833 Public Works Requests for the period.

UPCOMING PROJECTS

No upcoming projects were brought forward.

NEXT MEETING

Tuesday, October 4, 2016

7:00 p.m.

Room 231, Norwalk City Hall

ADJOURNMENT

**** MR. LIVINGSTON MOVE TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Tom Blaney

Telesco Secretarial Services