



Norwalk City Hall,
Recreation and Parks
Department
125 East Avenue, PO Box 5125
Norwalk, CT 06851-5125
203-854-7806

**RECREATION, PARKS & CULTURAL AFFAIRS COUNCIL COMMITTEE
BY VIDEO CONFERENCE AND TELECONFERENCE
WEDNESDAY, SEPTEMBER 13, 2023**

7:00 PM

<https://www.norwalkct.gov/Meetings>

-  Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.
-  Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.
-  Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by Approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.
-  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 read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Dilene Byrd at dbyrd@norwalkct.gov to provide written public comment prior to the meeting.

- I Roll Call
- II Minutes of July 12, 2023
- III Public Participation
- IV Old Business
- V New Business

The City of Norwalk reserves the right to cancel the Event for public health or safety reasons as determined by the City of Norwalk in its sole discretion. The City of Norwalk shall not be liable for damages arising from the cancellation of the Event.

1. Approve the use of Wolfpit Elementary School and immediate surrounding grounds by the Wolfpit PTA for their Pumpkin Fest event on Saturday, October 14, 2023 from 10:00 AM to 4:00 PM. Set-up time at 6:00 AM with tear-down by 6:00 PM. Rain date Sunday, October 15, 2023. Approximately 300 + people.

2. Approve the use of 50 Washington St. and immediate surrounding grounds by the City of Norwalk for their A Night-fair on Washington St. event to be held on Saturday, October 28, 2023 from 5:00 PM to 10:00 PM. Set-up time at 8:00 AM with tear-down by 11:00 PM. Approximately 100+ people.
3. Approve the use of Calf Pasture Beach and immediate surrounding grounds by Blue & Yellow Ukraine for their Veterans Day 5K event to be held on Sunday, October 29, 2023 from 8:00 AM to 10:00 AM. Set-up time at 6:00 AM with tear-down by 11:00 AM. Rain date Sunday, November 5, 2023. Approximately 200 people.
4. Approve the use of 50 Washington St. and immediate surrounding grounds by the City of Norwalk for their A Night-fair brunch event to be held on Sunday, October 29, 2023 from 11:00 AM to 4:00 PM. Set-up time at 10:00 AM with tear-down by 8:00 PM. Approximately 100+ people.
5. Approve the use of 50 Washington St. and immediate surrounding grounds by the City of Norwalk for their Holiday Extravaganza event to be held on Saturday, November 25, 2023 from 3:00 PM to 8:00 PM. Set-up from 8:00 AM with tear-down by 10:00 PM. Approximately 200 people.
6. Authorize the Mayor, Harry W. Rilling, to enter into a contract with Langan for an amount not to exceed \$103,250.00, project # 4289, for design and construction administration services for Meadow St. Park from account # 134010-5796-ARP01.
 - 6`a. Authorize the Director of Recreation and Parks to issue change orders in an amount not to exceed \$13,950.00, project # 4289, for design and construction administration services for Meadow Street Park, from account # 134010-5796-ARP01.
7. Authorize the Mayor, Harry W. Rilling, to enter into a 5 year rental agreement with Eric Montgomery for the caretaker apartment, located at the rear of the Fodor Homestead at 328 Flax Hill Road, Norwalk.
8. RESOLVED that the City of Norwalk, CT may enter into with and deliver to the State of Connecticut Department of Energy and Environmental protection, any and all documents which it deems to be necessary or appropriate for a grant of \$1,000,000.00 for the City of Norwalk's Department of Recreation and Parks; and be it FURTHER RESOLVED that Harry W. Rilling as Mayor of the City of Norwalk is authorized and directed to execute and deliver any and all documents on behalf of the City of Norwalk, and to do an perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents.
9. Authorize the Mayor, Harry W. Rilling, to execute an amendment to the lease agreement, project # 4094, Sailing Instruction and Seasonal Non-Motorized Watercraft Rental, with Norwalk Community Sailing, Inc., to also include rowing.
10. Authorize the Mayor, Harry W. Rilling, to enter into a contract with Sport Tech Construction Corp., in an amount not to exceed \$299,000.00 for the Rowayton School Tennis and Pickleball Court Reconstruction project # 4299, from account # 0923-6030-5796-C0832.

10a. Authorize the Director of Recreation and Parks to issue change orders with Sport Tech Construction project # 4299 from account # 0923-6030-5796-C0832 in an amount not to exceed \$29,000.00.

11. Authorize the Mayor, Harry W. Rilling, to execute a First Amendment to the April 24, 2020 Agreement for Professional Engineering Services between the City of Norwalk and Stantec Consulting Services, Inc., regarding the Broad River Park, for an amount not to exceed \$108,000.00 in accordance with the attached scope of services dated August 15, 2023, from account # 0921-6030-5777-C0658.

11a. Authorize the Director of Recreation and Parks to issue change orders in an amount not to exceed \$10,800.00 for Professional Engineering Services with Stantec Consulting Services, Inc., regarding the Broad River Park, from account # 0921-6030-5777-C0658.

12. Authorize the Mayor, Harry W. Rilling, to enter into a contract with Hinding Tennis, LLC, project number # 4305, Tennis-Pickleball and Basketball Court Renovations, for an amount not to exceed \$718,994.00 from accounts # 0923-6030-5777-C0321, 0924-6030-5777-C0321, 0923-6030-5777-C0364 and 0923-6030-5777-C0364.

12a. Authorize the Mayor, Harry W. Rilling to issue an amendment to the contract with Hinding Tennis, LLC, Tennis-Pickleball and Basketball Court renovations , for additional requested items, in an amount not to exceed \$43,180.00 from accounts # 0923-6030-5777-C032, , 0924-6030-5777-C0321, 0923-6030-5777-C0364 and 0923-6030-5777-C0364.

12b. Authorize the Director of Recreation and Parks to isse change orders to Hinding Tennis, LLC, project # 4305, Tennis-Pickleball and Basketball Court renovations in an amount not to exceed \$71,800.00 from accounts # 0923-6030-5777-C032, 0924-6030-5777-C0321, 0923-6030-5777-C0364 and 0923-6030-5777-C0364.

VI Discussion



CITY OF NORWALK
RECREATION, PARKS, CULTURAL AFFAIRS COUNCIL
REGULAR MEETING
VIA VIDEO AND TELECONFERENCE
AUGUST 9, 2023

ATTENDANCE: Darlene Young, Chair; Nicol Ayers, Josh Goldstein,
Nora Niedzielski-Eichner; Lisa Shanahan

ABSENT: John Kydes, Jenn McMurrer, Bryan Meek

STAFF: Robert Stowers, Director, Recreation and Parks, Ken Hughes,
Superintendent, Recreation and Parks

OTHER: Nick Kuhn, Kimley-Horn Consultants

I. CALL TO ORDER/ROLL CALL

Ms. Young called the meeting to order at 7:00 p.m. and acknowledged those in attendance as listed above.

II. MINUTES OF JULY 12, 2023

**** MR. GOLDSTEIN MOVED TO APPROVE THE MINUTES AS SUBMITTED.**
**** THE MOTION PASSED UNANIMOUSLY.**

III. PUBLIC PARTICIPATION

Ms. Young asked those in attendance to participate to follow the rules of public comments, to provide name and address, to speak only on the topic and to limit comments to three minutes.

Public comments are not verbatim and represent summarizations of comments and points.

Ms. Diane Lauricella noted that she spoke earlier at the Public Hearing that overall, she is happy with the comprehensive study and wanted to thank the Mayor and the City Commissions on the development of a Master Plan. The plan is hard to read—235 pages and cumbersome. The final approval needs to be delayed another month to provide more outreach and community response. She asked to have her previous comments reiterated that the link is hard to find and it should have been posted on the City website homepage as it was difficult to find so residents gave up on searching. Another month is needed to provide a more appropriate platform, the presentation is cumbersome with hundreds of pages, and it is difficult to sort through to digest and analyze. The critical element of the plan is the artificial turf fields that are hazardous to the environment and not City of Norwalk
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only toxic but not safe as there is increased accidents, and they should be converted to natural turf. There should be an inclusion of Indians and Indigenous Peoples on relics found at Veteran's Park. Installing artificial fields that unless the Committee pays attention to the known toxicity and environmental hazards of the materials. There should be a comparison of natural fields and an evaluation of the science, but there was a broken promise by not examining the health issues. She emphasized the need for another month before this plan is ready to be forwarded to the Common Council for approval.

There were no others to speak, and public participation was closed.

IV. OLD BUSINESS

There was no old business discussed this evening.

V. NEW BUSINESS

The City of Norwalk reserves the right to cancel the Event for public health or safety reasons as determined by the City of Norwalk in its sole discretion. The City of Norwalk shall not be liable for damages arising from the cancellation of the Event.

1. **THE RECREATION AND PARKS DIRECTOR RECOMMENDS TO THE RECREATION AND PARKS AND CULTURAL AFFAIRS COMMITTEE OF THE COMMON COUNCIL, THE ACCEPTANCE AND APPROVAL OF THE 2023 RECREATION AND PARKS TEN YEAR MASTER PLAN AND STRATEGIC PLAN DEVELOPED IN CONCERT WITH KIMLEY-HORN CONSULTANTS, AND FURTHER RECOMMENDS THE 2023 MASTER PLAN AND STRATEGIC PLAN BE MOVED TO THE NEXT MEETING OF THE COMMON COUNCIL FOR FINAL ADOPTION.**

**** MS. AYERS MOVED THE ITEM FOR DISCUSSION.**

Mr. Goldstein spoke about the PFAS issue and a clear and present danger and there should be nothing in the parks plans that is a health hazard, and there should be a re-examination of synthetic fields. He reviewed the positive aspects of the plan for the parks but the section on artificial fields should be removed.

Ms. Shanahan spoke in support of Mr. Goldstein's comments and expressed her concern that turf fields cannot be recycled and the research of the PFAS issue that is toxic and pollutes our waters and this is an irresponsible liability on the clean-up that will be required. She asked if this section can be removed and grass fields can complete with a modification. The consultants and Mr. Stowers did an incredible job on the Master Plan, but she cannot endorse the artificial turf section.

Ms. Ayers thanked Mr. Stowers and his department on the tremendous amount of work and said a huge thank you. She asked about the public comment about previous masterplans that the city had used and are they still stuck on the shelf.

Mr. Stowers replied that they did go through previous plans and incorporated elements through the Consultant's recommendation. Ms. Ayers noted that this was important to inform the public that those prior

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plans have been embedded into this current plan. She asked if parts of the Master Plan can be modified or if it has to be approved in totality.

Mr. Stowers outlined that the synthetic elements can be removed, but the City needs to proceed with the parks and so many elements of the plan need to move forward. He suggested that any reference to synthetic fields can be removed but the major improvements as outlined in the plan need to remain and approved to move forward. Ms. Ayers noted that the Council has work to do to modify the plan, and an increase in staff was a major priority and a maintenance plan is essential to keep what we have.

**** MS. AYERS MOVED TO AMEND THE MOTION TO MODIFY THE PLAN TO REMOVE THE IMPLEMENTATION OF TURF FIELDS AND CONSTRUCTION OF SYNTHETIC FIELDS.**

There was further discussion to promote more staffing and the removal of turf fields. Mr. Kuhn outlined that the cost is the same of natural turf versus artificial or synthetic fields, and suggested it was an easy swap of the wording to replace synthetic with natural grass fields.

**** MS. AYERS MOVED TO AMEND THE MOTION TO MODIFY THE PLAN TO ELIMINATE THE TERMINOLOGY WITH REFERENCE TO NEW FIELDS AND TO REMOVE THE IMPLEMENTATION OF TURF FIELDS AND CONSTRUCTION OF SYNTHETIC FIELDS BUT TO KEEP REPLACEMENT OF TURF FIELDS WITH NO MENTION OF SYNTHETIC MATERIALS.**

**** MR. GOLDSTEIN MOVED TO AMEND TO MOTION TO INCLUDE THAT THE RECREATION AND PARKS DIRECTOR RECOMMENDS TO THE RECREATION AND PARKS AND CULTURAL AFFAIRS COMMITTEE OF THE COMMON COUNCIL, THE ACCEPTANCE AND APPROVAL OF THE 2023 RECREATION AND PARKS TEN YEAR MASTER PLAN AND STRATEGIC PLAN DEVELOPED IN CONCERT WITH KIMLEY-HORN CONSULTANTS WITH THE REPLACEMENT OF LANGUAGE OF SYNTHETIC FIELD CONSTRUCTION WITH NATURAL FIELD IMPLEMENTATION, AND TO NEUTRALIZE THE SPECIFIC MATERIAL TO BE USED TO REPLACE THE TURF FIELDS. AND FURTHER RECOMMENDS THE 2023 MASTER PLAN AND STRATEGIC PLAN BE MOVED TO THE NEXT MEETING OF THE COMMON COUNCIL FOR FINAL ADOPTION AT THE SEPTEMBER MEETING.**

**** THE MOTION AS AMENDED, PASSED UNANIMOUSLY.**

2. APPROVE THE USE OF CALF PASTURE BEACH AND IMMEDIATE SURROUNDING GROUNDS BY NORWALK HOSPITAL FOUNDATION FOR THEIR WHITTINGHAM CANCER CENTER WALK & RUN EVENT TO BE HELD ON SATURDAY, SEPTEMBER 30, 2023, FROM 7:30 AM TO 12:00 PM. SET-UP FROM 6:00 AM WITH TEAR-DOWN BY 4:00 PM. APPROXIMATELY 1250 PEOPLE.

**** MR. GOLDSTEIN MOVED THE ITEM FOR DISCUSSION.**

A representative of the item was present to outline the item and field questions and comments. Mr. Stowers spoke in support of this annual event and recommends approval.

**** MR. GOLDSTEIN MOVED TO APPROVE THE USE OF CALF PASTURE BEACH AND IMMEDIATE SURROUNDING GROUNDS BY NORWALK HOSPITAL FOUNDATION FOR THEIR WHITTINGHAM CANCER CENTER WALK & RUN EVENT TO BE HELD ON**

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SATURDAY, SEPTEMBER 30, 2023, FROM 7:30 AM TO 12:00 PM. SET-UP FROM 6:00 AM WITH TEAR-DOWN BY 4:00 PM. APPROXIMATELY 1250 PEOPLE.

** MOTION PASSED UNANIMOUSLY.

3. APPROVE THE USE OF CALF PASTURE BEACH AND IMMEDIATE SURROUNDING GROUNDS BY ALZHEIMER'S ASSOCIATION CONNECTICUT CHAPTER FOR THEIR WALK TO END ALZHEIMER EVENT TO BE HELD ON SUNDAY, OCTOBER 8, 2023, FROM 8:00 AM TO 12:00 PM. SET-UP AT 5:30 AM WITH TEAR-DOWN BY 1:00 PM. APPROXIMATELY 2400 PEOPLE.

** MS. SHANAHAN MOVED THE ITEM FOR DISCUSSION.

A representative of the item was present to outline the item and field questions and comments. Mr. Stowers spoke in support of this annual event and recommends approval.

** MS. SHANAHAN MOVED TO APPROVE THE USE OF CALF PASTURE BEACH AND IMMEDIATE SURROUNDING GROUNDS BY ALZHEIMER'S ASSOCIATION CONNECTICUT CHAPTER FOR THEIR WALK TO END ALZHEIMER EVENT TO BE HELD ON SUNDAY, OCTOBER 8, 2023, FROM 8:00 AM TO 12:00 PM. SET-UP AT 5:30 AM WITH TEAR-DOWN BY 1:00 PM. APPROXIMATELY 2400 PEOPLE.

** MOTION PASSED UNANIMOUSLY.

4. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED \$66,993.44 FOR THE PURCHASE OF 48 IN-GROUND GARBAGE RECEPTACLES FROM SYBERTECH WASTE REDUCTION, LTD., PROJECT # 4276 FROM ACCOUNT # 0923-6030-5796-C0832.

MS. AYERS MOVED THE ITEM FOR DISCUSSION.

Mr. Stowers spoke on the importance of this item that enables the staff to perform duties with waste removal and it saves time and improves efficiency with maintenance and enable them to use their time for other things necessary to complete the tasks.

** MS. AYERS MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED \$66,993.44 FOR THE PURCHASE OF 48 IN-GROUND GARBAGE RECEPTACLES FROM SYBERTECH WASTE REDUCTION, LTD., PROJECT # 4276 FROM ACCOUNT # 0923-6030-5796-C0832.

** MOTION PASSED UNANIMOUSLY.

5. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER INTO A CONTRACT WITH AQUALIS FOR THE INSTALLATION OF 48 IN-GROUND GARBAGE RECEPTACLES FOR AN AMOUNT NOT TO EXCEED \$71,181.10 FROM ACCOUNT # 0923-6030-5796-C0382.

5.A AUTHORIZE THE DIRECTOR OF RECREATION AND PARKS TO ISSUE CHANGE ORDER TO AQUALIS FOR THE INSTALLATION OF 48 IN-GROUND GARBAGE RECEPTACLES, IN AMOUNT NOT TO EXCEED \$14,236.22 FROM ACCOUNT # 0923-6030-5796-C0832.

**** MS. AYERS MOVED THE ITEMS FOR DISCUSSION.**

Mr. Stowers spoke on the importance of this item that is the same objective as the previous item to enable the staff to perform duties with waste removal and it saves time and improves efficiency with maintenance and enable them to use their time for other things necessary to complete the tasks.

**** MS. AYERS MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER INTO A CONTRACT WITH AQUALIS FOR THE INSTALLATION OF 48 IN-GROUND GARBAGE RECEPTACLES FOR AN AMOUNT NOT TO EXCEED \$71,181.10 FROM ACCOUNT # 0923-6030-5796-C0382.**

**** MS. AYERS MOVED TO AUTHORIZE THE DIRECTOR OF RECREATION AND PARKS TO ISSUE CHANGE ORDER TO AQUALIS FOR THE INSTALLATION OF 48 IN-GROUND GARBAGE RECEPTACLES, IN AMOUNT NOT TO EXCEED \$14,236.22 FROM ACCOUNT # 0923-6030-5796-C0832.**

**** MOTION PASSED UNANIMOUSLY.**

6. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER FOR THE SOLE SOURCE PURCHASE AND INSTALLATION OF A NEW PLAYGROUND FOR CRANBURY PARK, IN AN AMOUNT NOT TO EXCEED \$192,291.50 OF THE OMNIA PARTNERS AGREEMENT FROM ACCOUNT # 0921-6030-5888-C0366.

6.A AUTHORIZE THE DIRECTOR OF RECREATION AND PARKS TO ISSUE A CHANGE ORDER IN AN AMOUNT NOT TO EXCEED \$18,815.00 FOR THE SOLE SOURCE PURCHASE AND INSTALLATION OF A NEW PLAYGROUND FOR CRANBURY PARK FROM ACCOUNT # 0921-6030-5777-C0366.

**** MR. GOLDSTEIN MOVED THE ITEMS FOR DISCUSSION.**

Mr. Stowers spoke on his support and importance of this item that is part of the capital budget.

**** MR. GOLDSTEIN MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER FOR THE SOLE SOURCE PURCHASE AND INSTALLATION OF A NEW PLAYGROUND FOR CRANBURY PARK, IN AN AMOUNT NOT TO EXCEED \$192,291.50 OF THE OMNIA PARTNERS AGREEMENT FROM ACCOUNT # 0921-6030-5888-C0366.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. GOLDSTEIN MOVED TO AUTHORIZE THE DIRECTOR OF RECREATION AND PARKS TO ISSUE A CHANGE ORDER IN AN AMOUNT NOT TO EXCEED \$18,815.00 FOR THE SOLE SOURCE PURCHASE AND INSTALLATION OF A NEW PLAYGROUND FOR CRANBURY PARK FROM ACCOUNT # 0921-6030-5777-C0366.**

**** MOTION PASSED UNANIMOUSLY.**

7. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER FOR THE SOLE SOURCE PURCHASE OF A FREIGHTLINER M2 106 PLUS FROM FREIGHTLINER OF HARTFORD, OFF THE STATE OF CONNECTICUT

**DAS CONTRACT # 14PSX0239 IN AN AMOUNT NOT TO EXCEED \$192,206.20
FROM ACCOUNT # 0923-6030-6796-C0832.**

**7.A AUTHORIZE THE PURCHASING AGENT TO ISSUE A CHANGE OF ORDER FOR THE
SOLE SOURCE PURCHASE OF A FREIGHTLINER M2 106 PLUS FROM
FREIGHTLINER OF HARTFORD, OFF THE STATE OF CONNECTICUT DAS
CONTRACT # 14PSX0239 IN AN AMOUNT NOT TO EXCEED \$19,220.00 FROM
ACCOUNT # 0923-6030-6796-C0832.**

**** MR. GOLDSTEIN MOVED THE ITEMS FOR DISCUSSION.**

Mr. Stowers spoke on his support and importance of this item that is part of the department needs for equipment and vehicles. He added that the rationale meets the goals of efficiency to enable the staff to be more productive.

**** MS. AYERS MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE A
PURCHASE ORDER FOR THE SOLE SOURCE PURCHASE OF A FREIGHTLINER M2
106 PLUS FROM FREIGHTLINER OF HARTFORD, OFF THE STATE OF
CONNECTICUT DAS CONTRACT # 14PSX0239 IN AN AMOUNT NOT TO EXCEED
\$192,206.20 FROM ACCOUNT # 0923-6030-6796-C0832.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MS. AYERS MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE A
CHANGE OF ORDER FOR THE SOLE SOURCE PURCHASE OF A FREIGHTLINER M2
106 PLUS FROM FREIGHTLINER OF HARTFORD, OFF THE STATE OF
CONNECTICUT DAS CONTRACT # 14PSX0239 IN AN AMOUNT NOT TO EXCEED
\$19,220.00 FROM ACCOUNT # 0923-6030-6796-C0832.**

**** THE MOTION PASSED UNANIMOUSLY.**

Ms. Young spoke about what Mr. Stowers brought up about consistency with needs for signs and to make the parks more user friendly. Mr. Stowers noted that more events are coming up on the schedule and they will be brought to the Council for the September meeting.

Ms. Ayers brought up the issue that when events are brought to the Council and there is usually nothing to report that is not recommended for approval. She asked if there is a tracking to make sure events are in compliance. Mr. Stowers replied that the events are tracked and managed closely with a record of how the event was held in line with the approval.

There was further discussion on how many events are coming into the city parks, and it was noted that the Recreation & Parks Department staff does their due diligence with all applications prior to being added to the Council packet.

Mr. Stowers shared how projects are managed and the multiple issues are circumvented to avoid overrun costs, prevent damages, while maintaining the quality of operations of the parks. Ms. Young added that this is a very important question that has come up in the past and events have had some negative experiences, but she assured the Council that things are managed well.

VI. DISCUSSION

There was no discussion this evening.

ADJOURNMENT

**** MR. GOLDSTEIN MOVED TO ADJOURN
** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Dilene Byrd

City of Norwalk Recreation & Parks Department
Facility Rental Event Application Form

PLEASE PRINT

ORGANIZATION (IF APPLICABLE) Wolfpit PTA

PERSONAL/FAMILY _____
COMPANY/BUSINESS _____
NON-PROFIT (501C3) Yes ☒ No _____

NAME OF BENEFICIARY (IF APPLICABLE) _____

Annual Event Yes ☒ No _____ # of years 30+

NAME OF CORPORATE OFFICER AUTHORIZED _____

TO EXECUTE THE LICENSE AGREEMENT: _____

TITLE: _____

YOUR NAME Amanda Trimboli

TITLE PTA President

ADDRESS: 12 Cider Lane

E-MAIL ADDRESS: amanda.trimboli@gmail.com

CITY: Norwalk

STATE CT

ZIP CODE 06851

HOME PHONE: _____

BUSINESS PHONE: _____

CELL: 203-536-3463

FACILITY REQUESTED: Wolfpit Elementary School

OF PARTICIPANTS 300+

EVENT: Pumpkin Fest

DATE REQUESTED: Oct. 14, 2023

SET UP TIME: 6am START TIME: 10am END TIME: 4pm BREAKDOWN TIME: 4pm - 6pm

RAIN DATE: Oct 15th, 2023
(RAIN DATE FOR BEACH RENTALS ONLY)

ARE YOU REQUESTING THE USE OF ALCOHOLIC BEVERAGES AND/OR BEER KEGS? YES ☐ NO ☒

(PLEASE NOTE: NO GLASS OR BOTTLES ALLOWED AT CITY PARK PROPERTY, INCLUDING CRANBURY PARK)

SERVING FOOD: YES ☒ NO ☐ ARE YOU USING A FOOD TRUCK? (NOT ALLOWED AT BEACH) YES ☒ NO ☐ NAME: _____

ARE YOU REQUESTING A TENT? YES ☐ NO ☒ ANY TENT (STRUCTURE) 10 x 10 FEET OR LARGER INCLUDING, BUT NOT LIMITED TO: ELECTRICAL LIGHTING EQUIPMENT, OVENS, GRILLS, ETC, REQUIRES A SEPARATE PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT. ADDITIONAL EQUIPMENT, i.e. INFLATABLES MUST RECEIVE APPROVAL FROM DIRECTOR OF RECREATION & PARKS. IF APPROVED

SEPARATE INSURANCE MUST BE PURCHASED AND PRESENTED. BOUNCE HOUSES AND DRONES ARE NOT ALLOWED ON ANY CITY PROPERTY, INCLUDING SCHOOL GROUNDS AND PARKS. VIOLATION OF THIS RULE MAY JEOPARDIZE FUTURE EVENTS IN THE CITY

ARE YOU REQUESTING TO USE DISPLAY ADVERTISING AT YOUR EVENT?

YES ☐ NO ☒

ARE YOU REQUESTING TO SOLICIT CONTRIBUTIONS AT YOUR EVENT?

YES ☐ NO ☒

ARE YOU REQUESTING TO SELL FOOD, BEVERAGES, GOODS OR WARES?

YES ☒ NO ☐

WILL YOU BE USING TEMPORARY ELECTRICAL RESOURCES?

YES ☒ NO ☐

BEACH PERMITS ONLY:

WILL THE GROUP BE GOING INTO THE WATER IN ANY WAY, WADING, WALKING OR SWIMMING at the Beach? YES ☐ NO ☐

WILL THE GROUP HAVE ANY ACTIVITIES NEAR OR AROUND THE WATER (including Splash Pad) at the Beach YES ☐ NO ☐

IT IS THE GROUP SUPERVISOR'S RESPONSIBILITY TO CONTACT THE LIFEGUARD SUPERVISOR ON DUTY SO THAT ALL RULES AND REGULATIONS ARE CLEAR AND ADHERED TO

IS A WATER SAFETY INSTRUCTOR OR A CERTIFIED LIFEGUARD ACCOMPANYING YOUR GROUP? YES ☐ NO ☐

If yes, name of person(s) _____ Each group should have accessible a list with all the children's names that are attending the outings for accountability in case of emergency

ANY QUESTIONS ANSWERED YES, PLEASE EXPLAIN ON SEPARATE SHEET & ATTACH TO APPLICATION

APPLICANT'S SIGNATURE: [Signature]

DATE: 8-2-23

OFFICE USE ONLY

RECREATION & PARK COMMITTEE APPROVAL: DATE TO COMMITTEE: _____ YES _____ NO _____ N/A _____
COMMON COUNCIL APPROVAL: DATE TO COMMITTEE: _____ YES _____ NO _____ N/A _____

City of Norwalk Recreation & Parks Department
Facility Rental Event Application Form

PLEASE PRINT
ORGANIZATION (IF APPLICABLE) City of Norwalk
PERSONAL/FAMILY COMPANY/BUSINESS NON-PROFIT (501C3) Yes ☒ No ☐
NAME OF BENEFICIARY (IF APPLICABLE) _____ Annual Event: Yes ☐ No ☐ # of years _____
NAME OF CORPORATE OFFICER AUTHORIZED TO EXECUTE THE LICENSE AGREEMENT: _____ TITLE: _____
YOUR NAME: Anna Breault TITLE: Special Event Coordinator
ADDRESS: 125 East Avenue E-MAIL ADDRESS: abreault@norwalkct.gov
CITY: Norwalk STATE: CT ZIP CODE: 06851
HOME PHONE: _____ BUSINESS PHONE: 203.854.7336 CELL: 203.818.6828
FACILITY REQUESTED: 50 Washington St FACILITY & EVENT INFORMATION # OF PARTICIPANTS 100+
EVENT: A Nightfair on Washington Street DATE REQUESTED: 10/28/23
SET UP TIME: 8 am START TIME: 5 pm END TIME: 10 pm BREAKDOWN TIME: 11 pm RAIN DATE: _____
(RAIN DATE FOR BEACH RENTALS ONLY)
ARE YOU REQUESTING THE USE OF ALCOHOLIC BEVERAGES AND/OR BEER KEGS? YES ☒ NO ☐
(PLEASE NOTE: NO GLASS OR BOTTLES ALLOWED AT CITY PARK PROPERTY, INCLUDING CRANBURY PARK)
SERVING FOOD: YES ☒ NO ☐ ARE YOU USING A FOOD TRUCK? (NOT ALLOWED AT BEACH) YES ☒ NO ☐ NAME: _____
ARE YOU REQUESTING A TENT? YES ☒ NO ☐ *ANY TENT (STRUCTURE) 10 x 10 FEET OR LARGER INCLUDING, BUT NOT LIMITED TO:
ELECTRICAL LIGHTING EQUIPMENT, OVENS, GRILLS, ETC. REQUIRES A SEPARATE PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT
ADDITIONAL EQUIPMENT, I.E. INFLATABLES MUST RECEIVE APPROVAL FROM DIRECTOR OF RECREATION & PARKS. IF APPROVED
SEPARATE INSURANCE MUST BE PURCHASED AND PRESENTED. BOUNCE HOUSES AND DRONES ARE NOT ALLOWED ON ANY CITY
PROPERTY, INCLUDING SCHOOL GROUNDS AND PARKS. VIOLATION OF THIS RULE MAY JEOPARDIZE FUTURE EVENTS IN THE CITY
ARE YOU REQUESTING TO USE DISPLAY ADVERTISING AT YOUR EVENT? YES ☒ NO ☐
ARE YOU REQUESTING TO SOLICIT CONTRIBUTIONS AT YOUR EVENT? YES ☒ NO ☐
ARE YOU REQUESTING TO SELL FOOD, BEVERAGES, GOODS OR WARES? YES ☒ NO ☐
WILL YOU BE USING TEMPORARY ELECTRICAL RESOURCES? YES ☒ NO ☐
BEACH PERMITS ONLY:
WILL THE GROUP BE GOING INTO THE WATER IN ANY WAY, WADING, WALKING OR SWIMMING at the Beach? YES ☐ NO ☐
WILL THE GROUP HAVE ANY ACTIVITIES NEAR OR AROUND THE WATER (including Splash Pad) at the Beach YES ☐ NO ☐
IT IS THE GROUP SUPERVISOR'S RESPONSIBILITY TO CONTACT THE LIFEGUARD SUPERVISOR ON DUTY SO THAT ALL RULES AND REGULATIONS
ARE CLEAR AND ADHERED TO
IS A WATER SAFETY INSTRUCTOR OR A CERTIFIED LIFEGUARD ACCOMPANYING YOUR GROUP? YES ☐ NO ☐
If yes, name of person(s) _____ Each group should have accessible a list with all the children's names that are attending the outings for
accountability in case of emergency

ANY QUESTIONS ANSWERED YES, PLEASE EXPLAIN ON SEPARATE SHEET & ATTACH TO APPLICATION

APPLICANT'S SIGNATURE: Anna Breault DATE: 8/11/23

OFFICE USE ONLY

RECREATION & PARK COMMITTEE APPROVAL: DATE TO COMMITTEE: _____ YES ☐ NO ☐ N/A ☐
COMMON COUNCIL APPROVAL: DATE TO COMMITTEE: _____ YES ☐ NO ☐ N/A ☐

City of Norwalk Recreation & Parks Department Facility Rental Event Application Form

PLEASE PRINT

ORGANIZATION (IF APPLICABLE) Blue & Yellow Ukraine PERSONAL/FAMILY _____
COMPANY/BUSINESS _____
NON-PROFIT (501C3) Yes ☒ No ☐

NAME OF BENEFICIARY (IF APPLICABLE) _____ Annual Event: Yes ☐ No ☐ # of years _____

NAME OF CORPORATE OFFICER AUTHORIZED

TO EXECUTE THE LICENSE AGREEMENT: _____ TITLE: _____

YOUR NAME: STEPAN DRAGAN TITLE: Secretary

ADDRESS: 28 Mianus Rd E-MAIL ADDRESS: stepan.bayuk@gmail.com

CITY: Stamford STATE: CT ZIP CODE: 06902

HOME PHONE: _____ BUSINESS PHONE: _____ CELL: 203.362.8185

FACILITY REQUESTED: Calf Pasture Beach FACILITY & EVENT INFORMATION % OF PARTICIPANTS 200

EVENT: Veterans Day SK DATE REQUESTED: Oct 24, 2023

SET UP TIME: 6am START TIME: 8am END TIME: 10 BREAKDOWN TIME _____ RAIN DATE: Nov 5

(RAIN DATE FOR BEACH RENTALS ONLY)

ARE YOU REQUESTING THE USE OF ALCOHOLIC BEVERAGES AND/OR BEER KEGS? YES ☐ NO ☒

(PLEASE NOTE NO GLASS OR BOTTLES ALLOWED AT CITY PARK PROPERTY, INCLUDING CRANBURY PARK)

SERVING FOOD: YES ☐ NO ☒ ARE YOU USING A FOOD TRUCK? (NOT ALLOWED AT BEACH) YES ☐ NO ☒ NAME: _____

ARE YOU REQUESTING A TENT? YES ☐ NO ☒ *ANY TENT (STRUCTURE) 10 x 10 FEET OR LARGER INCLUDING, BUT NOT LIMITED TO; ELECTRICAL LIGHTING EQUIPMENT, OVENS, GRILLS, ETC, REQUIRES A SEPARATE PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT. ADDITIONAL EQUIPMENT, i.e. INFLATABLES MUST RECEIVE APPROVAL FROM DIRECTOR OF RECREATION & PARKS. IF APPROVED SEPARATE INSURANCE MUST BE PURCHASED AND PRESENTED. BOUNCE HOUSES AND DRONES ARE NOT ALLOWED ON ANY CITY PROPERTY, INCLUDING SCHOOL GROUNDS AND PARKS. VIOLATION OF THIS RULE MAY JEOPARDIZE FUTURE EVENTS IN THE CITY

ARE YOU REQUESTING TO USE DISPLAY ADVERTISING AT YOUR EVENT? YES ☐ NO ☒
ARE YOU REQUESTING TO SOLICIT CONTRIBUTIONS AT YOUR EVENT? YES ☐ NO ☒
ARE YOU REQUESTING TO SELL FOOD, BEVERAGES, GOODS OR WARES? YES ☐ NO ☒
WILL YOU BE USING TEMPORARY ELECTRICAL RESOURCES? YES ☐ NO ☒

BEACH PERMITS ONLY:

WILL THE GROUP BE GOING INTO THE WATER IN ANY WAY, WADING, WALKING OR SWIMMING at the Beach? YES ☐ NO ☒
WILL THE GROUP HAVE ANY ACTIVITIES NEAR OR AROUND THE WATER (including Splash Pad) at the Beach YES ☐ NO ☒

IT IS THE GROUP SUPERVISOR'S RESPONSIBILITY TO CONTACT THE LIFEGUARD SUPERVISOR ON DUTY SO THAT ALL RULES AND REGULATIONS ARE CLEAR AND ADHERED TO

IS A WATER SAFETY INSTRUCTOR OR A CERTIFIED LIFEGUARD ACCOMPANYING YOUR GROUP? YES ☐ NO ☒
If yes, name of person(s) _____ Each group should have accessible a list with all the children's names that are attending the outings for accountability in case of emergency

ANY QUESTIONS ANSWERED YES, PLEASE EXPLAIN ON SEPARATE SHEET & ATTACH TO APPLICATION

APPLICANT'S SIGNATURE: [Signature] DATE: 8.5.23

OFFICE USE ONLY

RECREATION & PARK COMMITTEE APPROVAL: DATE TO COMMITTEE: _____ YES ☐ NO ☐ N/A ☐
COMMON COUNCIL APPROVAL: DATE TO COMMITTEE: _____ YES ☐ NO ☐ N/A ☐

City of Norwalk Recreation & Parks Department Facility Rental Event Application Form

SE PRINT _____ PERSONAL/FAMILY _____
 COMPANY/BUSINESS _____
 NON-PROFIT (501C3) Yes ☒ No _____
 ORGANIZATION (IF APPLICABLE) City of Norwalk _____
 IE OF BENEFICIARY (IF APPLICABLE) _____ Annual Event: Yes _____ No _____ #of years _____
 IE OF CORPORATE OFFICER AUTHORIZED _____
 EXECUTE THE LICENSE AGREEMENT: _____ TITLE: _____
 OR NAME: Anna Breault _____ TITLE: _____
 DRESS: 125 East Avenue _____ E-MAIL ADDRESS: abreault@norwalkct.gov _____
 Y: Norwalk _____ STATE: CT _____ ZIP CODE: 06851 _____
 HOME PHONE: _____ BUSINESS PHONE: 203.854.7336 _____ CELL: 203.818.6828 _____

FACILITY & EVENT INFORMATION
 FACILITY REQUESTED: 50 Washington Street _____ # OF PARTICIPANTS 100+ _____
 EVENT: A Nightfair Brunch _____ DATE REQUESTED: 10/29/23 _____
 SET UP TIME: 10 am _____ START TIME: 11 am _____ ENDTIME 4 pm _____ BREAKDOWN TIME 8 pm _____ RAIN DATE: _____
 (RAIN DATE FOR BEACH RENTALS ONLY)

ARE YOU REQUESTING THE USE OF ALCOHOLIC BEVERAGES AND/OR BEER KEGS? YES ☒ NO ☐

(PLEASE NOTE: NO GLASS OR BOTTLES ALLOWED AT CITY PARK PROPERTY, INCLUDING CRANBURY PARK)

SERVING FOOD: YES ☒ NO ☐ ARE YOU USING A FOOD TRUCK? (NOT ALLOWED AT BEACH) YES ☒ NO ☐ NAME: _____

ARE YOU REQUESTING A TENT? YES ☒ NO ☐ *ANY TENT (STRUCTURE) 10 x 10 FEET OR LARGER INCLUDING, BUT NOT LIMITED TO;
 ELECTRICAL LIGHTING EQUIPMENT, OVENS, GRILLS, ETC, REQUIRES A SEPARATE PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT
 ADDITIONAL EQUIPMENT, i.e. INFLATABLES MUST RECEIVE APPROVAL FROM DIRECTOR OF RECREATION & PARKS. IF APPROVED
 SEPARATE INSURANCE MUST BE PURCHASED AND PRESENTED. BOUNCE HOUSES AND DRONES ARE NOT ALLOWED ON ANY CITY
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 ARE YOU REQUESTING TO SOLICIT CONTRIBUTIONS AT YOUR EVENT? YES ☒ NO ☐
 ARE YOU REQUESTING TO SELL FOOD, BEVERAGES, GOODS OR WARES? YES ☒ NO ☐
 WILL YOU BE USING TEMPORARY ELECTRICAL RESOURCES? YES ☒ NO ☐

BEACH PERMITS ONLY:

WILL THE GROUP BE GOING INTO THE WATER IN ANY WAY, WADING, WALKING OR SWIMMING at the Beach? YES ☐ NO ☐
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If yes, name of person(s) _____ Each group should have accessible a list with all the children's names that are attending the outings for
 accountability in case of emergency

ANY QUESTIONS ANSWERED? YES, PLEASE EXPLAIN ON SEPARATE SHEET & ATTACH TO APPLICATION

APPLICANT'S SIGNATURE: Anna Breault _____ DATE: 8/11/23 _____

OFFICE USE ONLY

RECREATION & PARK COMMITTEE APPROVAL: DATE TO COMMITTEE: _____ YES _____ NO _____ N/A _____
 COMMON COUNCIL APPROVAL: DATE TO COMMITTEE: _____ YES _____ NO _____ N/A _____

City of Norwalk Recreation & Parks Department
Facility Rental Event Application Form

PLEASE PRINT

ORGANIZATION (IF APPLICABLE) City of Norwalk PERSONAL/FAMILY _____
COMPANY/BUSINESS _____
NON-PROFIT (501C3) Yes ☒ No ☐
NAME OF BENEFICIARY (IF APPLICABLE) _____ Annual Event: Yes ☐ No ☐ # of years _____
NAME OF CORPORATE OFFICER AUTHORIZED TO EXECUTE THE LICENSE AGREEMENT: _____ TITLE: _____
YOUR NAME: Anna Breault TITLE: Special Event Coordinator
ADDRESS: 125 East Avenue E-MAIL ADDRESS: ABreault@norwalkct.gov
CITY: Norwalk STATE: CT ZIP CODE: 06851
HOME PHONE: _____ BUSINESS PHONE: 203.854.7336 CELL: 203.818.6828

FACILITY REQUESTED: 50 Washington Street FACILITY & EVENT INFORMATION # OF PARTICIPANTS 200+
EVENT: Holiday Extravaganza DATE REQUESTED: 11/25/23
SET UP TIME: 8 am START TIME: 3 pm ENDTIME 8 pm BREAKDOWN TIME 10 pm RAIN DATE: _____
(RAIN DATE FOR BEACH RENTALS ONLY)

ARE YOU REQUESTING THE USE OF ALCOHOLIC BEVERAGES AND/OR BEER KEGS? YES ☒ NO ☐
(PLEASE NOTE: NO GLASS OR BOTTLES ALLOWED AT CITY PARK PROPERTY, INCLUDING CRANBURY PARK)
SERVING FOOD: YES ☒ NO ☐ ARE YOU USING A FOOD TRUCK? (NOT ALLOWED AT BEACH) YES ☒ NO ☐ NAME: _____

ARE YOU REQUESTING A TENT? YES ☐ NO ☒ *ANY TENT (STRUCTURE) 10 x 10 FEET OR LARGER INCLUDING, BUT NOT LIMITED TO:
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WILL YOU BE USING TEMPORARY ELECTRICAL RESOURCES? YES ☒ NO ☐

BEACH PERMITS ONLY:
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accountability in case of emergency

ANY QUESTIONS ANSWERED YES, PLEASE EXPLAIN ON SEPARATE SHEET & ATTACH TO APPLICATION

APPLICANT'S SIGNATURE: Anna Breault DATE: 8/15/23

OFFICE USE ONLY

RECREATION & PARK COMMITTEE APPROVAL: DATE TO COMMITTEE: _____ YES _____ NO _____ N/A _____
COMMON COUNCIL APPROVAL: DATE TO COMMITTEE: _____ YES _____ NO _____ N/A _____

LANGAN

Electronic Submission Due: July 7, 2023

QUALIFICATIONS FOR RFP#: 4289

Meadow Street Park Redesign and Construction project

**City of Norwalk
Purchasing Department
125 East Avenue
Norwalk, CT 06851**



TECHNICAL EXCELLENCE | PRACTICAL EXPERIENCE | CLIENT RESPONSIVENESS

555 Long Wharf Drive, New Haven, CT 06511 | P: 203.562.5771 | F: 203.789.6142

LEASE AGREEMENT
BY AND BETWEEN
THE CITY OF NORWALK
AND
TYRONE MARTYLEWSKI
FOR
REAR APARTMENT AT FODOR FARM HOMESTEAD

THIS RENTAL AGREEMENT, made this _____ day of _____, 2023, between the **CITY OF NORWALK**, a municipal corporation located in the County of Fairfield and State of Connecticut, acting herein by Harry W. Rilling, its Mayor, duly authorized (the "LANDLORD"), and _____, of the City of _____, County of _____ and State of Connecticut (the "TENANT").

W I T N E S S E T H:

WHEREAS, the LANDLORD is the owner of 328 Flax Hill Road, Norwalk, Connecticut (the "Property");

WHEREAS, the TENANT desire to lease the rear apartment of the building known as the Fodor Farm Homestead located on the Property;

NOW, THEREFORE, for good and valuable consideration recited herein, the Parties hereby agree, accept and consent to the following terms and conditions, promises and obligations.

1. For and in consideration of the rents set forth herein and the covenants, promises and agreements made by the TENANT to be faithfully observed, fulfilled and performed, the LANDLORD does hereby demise and lease to the TENANT and the TENANT hereby leases from the LANDLORD, the rear apartment building (i.e. the apartment building attached to the rear of the building known as

Pursuant to this Lease of the Premises, TENANT shall have the non-exclusive right, in common the City of Norwalk and all other tenants, occupants, visitors, and invitees using or accessing the Property, to use the surrounding grounds on the Property directly adjacent Premises and such parking as designated by the LANDLORD (collectively, the "Common Areas"). Except as otherwise provided herein, such use of the Common Areas shall be for the limited purposes of parking and gaining access to and from the Premises.

2. Term.

The term of this Lease shall be for five (5) years commencing effective the first day of _____, 2023, and terminating on the _____ day of _____, 2028 (the "Term").

3. Rent.

A. The rent for the term shall consist of a monthly payment of **ONE THOUSAND SIX HUNDRED SIXTY DOLLARS AND 00/100 CENTS (\$1660.00)** payable in advance on the first day of each month throughout the term hereof. In addition, TENANT shall perform personal services for the benefit of the LANDLORD, described in this Lease as "Additional Rent."

B. Additional Rent. The TENANT agrees that as Additional Rent, over and above the monetary payments due each month, he will, during his occupancy of the Premises, render the following Services for the benefit of the Premises and its surrounding Property:

shall perform the following services: Opening up and closing the barn located on the Property for each such event at the times the event is scheduled to begin and end (the "Barn Services") for such events designated by the Director. The Barn Services and Litter Services collectively referred to as the "Services").

It is agreed that the fair value of the Litter Services is \$120.42 per month and fair value of the Barn Services is \$22.00 per month. TENANT shall submit monthly reports of his time documenting the Services rendered on the Property to the Director of the Recreation and Parks Department (the "Director").

In the event that the TENANT is unable to personally perform any of the above Services for reasons related to his health or physical condition or due to a temporary absence from the Premises not to exceed four (4) consecutive weeks at any time, he shall so advise the LANDLORD as soon as practicable and shall arrange for an acceptable agent to perform such Services in his absence or during his period of disability. The agent shall be acceptable to the LANDLORD and must have prior written authorization from the Director to perform the Services. The TENANT shall at all times remain responsible for the quality of the performance by the agent.

IT IS FURTHER AGREED that a failure of the TENANT or his authorized agent to perform, in a reasonably competent manner, any of the Services set forth above, shall constitute a breach of this Lease and subject TENANT to the same penalties as

thirty (30) days thereafter, this Lease shall terminate and the TENANT shall vacate the Premises and return them to the LANDLORD in good condition as stated herein. In such event, at the time of termination of this Lease, TENANT agrees that all money due and owing to the LANDLORD under the terms of this Lease, shall be deducted from any termination or severance pay to which the TENANT may be entitled, without the need for authorization from the TENANT.

B. The TENANT further covenants with the LANDLORD to use the Premises for the sole purpose of a personal residence for himself and his immediate family members; that no waste, nuisance or unlawful activity will be committed on the Premises; that the Premises will be at all times maintained in good condition; that he will not assign this Lease or sublet any part of the Premises at any time; that he will not make any alterations therein without the prior written consent of the LANDLORD; and that he will deliver up the Premises at the expiration of this Lease or sooner termination of the tenancy in as good condition as they are now in, ordinary wear, damages by the elements excepted.

C. The TENANT agrees that the LANDLORD and its agents and other representatives shall have the right to enter into and upon the Premises, or any part thereof, at all reasonable hours for the purpose of examining the same, or making such repairs or alterations therein as may be necessary for the safety and preservation thereof. The TENANT agrees to permit the LANDLORD

hindrance or molestation.

D. TENANT shall procure and maintain at his own expense during the term of this Lease, renter's insurance sufficient to protect his personal belongings from theft or other loss or damage and that he shall look to such insurance in the event of any loss or damages.

The TENANT shall comply with and conform to all applicable laws of the State of Connecticut, and the laws, rules and regulations of the City of Norwalk regarding the Premises and he shall save the LANDLORD harmless from all fines, penalties and costs for any violation of or non-compliance with the same.

E. The TENANT shall be responsible for the cost of all utilities, including electricity, gas and water, used and consumed on the Premises and for all other services, including heat, telephone and cable that the TENANT may desire. These expenses shall be paid for by the TENANT in addition to the rent hereinbefore provided.

F. TENANT further covenants and agrees that no accumulation of boxes, barrels, packages, waste paper, or other debris or obstructing material shall be permitted in or upon the Premises, and that nothing shall be done or omitted regarding the maintenance of the Premises or the Common Areas, in violation of state and local laws, ordinances, zoning regulations and fire and building code requirements. The TENANT agrees to indemnify, defend and save the LANDLORD, its officers,

A. If the rent shall remain unpaid five (5) days after it shall become payable as aforesaid, or if the TENANT shall assign this Lease, sublet or otherwise dispose of the whole or any part of the Premises, use the same for any purpose but that hereinbefore authorized, make any alteration thereto without the prior consent of the LANDLORD in writing, commit waste or suffer the same to be committed on the Premises, or injure or misuse the same, then this Lease shall thereupon, by virtue of this express stipulation, expire and terminate, and the LANDLORD may, at any time thereafter, re-enter the Premises, and have and possess them as of LANDLORD's former estate, and without such re-entry, may recover possession thereof in the manner prescribed by the State of Connecticut General Statutes relating to summary process. It is understood that no demand for rent, and no re-entry for condition broken, as at common law, shall be necessary to enable the LANDLORD to recover such possession pursuant, but that all rights to any such demand, or re-entry are hereby expressly waived by the TENANT. In such event, all rent due hereunder, together with all reasonable costs, including attorneys' fees, incurred by the LANDLORD in the enforcement of these provisions, shall become due and payable. The LANDLORD shall have all other rights and remedies as the law and equity now afford or may hereafter confer upon the LANDLORD. Such rights and remedies shall be cumulative.

B. AND IT IS FURTHER AGREED:

After any default of any of the covenants herein

accepted after such default, and regardless of any failure on the LANDLORD's part to re-enter or declare a default or breach. The acceptance by the LANDLORD of a lesser amount of rent than that due shall not be deemed to satisfy the TENANT's obligations hereunder. Such payment shall be applied to the earliest accruing obligation of the TENANT. No endorsement, statement or letter accompanying any check or payment shall be deemed to affect an accord and satisfaction. The LANDLORD may accept any such check or payment without prejudice to its right to recover the balance due, or to pursue any remedy provided at law, equity or in this Lease.

C. The parties hereto may, by mutual agreement, terminate this Lease, provided that no less than fifteen (15) days prior written notice is given of the intention to do so; that such agreement to terminate shall be expressed in writing; and shall, upon its effective date, extinguish the rights and obligations hereto of both parties each to and from the other, except as to indemnification as set out in Section 7 hereof and for damages and injuries arising prior to the date of termination.

Based upon the mutual agreement of the parties hereto, whenever this Lease shall terminate, either by lapse of time or by virtue of any of the express stipulations herein, the TENANT hereby waives all right to any notice to quit possession, as prescribed by the statute relating to summary process.

D. If the TENANT fails to deliver up the possession of

agreements as are herein contained. No holding over by said TENANT shall operate to renew this Lease without such written consent of the LANDLORD.

5. In the event that the Premises are partly damaged by fire or otherwise, so that the Premises shall be untenable, then this Lease, at the option of the LANDLORD, shall cease and terminate and the rent shall be pro-rated as of the date of termination. The LANDLORD shall be under no duty to repair the damage, or to restore the Premises to a tenantable condition.

6. This agreement with respect to the reasonable value of the use of the Premises is not intended to, nor shall it be construed as, establishing a new or extending an existing LANDLORD-TENANT relationship from and after the expiration of this Lease, and the LANDLORD may elect to pursue its remedies against the TENANT for failure to return the Premises.

7. Indemnification

The TENANT shall indemnify, defend and save the LANDLORD, its employees, agents and officials, harmless from and against any and all liabilities, obligations, damages, penalties, claims, losses, financial costs and expenses, including reasonable attorneys' fees, related to, arising out of or in connection with (i) any breach by the TENANT, his agents, sublessees, guests, or invitees, of any covenant or condition of this Lease; (ii) any negligent, willful or wanton act or omission of the TENANT, his agents, sublessees, guests or invitees; (iii) TENANT's use and occupancy of the Premises; or

and any agent, contractor, employee, invitee or licensee of any sub-tenant, or assignee.

Neither the LANDLORD nor its agents shall be liable for damages to the TENANT or to any person claiming through the TENANT, nor shall rent be abated for injury to person or damage to or loss of property wherever located from any cause or for damage claimed for eviction, actual or constructive. This provision includes particularly but not exclusively all claims arising out of the condition of the Premises or any part thereof including appurtenances, equipment, furnishings, fixtures or apparatus located in or on the Premises. The TENANT agrees to pay all costs of the defense of any such claims, liabilities, obligations, damages, penalties, losses, and costs. The provisions of the foregoing paragraph shall survive the expiration or early termination of this Lease; shall not be limited by reason of any insurance coverage; and shall be separate and independent of any other provision or requirement of this Lease.

8. General Provisions.

A. The LANDLORD and its officers and agents shall not be liable for any damage to TENANT's property or that of TENANT's guests, licensees or invitees, caused by theft or otherwise, unless caused solely by the negligence of the LANDLORD, its agents, servants or employees.

B. The parties understand and agree that the TENANT has examined the Premises and accepts them in their present

equipment, systems and appurtenances in or upon the Premises or Cranbury Park area, caused in whole or in part by or resulting from any omission, negligence or act by the TENANT, his agents, invitees or licensees shall be repaired promptly by the TENANT at his sole cost and expense to the satisfaction of the LANDLORD. If the TENANT fails to make any such repairs after thirty (30) days, the LANDLORD may have the repairs made and charge the TENANT for the cost thereof as additional rent payable within thirty (30) days.

C. If any provision of this Lease or application hereof to any person or circumstance shall to any extent be invalid, the remainder of this Lease or the application of such provision to persons or circumstances other than those to which it is held invalid shall not be affected thereby, and each provision of this Lease shall be valid and enforced to the fullest extent permitted by law.

No amendment, alteration, or modification of this Lease shall be effective or binding upon either party unless it is in writing and signed by both parties.

executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand.

—
Court

Commissioner of Superior
Notary Public

APPROVED AS TO FORM:
OFFICE OF CORPORATION COUNSEL

By: _____

Described premises:

The rear apartment of the Fodor Farm homestead, approximately 790 sq ft living space located at 328 Flax Hill Road, in Norwalk, CT. See attached map.

Also has use of 350 sq ft basement storage and 445 sq ft rear raised porch.

Estimated Value of Caretaker Services contained within the lease agreement:

Open/close barn for events, 10 events per year (10 hours): \$280.00

10 Supervisor Emergency Response events, Citywide (30 hours), \$2150.55

Check Park property, pick up litter, branches, debris (2 hours per week, 104 hours): \$2912

Snow removal around immediate house including walks, stairs and rear patio (5 events), 7.5 hours, \$210.00

790 sq. ft. living space

3 Comparables within .5 mile, recently rented:

218 Flax Hill Road, 600 SQ/FT, \$1600

218 Flax Hill Road, unit 4, 600 SQ/FT, \$1700

7 Fairfield Ave 535 SQ/FT, \$1825.00

11 Hadik Parkway, Unit 2, 676 SQ./FT., \$1900

Recommended rent:

\$1750 per month, \$21,000 per year

In kind services \$5552.55, \$462.71 per month

\$1280 per month

LICENSE AGREEMENT
BY AND BETWEEN
CITY OF NORWALK
AND
NORWALK COMMUNITY SAILING, INC.
FOR
PROJECT #4094 Sailing Instruction and Seasonal Non-Motorized
Watercraft Rental

This LICENSE AGREEMENT (the "License") is entered into this 22nd day of June 2021 (the "Effective Date") between the City of Norwalk, Connecticut, acting herein by Harry W. Rilling, its Mayor, duly authorized (hereinafter referred to as the "CITY") and Norwalk Community Sailing, Inc. (f/k/a Norwalk Sailing School, LLC), a corporation organized and licensed to do business in the State of Connecticut, acting herein by NODIRA ISAMIDDINOVA, its President and Director of Operations, duly authorized (hereinafter referred to as the "LICENSEE").

WHEREAS, as an amenity to the residents of Norwalk, the City has historically arranged for the operation of a sailing school and the rental of non-motorized watercraft at Calf Pasture Beach;

WHEREAS, in furtherance of its intention to continue such offerings into the immediate future, on March 23, 2021 the City issued an RFP for Project #4094, and thereafter, on April 1, 2021, addendum #1 a copy of each are attached hereto as Exhibits 1 and 1-A respectively and incorporated herein;

08/17/2023

NORWALK PURCHASING DEPARTMENT

RESPONSE SUMMARY - PROJECT #4299

Rowayton School Tennis and Pickleball Court Reconstruction

Thank you for your response to our Bid. The following pages are a summary of the responses received.

BID SECURITY	VENDOR	ELECTRONIC SUBMISSION (ATTACHED)	HARD COPY SUBMISSION	BID AMOUNT
YES	Hinding Tennis LLC	YES	YES	\$399,000.00
YES	Sport-Tech Construction Corp	YES	YES	\$299,000.00

*Non-conforming bid: did not submit a Bid Security and/or did not submit the other required forms and/or submission requirements



4299 Rowayton School Tennis and Pickleball Court Reconstruction Submissions

Supplier	Date Submitted	Name	Email	Confirmation Code
Sport-Tech Construction Corp.	Aug 14, 2023 1:48 PM EDT	Beth Golden	beth@sporttechconstruction.com	MZ15MDM4
Hinding Tennis LLC	Aug 15, 2023 1:43 PM EDT	Tom Hinding	emily@hindingtennis.com	MZ15NDKy



Stantec Consulting Services Inc.
55 Church Street Suite 601, New Haven CT 06510-3014

August 15, 2023

Mr. Robert Stowers
Director of Recreation and Parks
City of Norwalk
125 East Avenue, Room 225
Norwalk, CT 06851

Reference: Broad River Park Athletic Fields – Drainage Coordination and Site Redesign

Dear Mr. Stowers:

Thank you for the opportunity to submit this proposal for additional services associated with the drainage coordination and site redesign for the Broad River Park athletic fields. The following represents our understanding of the project scope and the services that will be performed by Stantec Consulting Services Inc.

Scope

Based on our meetings with the City on Friday, March 16, 2023 and on Wednesday, June 21, 2023, we anticipate the following additional services will be required.

1. **Flood Modeling Coordination:** This will involve coordination with Woodard & Curran regarding the localized site elements such as grading, drainage, and layout for the proposed condition so that the hydraulic flood model can be updated accordingly. Stantec will provide basic elements of the site for incorporation into the model. A 3D surface will not be provided—only basic contour information is included. Based on results from the model, minor modifications to the design/site layout may be required to accommodate flood mitigation measures. The intent will be to avoid adverse impacts to the flooding conditions in the area.
2. **Drainage Design and Report:** A drainage study for the field project will be provided which will include design of proposed pipes/underdrains, connections to existing structures, pre-post construction flow and volume comparison, water quality requirement review, and design, as necessary. Stantec will also evaluate accommodations and connections of proposed flood improvements such as the installation of a large culvert under the fields. Sizing, inverts, and general location/configuration of the culvert shall be by others, but Stantec will incorporate the structure into the construction documents for the project along with site connection. Additionally, Stantec will provide a design option which will incorporate underground retention below the fields for the purpose of peak flow attenuation, water quality, and/or flood storage of the watershed runoff traversing the site. Watershed flood impacts associated with this measure will be evaluated by others. Stantec will incorporate underground retention and a large culvert into the sports field design drawings. Only one culvert and one retention system layout will be incorporated. Any changes to the design required after Construction Documents are completed may require additional scope and fee.

Reference: Broad River Park Athletic Fields – Drainage Coordination and Site Redesign

3. Revised Site Design and Opinion of Probable Cost (OPC): The City has selected a combination field with artificial turf for the infield areas and grass for the outfields. Stantec will provide a new site design to reflect this along with accommodating the required infrastructure while maintaining the elements of the original design options. This redesign will incorporate a culvert running through the site along with permanent/temporary connections to the culvert from the site drainage system, as required. The redesign will also include an underground retention system (as required/needed) to accommodate any water quality requirements, peak flow attenuation, and/or flood mitigation measures determined to be effective for reducing watershed flooding conditions (as noted above). The new design will continue to incorporate amenities including playground, courts, press boxes, comfort station, new parking lot, and sports lighting. Upon completion of the redesign, Stantec will develop an updated OPC.
4. Permitting: An allowance will be carried for Stantec's support for required local permits such as Inland Wetlands and Planning and Zoning (up to 3 permits). This effort can include completion of forms, compiling documentation, and attendance at required meetings (up to three meetings). This task will be billed on an hourly basis.
5. Flood Modeling: Woodard and Curran will be retained to provide additional modeling support to ensure that the proposed field project will not adversely impact the flood elevations in the area. Woodard and Curran will provide preliminary layout, inverts, and sizes for the proposed culvert. An allowance of \$30,000 will be carried for this task. This will involve modifying the existing conditions hydraulic model and running two proposed options to evaluate the flood conditions at the site for the 25- and 100-year storms. This will include revised sketches, output tables and volume calculations for each of the two options. Woodard and Curran will also attend one meeting to discuss the results of the modeling updates. If more than two options are required to be modeled/explored, additional fee may be required.
6. Irrigation Design: The City has also noted a desire for irrigation for the outfield areas of the proposed field. Stantec will work with our irrigation team to develop a project-specific performance specification that will be included with the final bid package.
7. Site Electrical Service and Utility Coordination: Based on our assessment of the existing utility services available onsite, the current service is insufficient to support the needs of the proposed sports lighting and comfort station. The proposed improvements will require a new primary service from Silvermine Avenue. The scope of the electrical engineering design services will consist of the following:
 - a) Perform electrical load calculations and provide an electrical load letter to the utility company
 - b) Coordinate the new electrical service to the site with the utility company including one (1) site meeting with the electric utility company
 - c) New electrical service and utility metering equipment
 - d) New main branch circuit panelboard for circuiting new loads
 - e) Lighting:
 - i. Circuit new architectural site lighting and Musco sports lighting designed by others

Reference: Broad River Park Athletic Fields – Drainage Coordination and Site Redesign

ii. New site lighting controls

Fee

Tasks 1-6

Stantec will provide the services described herein on a lump sum basis as follows:

Task 1 - Flood Modeling Coordination	\$ 3,000.00
Task 2 - Drainage Design and Report	15,000.00
Task 3 - Revised Site Design and Opinion of Probable Cost	15,500.00
Task 4 – Permitting (Allowance)	7,500.00
Task 5 – Flood Modeling (Woodard and Curran – T&M Allowance)	30,000.00
Task 6 – Irrigation Design	20,000.00
Task 7 – Site Electrical Service and Utility Coordination	<u>17,000.00</u>
 TOTAL	 <u>\$108,000.00</u>

Assumptions and Exclusions

- All permitting applications, fees by owner are excluded.
- No design of off-site improvements is included in this design.
- No environmental (contaminated material) investigation/work is included.
- No structural design is included.
- Stantec will not have control nor be in charge of and will not be responsible for construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work; for the acts or omissions of the Contractor, subcontractors or any other persons performing any of the Work; or for the failure of any of them to carry out the Work in accordance with the Contract for Construction.
- Neither Stantec nor its client have control over the cost of labor, materials, or equipment; over the Contractor's methods of determining bid prices; or over competitive bidding, market, or negotiating conditions. Accordingly, Stantec cannot and does not warrant or represent bids or negotiated prices to construct the part of the project for which it has provided services and will not vary from the owner's budget for the project or from an estimate of the cost of the work or evaluation prepared or agreed to by Stantec. Stantec cannot be held responsible for cost increases that are beyond the control of the consultant including, but not limited to, unanticipated rises in the cost of labor, materials, or equipment, changes in market or negotiating conditions, and errors or omissions in cost estimates prepared by others.

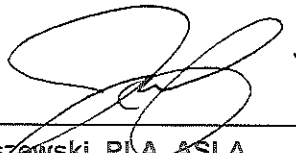
Reference: Broad River Park Athletic Fields – Drainage Coordination and Site Redesign

We look forward to the opportunity to provide the above-noted services. If you agree with this proposal, please sign the below authorization, and send back.

Please do not hesitate to contact us if you have any questions or need additional information.

Regards,

Stantec Consulting Services Inc.



Jeff Olszewski, PLA, ASLA
Landscape Architect, Associate
Phone: 203 212 5796
jeff.olszewski@stantec.com



Antonio DiCamillo, PE
Civil Engineer
Phone: 203 495 1645
antonio.dicamillo@stantec.com

By signing this proposal, the City of Norwalk authorizes Stantec to proceed with the services herein described, and the Client acknowledges that it has read and agrees to be bound by the terms of the original contract.

This proposal is accepted and agreed on the ____ day of August, 2023.

Per: City of Norwalk

Robert Stowers, Director of Recreation and Parks

Print Name & Title

Signature

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Hinding Tennis, LLC · 24 Spring Street · West Haven, CT 06516 · Office 203-285-3055 · Fax 203-285-3033

August 25, 2023

Ken Hughes
Norwalk Parks
Norwalk, CT
khughes@norwalkct.gov
203-854-7814

RE: Senior Center, Fitch and Ludlowe Parks

Dear Ken,

Hinding Tennis proposes the following services in association with the above referenced project. Please review and contact me directly for any additional detail needed.

Fitch Park-

1. Add 120' x 7' and 120 x 5' of asphalt around court- Remove and Replace: 1440 sq. ft. x \$5.50 per sq. ft. \$7,920.00
2. Add 4 Dominator 72" Steel Backboard Basketball Hoop with locking adjustable crank \$5,000 each \$20,000.00

Ludlowe Park-

1. Add 120' of 4' High Chain Link Fence: \$6,960 - for 10" Fence \$10,900.00
2. Add 120' x 5 - Twice 1,200 sq. ft. @ \$5.50 sq. ft. \$6,600.00

Sr. Center-

1. Credit for Fence - Behind Basketball Hoop 60' x 10' -\$3,300.00
2. Add 1 Dominator 72" Steel Backboard Dominator Hoop with Locking Adjustable Crank- \$5,000.00

If you have any questions or concerns regarding this proposal, please feel free to contact me directly, 203-410-6090.

Sincerely,

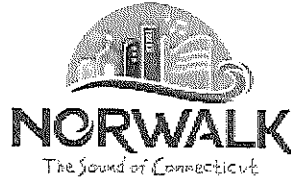
Thomas P Hinding

Thomas Hinding
Owner
203-410-6090

<http://www.HindingTennis.com/> info@HindingTennis.com



CITY OF NORWALK PURCHASING DEPARTMENT



**SEALED BIDS MUST BE RECEIVED BY THE OFFICE OF THE PURCHASING AGENT, 125 EAST AVENUE
NORWALK, CT 06856 BY THE DATE AND TIME OF BID OPENING**

PROJECT NUMBER:	4305
REQUESTING DEPARTMENT:	Recreation & Parks
DATE OF BID ISSUANCE:	07/26/2023
TITLE OF BID:	Tennis-Pickleball and Basketball Court Renovations
RFI/QUESTION DEADLINE:	2:00 PM 08/07/2023
ELECTRONIC SUBMISSION DEADLINE:	2:00 PM 08/18/2023
HARD COPY SUBMISSION DEADLINE:	2:00 PM 08/21/2023
MANDATORY WALKTHROUGH:	YES () NO (X)
DATE, TIME AND LOCATION OF WALKTHROUGH	N/A
TIME/DATE OF BID OPENING:	2:00 PM 08/21/2023
BID DEPOSIT REQUIRED: IF YES, AMOUNT REQUIRED	YES (X) NO () 10%
SUCCESSFUL BIDDERS ONLY: PERFORMANCE & PAYMENT BOND REQUIRED: IF YES, AMOUNT REQUIRED	YES (X) NO () 100%
SUCCESSFUL BIDDERS ONLY: MAINTENANCE BOND REQUIRED:	YES (X) NO ()

ALL TERMS AND CONDITIONS, SPECIFICATIONS AND BID FORMS ARE ATTACHED HERETO.

NOTE: THE FOLLOWING DOCUMENTS WILL BE REQUIRED FOR A BID TO BE COMPLIANT

1. BIDDER'S INFORMATION AND ACKNOWLEDGEMENT FORM
2. BID FORMS, INCLUDING PRICING SHEETS AND ADDENDA ACKNOWLEDGMENT FORMS (ONE ORIGINAL PLUS TWO (2) COPIES)
3. EXCEPTIONS (IF ANY)