





REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA


MARCH 4, 2026, 7:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording on the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.

AMENDED AGENDA

 Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone, and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.

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 Members of the public who wish to provide public comments are encouraged to submit them via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email JoAnn Acquarulo, Buildings and Facilities Manager at jacquarulo@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. ROLL CALL

II. PUBLIC HEARING

- A. Proposed land swap readjusting the property lines between land the City owns at 328 Flax Hill Road and land owned by Douglas Peoples at 25 Pogany Street.
- B. Naming the Children's Reading Room within the Norwalk Belden Library the "Celeste Y. Garr Children's Reading Room".

III. ACCEPTANCE OF MINUTES

- A. Regular Meeting: 2/4/26

IV. PUBLIC PARTICIPATION

V. OLD BUSINESS

- A. Authorize the Mayor, Barbara C. Smyth, to execute any and all instruments to effectuate a boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled "Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany-Norwalk, CT prepared for Douglas Peoples" prepared by Ryan and Faulds on file in the Law Department.
- B. **BE IT RESOLVED THAT**, the City of Norwalk hereby authorizes the following:
Upon receipt of the Gift in the amount of \$100,000.00 or more from the Trust, the City of Norwalk authorizes that a room of no less than 200 sq. ft. accessible to the general public within the Norwalk Public Library be named the "Celeste Y. Garr Children's Reading Room," the location (or relocation) of which shall be at the sole discretion of the City of Norwalk;
That the Mayor is authorized to enter into such agreements and other instruments as the Mayor deems necessary and appropriate for the purposes herein stated.

VI. NEW BUSINESS

- A. Review the proposed acquisition of property located at Gilbert Hill Road for a pedestrian right of way and proceed with the approval of the following actions:
- 1). **"THE CITY IS HEREBY AUTHORIZED TO PURCHASE, ACQUIRE AND/OR TAKE BY EXERCISE OF EMINENT DOMAIN A PEDESTRIAN RIGHT OF WAY EASEMENT IN THE REAL PROPERTY IDENTIFIED AS "PROPOSED 9.5' WIDE PEDESTRIAN RIGHT OF WAY EASEMENT (CROSS-HATCHED AREA)" ON A SURVEY MAP ENTITLED "CITY OF NORWALK SHOWING PROPOSED PEDESTRIAN RIGHT OF WAY EASEMENT OVER PORTION OF UNDEVELOPED GILBERT HILL ROAD LOCATED BETWEEN WOODBINE ROAD & HUNT STREET NORWALK, CONNECTICUT" DATED SEPTEMBER 22, 2025 AND PREPARED BY ADVANCED SURVEYING FOR PURPOSES OF PEDESTRIAN PASSAGE BY THE GENERAL PUBLIC, AND FURTHER THAT THE MAYOR, BARBARA C. SMYTH OR HER DESIGNEE IS AUTHORIZED TO EXECUTE AND DELIVER ANY AND ALL AGREEMENTS, DOCUMENTS AND OTHER INSTRUMENTS NECESSARY TO PURCHASE, ACQUIRE AND OR TAKE BY EXERCISE OF EMINENT DOMAIN POWERS SAID PROPERTY.**
- 2). **8-24 REFERRAL TO THE PLANNING AND ZONING COMMISSION RE: ACQUISITION OF A PEDESTRIAN RIGHT OF WAY EASEMENT IN THE REAL PROPERTY IDENTIFIED AS "PROPOSED 9.5' WIDE PEDESTRIAN RIGHT OF WAY EASEMENT (CROSS-HATCHED AREA)" ON A SURVEY MAP ENTITLED "CITY OF NORWALK SHOWING PROPOSED PEDESTRIAN RIGHT OF WAY EASEMENT OVER PORTION OF UNDEVELOPED GILBERT HILL ROAD LOCATED BETWEEN WOODBINE ROAD & HUNT STREET NORWALK, CONNECTICUT" DATED SEPTEMBER 22, 2025 AND PREPARED BY ADVANCED SURVEYING FOR PURPOSES OF PEDESTRIAN PASSAGE BY THE GENERAL PUBLIC."**
- B. "Authorize the Purchasing Agent to issue a Purchase Order to AAA Band Rentals, LLC. for project 4471R Band Instruments Replacements for Norwalk High, Brien McMahon, West Rocks, Ponus Ridge, Nathan Hale, Roton and Concord schools in the amount of \$282,363.00. Acct. #09265010-5777-C0685 and forward to the City

Council for further action."

- C. Request a public hearing to hear comments regarding the naming of the Community Room in the new Norwalk Community Recreation Center in honor of Ernie Dumas. Ernie was a community advocate at his core, led by his unwavering faith and commitment to live his life in service to others and he did that to the fullest every day. Mr. Dumas served on the City Council and was involved with many efforts/initiatives to help improve and uplift his community.
- D. Approve Online Building Systems, LLC as the sole source vendor to service and repair the 911 dispatch center's backup power (UPS) system at the Police Headquarters. This approval shall expire July 1, 2029.
- E.
 - 1. Authorize to hold a Public Hearing at the next Land Use & Building Management Committee for Eversource Energy easement for electrical service upgrades for the Naramake School HVAC IAQ Project.
 - 2. Refer the proposed Eversource Energy easement for electrical service upgrades for the Naramake School HVAC IAQ Project Planning and Zoning Commission for approval in accordance with the Connecticut General Statutes- Section 8-24.
 - 3. Authorize the Mayor, Barbara C. Smyth, to execute any and all documents necessary for an Eversource Energy easement for electrical service upgrades for Naramake School HVAC IAQ Project.
- F.
 - 1. Authorize to hold a Public Hearing at the next Land Use & Building Management Committee Meeting for Eversource Energy easement for electrical service upgrades for the Rowayton School HVAC IAQ Project.
 - 2. Refer the proposed Eversource Energy easement for electrical service upgrades for the Rowayton School HVAC IAQ Project to the Planning and Zoning Commission for approval in accordance with the Connecticut General Statutes - Section 8-24.
 - 3. Authorize the Mayor, Barbara C. Smyth, to execute any and all documents necessary for Eversource Energy easement for electrical service upgrades for the Rowayton HVAC IAQ Project.

VII. DISCUSSION

- A. Monthly School Construction Project Reports

VIII. ADJOURNMENT



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE
AGENDA
FEBRUARY 4, 2026, 7:00 PM
BY HYBRID VIA ZOOM**

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ATTENDANCE: Colin Hosten, Chair; Brian Bailey; Vice Chair; Nicole' Eaddy; Jim Frayer; Jan Degenshein; Darlene Young; Jalin Sead; Richard Dellinger; Johan Lopez (arrived at 7:05PM); Duane Wiggins

OTHERS: Alan Lo, Building and Facilities Manager; JoAnn Acquarulo, Buildings and Facilities Manager; Darin Calahan; Asst. Corporation Counsel; Moina

Noor; Jannie Williams; Randall Garr; James Giuliano, Construction Solutions Group; Dan Phillips, Construction Solutions Group

I. CALL TO ORDER

Mr. Hosten called the meeting to order at 7:00 PM. There was a quorum present.

II. ROLL CALL

Mr. Hosten called the roll, and all those listed in the attendance were present.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: November 5, 2025

**** MR. FRAYER MOVED TO APPROVE THE MINUTES AS SUBMITTED.
** THE MOTION PASSED WITH FOUR (4) IN FAVOR AND THREE (3) ABSTENTIONS- MR. HOSTIN, MR. BAILEY, AND MR. DEGENSHEIN.**

IV. PUBLIC PARTICIPATION

Diane Lauricella- 21 Little Fox Lane

Ms. Lauricella said she has a long-term interest in the city's clean energy policies. She said that for the SONO School, she had proposed a net-zero-energy school at the beginning of the design phase, but that proposal was denied. She is very disappointed that we were not able to reach a conclusion about a ground mounted system because of the geography. In the document she read, they are incorrect in stating that we don't have access to the tax credit and that we are considered commercial, and she believes the deadline to receive solar tax credits is July 1st. She said she totally disagrees that Norwalk is an urban area with limited land for solar generation, and that there are both parking lots and plenty of rooftops that still have potential.

Ms. Lauricella requested that the carport system for Norwalk High School not be allowed to be removed from the project. She would like it to be revisited because she knows many towns can install and maintain a carport system. She feels that staff have been leaning toward this, but she is part of the CT Energy Network, a group of people like herself in the environmental consulting

business, and she recommends to her clients how to “green up” their construction programs and projects.

Ms. Lauricella lastly questioned why there is such a lag time in the solar policy.

Brian Meek- 11 Cranbury Woods Road

Mr. Meek said that although expensive, the SONO School is beautiful, and Norwalk High is coming along. He said last October, Mr. Lo had forecasted that the cost overruns would be understood as related to the project, and he feels that is long overdue, as they are still working off of a 2019 forecast prior to a 25 % increase in inflation adjustments, and he is deeply concerned we are going to run a ground of finances on this project and he thinks more transparency is needed to the taxpayers. Whatever the construction reimbursement number is, it will not cover the capital costs and has laid out hundreds of millions of dollars over the last few years at 5% interest rates that will not be reimbursed, and the longer these things go on, the deeper that hole becomes. As a taxpayer, he would like to know the project's finances. It is the single largest project in the city's history and has yet to see anything about the actual costs incurred to date, monies that need to be spent, and the monies that have been or will be reimbursed by the state, and it is lacking transparency and would appreciate an effort to provide this information.

V. OLD BUSINESS

There was no old business discussed this evening.

VI. NEW BUSINESS

A. OVERVIEW OF THE STRUCTURE AND RESPONSIBILITIES OF THE OFFICE OF BUILDING MANAGEMENT, MAJOR MUNICIPAL/SCHOOL CONSTRUCTION PROJECTS AND CITY PROPERTY ACQUISITION/DISPOSITION.

Mr. Lo provided an overview of the Office of Building Management and the Land Use Committee's responsibilities. He said the Office of Building Management has three functions: building management of city buildings (excluding school buildings), management of municipal building construction, and city property leasing, acquisition, and disposition. There are six building engineering staff members who are responsible for repairs and maintenance. The Janitorial Services include 19 part-time after-hour cleaners and 2 full-time daytime staff who are responsible for City Hall, Health Department, DPW Administration Center Police Headquarters, Fire Headquarters (office areas only), Ben Franklin Center (gym only), and Roosevelt Center (multipurpose rooms). Guardian Services, a private property management company, provides staff to manage the buildings listed above.

Mr. Lo said municipal building construction projects are typically managed in-house for projects under \$15 million, while projects over \$15 million are managed by an outside program management consultant, currently Construction Solution Group, with which the city can work with their office to reduce/increase staff as necessary, providing the city with some fluctuation in terms of flexibility on staffing levels. The construction management services are reimbursable by the state as part of the school construction projects, which are a financial benefit to the city. The traditional school construction project reimbursement rate from the state is 32% for new construction, but a few years ago, the state approved legislation that changed Norwalk's reimbursable rate to 60%. The first project implemented under the 60% reimbursement rate was the SONO School. There was special legislation for Norwalk High School, and it is 80% reimbursable, which is substantial and allows recovery of the construction cost. Project management services would begin at project conception through coordination with requesting departments/end users, the administration, and the Finance Department. This effort will result in the development of a conceptual design and a project budget. Upon the allocation of City funding, as well as required State, Federal, or private funding, the City would issue an RFP through the Purchasing Department to select and retain the necessary design team and construction manager to develop the project design and implementation strategies. He provided a list of the completed, ongoing, and future projects.

Mr. Lo said city property leasing/acquisition/disposition are three separate processes. The city has few leasable properties and no active leases. There are approximately 40 active leases. Building Management is currently working with the administration, including the Finance Department, Comptroller, Law Department, and IT Department, to restructure the City's lease management procedures. The acquisition and disposition are property-specific activities.

Mr. Frayer asked whether the new property acquired on Connecticut Avenue, where the new pump station will be built, will be under the responsibility of Building Management. Mr. Lo said that only the demolition of the building will be under DPW/WPCA, but the construction of the building will be under DPW/WPCA, and he will be recommending including the demolition as part of the bid package for construction.

Ms. Eaddy congratulated Mr. Hosten on his role on the committee, and she looks forward to being under his leadership. She also said she understands the staff are busy, but asked whether the updated costs for the school's construction projects requested are available for transparency. Mr. Lo said "Yes". Mr. Hosten thanked Mr. Lo and requested that this be included on the March meeting agenda to provide costs for the Norwalk High School and SONO Elementary School projects. Mr. Lo said he will schedule a tour of Norwalk High School for the city council and the Board of Education.

B. REQUEST TO SCHEDULE PUBLIC HEARING FOR THE NAMING OF THE CHILDREN'S READING ROOM AT BELDEN MAIN LIBRARY IN MEMORY OF CELESTE Y. GARR

Mr. Hosten thanked Ms. Noor for submitting a letter in support of the naming of the children's reading room at the main library.

Ms. Noor said the Norwalk Public Library Board requests that the Land Use Committee authorize a public hearing at its March 3rd meeting for the proposed naming of a room at the Norwalk Library as the Celeste Y. Garr children's reading room, contingent upon the receipt of a testimonial gift from the W. Randall Garr and Laura Callman Living Trust.

Ms. Garr meets the requirements of the ordinance; she was an educator in the Norwalk Public Schools and dedicated her professional life to teaching the city's children. She was a lifelong advocate for literacy and accessible education. Throughout her life, the Norwalk Public Library was a cornerstone of Celeste's commitment to education and community. From Randy's earliest memories, the library was one of his mother's favorite places. She spent considerable time there reading newspapers and books, and made it a central part of her children's lives—dropping Randy off to do schoolwork while she ran errands, using it as a trusted meeting place, and instilling in her children the value of public institutions. When Norwalk libraries first made computers available to the public, Celeste eagerly learned to use email and embrace new technologies. Her family roots in Norwalk extend back over 100 years, and she herself attended Norwalk Public Schools, graduating as valedictorian. After attending UCONN, she chose to return home to teach and raise her family in Norwalk, and she had over 80 years of personal residence and service to the community. Throughout her life, the Norwalk Public Library was a cornerstone of Celeste's commitment to education and community.

W. Randall Garr and Laura Kalman, as Settlers and Trustees of The W. Randall Garr and Laura Kalman Living Trust dated September 19, 2001, as subsequently amended and restated, have structured their estate plan to include a percentage distribution to the Norwalk Public Library upon the death of the last surviving trustee. This gift is conditioned upon the City, naming a room within the library the "Celeste Y. Garr Children's Reading Room" in honor of Mr. Garr's late mother. The proposed resolution requires a minimum gift of \$100,000 before the naming takes effect, while current estimates place the bequest well above \$300,000.

The proposal brings substantial financial benefit to the City. The testamentary gift, estimated to exceed \$300,000, will provide significant resources to enhance library services and programming for future generations of Norwalk families. The testamentary structure means the

gift will be made after the deaths of both donors, with no ongoing influence or expectations during their lifetimes.

A resolution was drafted by Attorney Darin Callahan, and Mr. Garr was unanimously approved by the Norwalk Public Library Board and the Norwalk Public Library Foundation during their November 13 and December 11, 2026, meetings.

The Norwalk Public Library Board recommends that the Land Use Committee authorize a public hearing on March 3, 2026, to allow for public input on this proposed room naming.

Ms. Williams said she is the Norwalk Public Library Board treasurer, and she supports naming a room at the Norwalk Public Library after Celeste Y. Garr. She said she had spoken to her son, Dr. Randy Garr, and his mother appreciated the city of Norwalk and the Norwalk Public Library, and instilled the gift of reading by using the library with her family. This must have deeply resonated with Mr. Garr that he would like to give the same gift to the children of Norwalk through a generous donation to the Norwalk Public Library Foundation, in honor of his mother, to name a room after her. She hopes the committee will consider naming a room at the Norwalk Public Library in honor of Celeste Y. Garr.

Mr. Garr said when he was constructing their trust, he was thinking of a way to honor his mother in a way that would be substantive enough, and when they hit on the idea of the library, he had a feeling that his mother would smile knowing she had her name in a room at the library in which she used all of the time. He said he is grateful to all who have been involved in this proposal and to the committee for considering it.

Mr. Hosten noted that, per the city charter, the process of renaming a building or part thereof after an individual includes certain policies and considerations, and that groups should not be in a position to influence the process by funding past or future operations of the building, facility, or section thereof. He would like to be sure, as this moves into a public hearing, that they are open to considering this request on the weight of Ms. Garr's amazing legacy and her contributions to the city. The extremely generous offer from the Garr Trust can and should be considered separately, not as consideration for renaming, as the charter clearly states.

**** MR. HOSTEN MOVED TO SCHEDULE PUBLIC HEARING FOR THE NAMING OF THE CHILDREN'S READING ROOM AT BELDEN MAIN LIBRARY IN MEMORY OF CELESTE Y. GARR.**

**** THE MOTION PASSED UNANIMOUSLY.**

C. SCHEDULE A PUBLIC HEARING CONCERNING THE FOLLOWING MATTER:

AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE ANY AND ALL INSTRUMENTS TO EFFECTUATE A BOUNDARY ADJUSTMENT BETWEEN 328 FLAX HILL ROAD (A/K/A FODOR FARM) AND 25 POGANY STREET IN ACCORDANCE WITH THE MAP ENTITLED "PROPERTY SURVEY DEPICTING ADJUSTMENT OF LOT LINES LOT 1 & 4, MAP 13083 N.L.R. 25 POGANY-NORWALK, CT PREPARED FOR DOUGLAS PEOPLES" PREPARED BY RYAN AND FAULDS ON FILE IN THE LAW DEPARTMENT.

Mr. Callahan said this was a matter raised with the prior committee, which was approved, but to comply with the legal department, a number of legal issues needed to be vetted to comply with the statute regarding real property transfers of municipalities. He said he will need to work with the owner's lender to get a partial release of the mortgage, and that a portion of the property will become the city's property.

**** MR. FRAYER MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

D. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE A LAND USE RESTRICTION AGREEMENT AND NEGATIVE PLEDGE AGREEMENT IN FAVOR OF THE STATE OF CONNECTICUT, DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN CONNECTION WITH 7 ACADEMY STREET (SITE OF CARVER CENTER), NORWALK, CONNECTICUT.

Mr. Callahan said that when financial assistance is applied for from the state, it requires a land-use restriction and a negative pledge against the state's encumbrances on the land. The only issue here is that the City of Norwalk is not the applicant for the financial assistance; the Carver Corporation is. To facilitate Carver's completion and closing of their financial assistance application, which is close to five million dollars and supports a positive cause for the work they do, it is necessary to move this to completion and secure the approvals.

Ms. Eaddy said the Carver is very near and dear to her heart, and it is where she got her first job, her office experience, and her exposure to college. She was grateful for the program.

**** MR. DELLINGER MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

E. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE AN AGREEMENT WITH ETT ENVIRONMENTAL SERVICES INC. FOR THE POLICE HQ. FUEL ISLAND PUMP REPLACEMENT PROJECT FOR A TOTAL NOT TO EXCEED \$128,000.00 ACCT # 09263010 5777 C0727, 09247100 5777 C0137
AUTHORIZE A CONTINGENCY ALLOWANCE FOR A TOTAL NOT TO EXCEED \$12,800.00 ACCT # 09247100 5777 C0137

Mr. Lo said there are two fuel pumps at the police department that are approximately 20 years old, and the fuel pumps and the island have deteriorated. The city has allocated capital budget funds to repair/replace it. The project went out to bid, and the memo he provided includes the bid results. He would like to award it to ETT Environmental Services Inc.

**** MR. FRAYER MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY**

F. APPROVE THE NAMING OF THE SOUTH NORWALK ELEMENTARY SCHOOL AS DR. RUBY SHAW ELEMENTARY SCHOOL AND REFER THE RECOMMENDATION TO THE CITY COUNCIL FOR FINAL APPROVAL.

Mr. Lo said the Land Use committee held a public hearing, and there was strong support for it. This was referred to the Board of Education, and the facilities committee reviewed it and recommended it, and went to the full board, and the board has since recommended the naming. The last step will be to refer it to the full City Council, subject to this committee's recommendation.

Mr. Hosten said he appreciates everyone who has been part of the process, including those who participated in the public hearing. After getting to know both Dr. Shaw and her family, he supports this.

**** MR. FRAYER MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

G. 1. LAND USE AND BUILDING MANAGEMENT COMMITTEE, ACTING AS THE SCHOOL BUILDING COMMITTEE, CONFIRMS A) TO INCORPORATE THE INSTALLATION OF A ROOFTOP PHOTOVOLTAIC SYSTEM AS PART OF THE STATE APPROVED NEW SOUTH NORWALK SCHOOL CAPITAL CONSTRUCTION PROJECT, B) TO PROCEED WITH BIDDING OF THE INSTALLATION WORK AND C) THEREAFTER SUBMIT A CHANGE ORDER REQUEST BY NEWFIELD CONSTRUCTION, PROJECT CONSTRUCTION MANAGER, TO THE CITY COUNCIL FOR APPROVAL.

Mr. Lo said he had provided a lot of information in the agenda backup regarding these items, including the initial analysis. He came up with the idea at the beginning of the project to generate as much clean energy as possible and obtained an assessment from an engineering consultant team evaluating a rooftop and a ground-mount system. He had approached SNEW regarding the possibility and feasibility, but they are exempt from electricity deregulation, so there are various limitations on what can and cannot be done. The original proposal and analysis showed that more electricity would be generated than used. SNEW was committed to finding a way to do this; however, as a utility company, they can only buy power at a much lower rate, but the construction cost per kilowatt-hour is higher than what they can get the electricity for. Their commission voted to do so and was willing to lose \$25,000 a year on this, but if they lost more than that, the city would be financially responsible for any costs over \$25,000, and he did not think that was responsible spending on taxpayer money. He realizes that there is an environmental benefit, but it is not a financial benefit; in fact, it would be a financial burden, so the proposed joint venture with SNEW did not work out.

Mr. Lo said there was one more option: for the city to build it, but again, it did not work out financially, so the only solution was to convince the state that the proposed rooftop solar was part of the ongoing construction project. After construction was completed, there was a sufficient balance in the budget to fund the rooftop solar project, so he requested state approval to proceed with the project under state funding. In December, they agreed they could do it, so they are eligible for 60% reimbursement for the rooftop system. He met with the finance department, and they found his calculation to be accurate, and there would be financial savings for the city, so he is moving forward with the design and has requested the engineering firm to begin the design and is looking to do the installation over the summer, assuming the panels could be manufactured and delivered in time. The project will go out to bid in the next two weeks and will come to this committee for approval of a change order allowance.

Mr. Lo explained why a rooftop system is not installed right away and said it is, by design and intention, to ensure there are no leaks in the roof before installing the system.

**** MR. FRAYER MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

2. AUTHORIZE TO INCREASE DESIGN CONTINGENCY WITH TECTON ARCHITECTS' DESIGN SERVICES CONTRACT FOR SOUTH NORWALK SCHOOL FOR AN ADDITIONAL AMOUNT OF \$56,147.72 FOR ADDITIONAL DESIGN SERVICES. ACCT #09225010 5777 C0808

**** MR. FRAYER MOVED TO APPROVE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

**H. TECHNICAL CORRECTION: OF CITY COUNCIL ACTION ON
NOVEMBER 17, 2025, ITEM VI, D, 6A & 6B FOR CALF PASTURE BEACH
PROJECT BY CORRECTING THE TYPO IN THE ACCOUNT NUMBER TO
PROPERLY REFLECT THE ACTUAL ACCOUNT. NEW ACTION TO READ AS
FOLLOWS:**

**"AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE AN
AGREEMENT WITH O'RIORDAN MIGANI ARCHITECTS LLC FOR
ARCHITECTURAL SERVICES FOR THE CALF PASTURE BEACH CAMP
RENOVATION PROJECT FOR A TOTAL NOT TO EXCEED \$119,480.00. ACCT.
#09266030 5777 C0365.**

**AUTHORIZE A CONTINGENCY ALLOWANCE FOR A TOTAL NOT TO EXCEED
\$11,948.00. ACCT. #09266030 5777 C0365."**

**** MR. BAILEY MOVED TO APPROVE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

**I. THE LAND USE AND BUILDING MANAGEMENT COMMITTEE, ACTING AS
THE SCHOOL BUILDING COMMITTEE FOR NORWALK HIGH SCHOOL,
CONFIRMS THE RECOMMENDATION TO PROCEED WITH THE INSTALLATION
OF ROOFTOP PHOTOVOLTAIC SYSTEM WITH THE BOARD OF EDUCATION
PROCEEDING WITH THE EXECUTION OF A POWER PURCHASE AGREEMENT
(PPA) WHILE EXCLUDING THE CARPORT PV COMPONENT OF THE PROJECT.**

Mr. Lo said he recently requested updated financial performers for both rooftop and carport systems, which were attached to the agenda. For the rooftop system, it was projected that in 20 years there would be a total savings of approximately 2 million dollars. For the carport system, it was projected that there would be a slight loss in 20 years, so financially, it doesn't make sense to do it; he is recommending the rooftop system.

**** MR. DEGENSHEIN MOVED TO APPROVE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

VII. DISCUSSION

A. NORWALK PUBLIC SCHOOLS CONSTRUCTION PROJECT UPDATES

Mr. Phillips provided an update on the school construction projects, stating that the South Norwalk School project is complete and occupied, and shared updated photos.

Mr. Phillips provided an update and shared photos on the Norwalk High School project.

Mr. Lo said there are a total of six HVAC projects and said three of the projects will be substantially completed by the time the cooling season starts, but Naramake, Marvin, and Rowayton schools have no summer school in those buildings, so we will begin to work on those schools over the summer to install the air conditioning systems.

VIII. ADJOURNMENT

**** MR. DEGENSHEIN MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Dilene Byrd

Memorandum

From: Darin L. Callahan, Assistant Corporation Counsel
To: Mayor Barbara Smyth
Members of the Common Counsel
Members of the Planning & Zoning Commission
Cc: Lamond Daniels, Chief of Staff
Mario Coppola, Corporation Counsel
Date: December 31, 2025
Re: Fodor Farm / 25 Pogany Street Land Swap

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The Law Department has completed its review of the proposed land swap which would readjust the property lines between land the City owns a 328 Flax Hill Road (a/k/a Fodor Farm) and land owned by Douglas Peoples at 25 Pogany Street. As discussed in more detail below, the law swap will benefit both owners and the total acre of the two property's will remain the same post-land swap. The Law Department submits the following Authorizations for your consideration and approval:

February 4, 2026: *Land Use and Building Management Committee Meeting*

- ___ Schedule a Public Hearing concerning the following matter: Authorize the Mayor, Barbara Smyth to execute any and all instruments to effectuate a boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled "Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany ~ Norwalk, CT prepared for Douglas Peoples" prepared by Ryan and Faulds on file in the Law Department.

March 4, 2026: *Land Use and Building Management Committee Meeting*

- ___ Authorize the Mayor, Barbara Smyth to execute any and all instruments to effectuate a boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled "Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany ~ Norwalk, CT prepared for Douglas Peoples" prepared by Ryan and Faulds on file in the Law Department.
- ___ Referral of the following land swap for C.G.S. § 8-24 Review and Approval: Boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled "Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany ~ Norwalk, CT

prepared for Douglas Peoples” prepared by Ryan and Faulds on file in the Law Department.

March 18, 2026: *Planning & Zoning Commission*

- ___ C.G.S. § 8-24 Review and Approval: Boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled “Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany ~ Norwalk, CT prepared for Douglas Peoples” prepared by Ryan and Faulds on file in the Law Department.

April 14, 2026: *City Council*

- ___ Authorize the Mayor, Barbara Smyth to execute any and all instruments to effectuate a boundary adjustment between 328 Flax Hill Road (a/k/a Fodor Farm) and 25 Pogany Street in accordance with the map entitled “Property Survey depicting adjustment of lot lines Lot 1 & 4, Map 13083 N.L.R. 25 Pogany ~ Norwalk, CT prepared for Douglas Peoples” prepared by Ryan and Faulds on file in the Law Department.

The above referenced land swap was referred to the Law Department in January of 2025 after going through an initial public approval process. As stated in the Memo dated January 28, 2025 presented in that public approval process, the land swap benefits both the City and Mr. Peoples in that 25 Pogany post-swap boundary line will create a lot with mostly open space eliminating the need for Mr. People to fell existing trees and otherwise clear cut natural vegetation to make full use of his lot.

Upon review of the matter, it was determined that certain statutory procedural requirements should (in an abundance of caution) be redone to effectuate an approval in strict accordance with C.G.S. § 7-163e. However, prior to bringing the matter back through the public approval process, the Law Department completed much of the legal work necessary to properly adjust the boundary line including, but not limited to, title review of both properties, updates to the survey work and preparation of the land swap deed, a copy of which is attached hereto as Exhibit 1. A copy of the final survey map is attached hereto as Exhibit 2 with a zoomed in image of the actual boundary adjustment in Exhibit 3 for greater ease of reference.

It is necessary to work with Mr. People’s lender to obtain a partial release of the mortgage covering his lot under the current boundary line configuration so that the land, when conveyed to the City, will be transferred unencumbered by a mortgage. Of course, the bank will need to re-establish the mortgage over the post-swap 25 Pogany Street boundary line. The public approval process is being redone now for purposes of submitting a completed package for the lender to review and approve the necessary release.

I am available to answer any questions the Council or Commission may have.

EXHIBIT 1

LOT LINE ADJUSTMENT AGREEMENT

THIS AGREEMENT, made this ___ day of _____, 2026 by and between **DOUGLAS PEOPLES**, a natural person residing 25 Pogany St., Norwalk, Connecticut (“Peoples”) and **CITY OF NORWALK**, a municipal corporation organized and existing under the laws of the State of Connecticut (“City”). Peoples and the City are referred to collectively herein as the “Parties.”

WHEREAS, the City is the owner in fee of land known as 328 Flax Hill Road identified and delineated as “Former Lot 1 – Map 13083 N.L.R. Area = 348,828± SF” (“Former Lot 1”) in a certain map entitled “Property Survey Depicting Adjustments of Lot Lines Lot 1 & 4, Map No. 13083 N.L.R. 25 Pogany ~ Norwalk, CT” Scale 1” = 20’ dated December 2, 2025 prepared by Ryan and Faulds Land Surveyors, A Redniss & Mead Company (the “Map”) on file in the Norwalk Town Clerk’s Office as Map No. _____, a copy of which is attached hereto as Schedule A;

WHEREAS, Peoples is the owner in fee of land known as 25 Pogany Street, Norwalk, Connecticut identified and delineated as “Former Lot 4 – Map 13083 N.L.R. Area = 9,600± SF” (“Former Lot 4”) in said Map;

WHEREAS, as currently configured, Former Lot 1 and Former Lot 4 abut each other on three sides as shown in said Map;

WHEREAS, the Parties wish to revise the boundary line between Former Lot 1 and Former Lot 4 such that the new boundary of Former Lot 4 shall be identified and delineated as “Revised Lot 4 – Map 13083 N.L.R. Area = 9,600± SF” in the Map.

NOWHEREFORE, the Parties do mutually agree for themselves their heirs, successors and assigns, to revise the boundary line between Former Lot 1 and Former Lot 4 such that the new boundary line for Former Lot 4 shall be as identified and delineated as “Revised Lot 4 – Map 13083 N.L.R. Area = 9,600± SF” in the Map, and in furtherance thereof:

1. Peoples does hereby remise, release and forever quit claim unto the City, its heirs, successors and assigns forever, all rights, title and interest, claim and demand whatsoever as Peoples has or ought to have in 6,413 Sq. Ft. of land identified as “LAND OF LOT 4, MAP 13083 N.L.R. TO BE CONVEYED TO LOT 1, MAP 13083 N.L.R AREA = 6,413 SF” in the Map, and said land more specifically bounded and described in Schedule B attached hereto, TO HAVE AND TO HOLD said land, with the improvements thereon and appurtenances thereto, unto the said City its successors and assigns forever, to its and their own proper use and behoof.

2. City does hereby remise, release and forever quit claim unto Peoples, his heirs, successors and assigns forever, all rights, title and interest, claim and demand whatsoever as the City has or ought to have in land identified as “ LAND OF LOT 1, MAP 13083 N.L.R. TO BE CONVEYED TO LOT 4, MAP 13083 N.L.R AREA = 6,413 SF” in the Map, and said land more

Schedule A
Map

Schedule B

LAND OF LOT 4, MAP 13083 N.L.R. TO BE CONVEYED TO LOT 1, MAP 13083 N.L.R.

All that certain plot, piece or parcel of land is located in the City of Norwalk, County of Fairfield and State of Connecticut, and described as follows:

BEGINNING at a point on the westerly side of Pogany Street, said point lying S 14°31'50" E a distance of 100.00 feet from its intersection with land now or formerly of City of Norwalk (southeast corner of Lot 5, Map 13083 N.L.R.);

thence along said westerly side of Pogany Street S 14°31'50" E a distance of 80.16 feet to land now or formerly of City of Norwalk (Lot 1, Map 13083 N.R.L.);

thence along said land now or formerly of City of Norwalk (Lot 1, Map 13083 N.R. L.) S 75°28'10" W a distance of 80.00 feet and N 14°31'50" W a distance of 80.16 feet to land now or formerly of Douglas Peoples (Lot 4, Map 13083 N.L.R.);

thence along said land now or formerly of Douglas Peoples (Lot 4, Map 13083 N.R.L.) N 75°28'10" E a distance of 80.00 feet to the Point of Beginning.

Schedule C

LAND OF LOT 1, MAP 13083 N.L.R. TO BE CONVEYED TO LOT 4, MAP 13083 N.L.R.

All that certain plot, piece or parcel of land is located in the City of Norwalk, County of Fairfield and State of Connecticut, and described as follows:

BEGINNING at a point on the westerly side of Pogany Street at its intersection with land now or formerly of City of Norwalk (southeast corner of Lot 5, Map 13083 N.L.R.);

thence along said westerly side of Pogany Street S 14°31'50" E a distance of 60.16 feet to land now of form of Douglas Peoples (Lot 4, Map 13083 N.R.L.);

thence along said land now or formerly of Douglas Peoples (Lot 4, Map 13083 N.R.L.) S 75°28'10" W a distance of 80.00 feet and S 14°31'50" E a distance of 39.84 feet to land now or formerly of Douglas Peoples (Lot 4, Map 13083 N.R.L.);

thence along aid land now or formerly of Douglas Peoples (Lot 4, Map 13083 N.L.R.) S 75°28'10" W a distance of 16.00 feet and N 14°31'50" W a distance of 100 feet to aforesaid land now or formerly of the City of Norwalk (Lot 5, Map 13083 N.R. L.);

thence along aid land now or formerly of City of Norwalk (Lot 5, Map 13083 N.L.R.) N 75°28'10" E a distance of 96.00 feet to the Point of Beginning.

TO: City of Norwalk Land Use Committee
FROM: Moina Noor, President, Norwalk Public Library Board
DATE: January 26, 2026
RE: Request to Authorize Public Hearing – Celeste Y. Garr Children's Reading Room Naming

This memo requests that the Land Use Committee authorize a public hearing at its March 3, 2026 meeting on the proposed naming of a room within the Norwalk Public Library as the "Celeste Y. Garr Children's Reading Room," contingent upon receipt of a testamentary gift estimated to exceed \$300,000 from the W. Randall Garr and Laura Kalman Living Trust.

The Council's naming ordinance establishes that individuals honored through facility naming should have "made a significant contribution to the community through public service and deeds and is respected for their accomplishments and good conduct." The ordinance also directs that "consideration shall be given to individuals who have made recent accomplishments and contributions, as well as individuals with historic ties to the City."

Celeste Y. Garr meets these criteria. She was an educator in Norwalk Public Schools, dedicating her professional life to teaching the city's children. She was a lifelong advocate for literacy and accessible education, demonstrated through decades of active library patronage. Her family's roots in Norwalk extend back before 1900, with her great-grandfather building a house of worship in Norwalk. Her father was born at Norwalk Hospital in 1900, Celeste in 1924, and her son Randy in 1954—representing over a century of family presence in the city.

Celeste attended Norwalk Public Schools, graduating as valedictorian. After attending the University of Connecticut, she deliberately chose to return home to teach and raise her family. She lived on Apple Street until 2005, nearly 80 years of personal residence and service to the community. As her son Randy reflected: "She really believed in it; because she believed in it as an institution."

Throughout her life, the Norwalk Public Library was a cornerstone of Celeste's commitment to education and community. From Randy's earliest memories, the library was one of his mother's favorite places. She spent considerable time there reading newspapers and books, and made it a central part of her children's lives—dropping Randy off to do schoolwork while she ran errands, using it as a trusted meeting place, and instilling in her children the value of public institutions. When Norwalk libraries first made computers available to the public, Celeste eagerly learned to use email and embrace new

technologies. The library was a place where she felt comfortable spending significant time and having her children do the same.

ROOM NAMING

W. Randall Garr and Laura Kalman, as Settlers and Trustees of The W. Randall Garr and Laura Kalman Living Trust dated September 19, 2001, as subsequently amended and restated, have structured their estate plan to include a percentage distribution to the Norwalk Public Library upon the death of the last surviving trustee. This gift is conditioned upon the City naming a room within the library the "Celeste Y. Garr Children's Reading Room" in honor of Mr. Garr's late mother. The proposed resolution requires a minimum gift of \$100,000 before the naming takes effect, while current estimates place the bequest well above \$300,000.

The proposal brings substantial financial benefit to the City. The testamentary gift, estimated to exceed \$300,000, will provide significant resources to enhance library services and programming for future generations of Norwalk families. The testamentary structure means the gift will be made after the deaths of both donors, with no ongoing influence or expectations during their lifetimes.

RESOLUTION

The following resolution drafted by City Attorney Darin Callahan and Mr. Garr was voted upon unanimously by the Norwalk Public Library Board and the Norwalk Public Library Foundation during their November 13 and December 11, 2026 meetings:

Whereas, W. Randall Garr and Laura Kalman are the Settlers and Trustees of The W. Randall Garr and Laura Kalman Living Trust dated September 19, 2001, as subsequently amended and restated (the "Trust");

Whereas, the Trust provides that the Trustee shall distribute a percentage of the Trustee estate to the Norwalk Public Library as and when provided in the Trust (the "Gift");

Whereas, the Gift is currently estimated to be in excess of \$300,000.00;

Whereas, the aforementioned Gift is conditioned upon the City of Norwalk naming a room within the Norwalk Public Library the "Celeste Y. Garr Children's Reading Room" in honor of William Garr's late mother, Celeste Y. Garr;

BE IT RESOLVED THAT, the City of Norwalk hereby authorizes the following:

Upon receipt of the Gift in the amount of \$100,000.00 or more from the Trust, the City of Norwalk authorizes that a room of no less than 200 sq. ft. accessible to the general public within the Norwalk Public Library be named the "Celeste Y. Garr Children's Reading

Room," the location (or relocation) of which shall be at the sole discretion of the City of Norwalk;

That the Mayor is authorized to enter into such agreements and other instruments as the Mayor deems necessary and appropriate for the purposes herein stated.

In closing, the Norwalk Public Library Board recommends the Land Use Committee authorize a public hearing on March 3, 2026 to allow for public input on this proposed room naming.

ARTICLE I

Naming

[Adopted 9-27-2011]

§ 27-1. Purpose.

The purpose of this article is to establish guidelines and formalize procedures when considering the naming or renaming of a City-owned or -controlled building or facility, or section thereof, administered under the responsibility charged to the Land Use and Building Management Committee of the Common Council, or its successor (hereinafter “Land Use and Building Management Committee”).

§ 27-2. Policy and considerations.

A. The primary consideration when naming a building or facility, or section thereof, should be to clearly identify the location and function for ease of access and to avoid confusion. A geographical description is preferred in the name. A public facility or part of a facility may be identified by naming in honor of an individual or group through use of a memorial plaque or similar commemorative inscription.

B. If a building or facility, or section thereof, is to be named in honor of an individual, it is generally required that such individual has made a significant contribution to the community through public service and deeds and is respected for their accomplishments and good conduct. Consideration shall be given to individuals who have made recent accomplishments and contributions, as well as individuals with historic ties to the City. An individual shall be deceased at least one year prior to the naming, unless the Common Council determines by a two-thirds majority plus one vote that a living individual or a person who has been deceased less than one year deserves the honor. Groups should not be in a position to influence the process by funding of past or future operations of the building or facility, or section thereof, and it is ultimately important for the City to avoid any perception of improper manipulation, special favor, vested interest, or endorsement of businesses, products or services.

§ 27-3. Procedure.

Naming of City buildings or facilities, or sections thereof, shall proceed as follows.

A. The proposed naming shall be placed on a Land Use and Building Management Committee regular meeting agenda for discussion and review. In the event that the building or facility, or section thereof, to be named is located at a City park, the proposed naming shall also be placed on the Recreation, Parks and Cultural Affairs Committee of the Common Council, or its successor, agenda for discussion and review, following which such committee shall report its recommendation to the Land Use and Building Management Committee.

B. A public hearing is required prior to forwarding the naming request to the full Common Council for approval. The hearing shall be held at a regular meeting of the Land Use and

Building Management Committee, and the scheduling of said hearing shall have been approved at a previous regular meeting by a majority vote of the Committee.

C. A two-thirds majority of the Common Council is required for the approval of the naming or renaming of a building or facility, or section thereof, except in the case where a living individual or a person who has been deceased less than one year is the honoree, in which case a two-thirds majority plus one vote is required.



MAYOR
Barbara C. Smyth

Director
James Travers
jtravers@norwalkct.gov

Memorandum

Tuesday, February 3, 2026

To: Land Use Committee
From: Jim Travers
Subject: Pedestrian Right of Way Easement

Dear Honorable Members of the Land Use Committee,

As many of you know, there is a 315± long foot path connecting Hunt and Woodbine Street commonly and historically used by pedestrians (“Gilbert Path”). Gilbert Path provides significantly enhanced access to the Rowayton Metro North Train Station (the “Rowayton Metro”) for commuters wishing the walk to and from the station from the south of Hunt Street.

Gilbert Path is located on a paper road parcel known as Gilbert Hill Road. See [Table 1](#). A title search indicates that Gilbert Hill Road is owned by an entity known as The Norwalk Investment Company (f/k/a The Norwalk Realty, Title and Investment Corporation) which was dissolved in 1928.

Table 1: GIS Map of Gilbert Hill Road



Over the years, the adjacent property owners have installed fencing along Gilbert Hill Road effectively leaving a 10’ wide footpath i.e. Gilbert Path. See [Tables 2-A and 2-B](#).

Table 2-A: View from Hunt Street



Table 2-B: View from Woodbine Street



TMP is proposing that the City acquire an easement over Gilbert Path as part of its effort to increase connectivity around Norwalk and to the Rowayton Metro in particular. Attached as Exhibit 1 is a survey map reflecting Gilbert Path and the easement area TMP would like to obtain for a right of pedestrian passage in favor of the general public.

For purposes of exercising eminent domain, the City would need to deposit the average of two appraisers' opinion of fair market value with the Court. Any party claiming an interest in the land can appeal valuation within 6 months of commencement of the action. If appealed, the matter proceeds to trial on the issue of fair market value.

The City has received two appraisals providing an opinion of fair market value of Gilbert Path as follows:

Vimini Associates:	\$	16,500.00
Kerin & Fazio:	\$	<u>43,600.00</u>
Average	\$	30,050.00

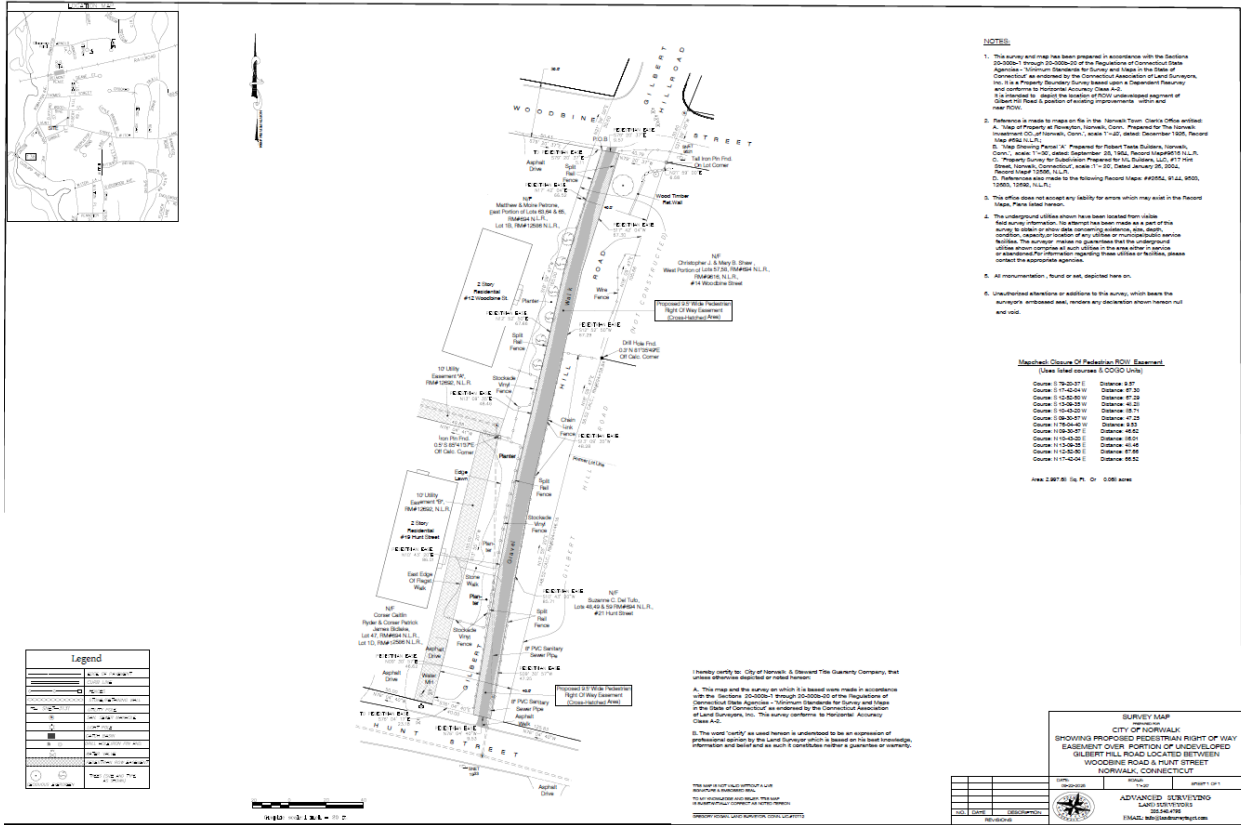
In order to advance this matter, the Law Department has proposed the following authorization for your consideration:

Proposed Authorization:

_. THE CITY IS HEREBY AUTHORIZED TO PURCHASE, ACQUIRE AND/OR TAKE BY EXERCISE OF EMINENT DOMAIN A PEDESTRIAN RIGHT OF WAY EASEMENT IN THE REAL PROPERTY IDENTIFIED AS “*PROPOSED 9.5’ WIDE PEDESTRIAN RIGHT OF WAY EASEMENT (CROSS-HATCHED AREA)*” ON A SURVEY MAP ENTITLED “*CITY OF NORWALK SHOWING PROPOSED PEDESTRIAN RIGHT OF WAY EASEMENT OVER PORTION OF UNDEVELOPED GILBERT HILL ROAD LOCATED BETWEEN WOODBINE ROAD & HUNT STREET NORWALK, CONNECTICUT*” DATED SEPTEMBER 22, 2025 AND PREPARED BY ADVANCED SURVEYING FOR PURPOSES OF PEDESTRIAN PASSAGE BY THE GENERAL PUBLIC, AND FURTHER THAT THE MAYOR, BARBARA C. SMYTH OR HER DESIGNEE IS AUTHORIZED TO EXECUTE AND DELIVER ANY AND ALL AGREEMENTS, DOCUMENTS AND OTHER INSTRUMENTS NECESSARY TO PURCHASE, ACQUIRE AND OR TAKE BY EXERCISE OF EMINENT DOMAIN POWERS SAID PROPERTY.

_. 8-24 REFERRAL TO THE PLANNING AND ZONING COMMISSION RE: ACQUISITION OF A PEDESTRIAN RIGHT OF WAY EASEMENT IN THE REAL PROPERTY IDENTIFIED AS “*PROPOSED 9.5’ WIDE PEDESTRIAN RIGHT OF WAY EASEMENT (CROSS-HATCHED AREA)*” ON A SURVEY MAP ENTITLED “*CITY OF NORWALK SHOWING PROPOSED PEDESTRIAN RIGHT OF WAY EASEMENT OVER PORTION OF UNDEVELOPED GILBERT HILL ROAD LOCATED BETWEEN WOODBINE ROAD & HUNT STREET NORWALK, CONNECTICUT*” DATED SEPTEMBER 22, 2025 AND PREPARED BY ADVANCED SURVEYING FOR PURPOSES OF PEDESTRIAN PASSAGE BY THE GENERAL PUBLIC

Exhibit 1



- NOTES:**
- This survey and map has been prepared in accordance with the Statutes 30-200b-1 through 30-200b-22 of the Regulations of Connecticut State Agencies. This survey conforms to Survey and Maps in the State of Connecticut as approved by the Connecticut Association of Land Surveyors, Inc. as a Temporary Boundary Survey based upon a Theodolite Traverse and conforms to Horizontal Accuracy Class A-2. It is intended to: report the location of PDSI unimproved easements of record; the location of existing improvements; and show the location of the proposed easement.
 - Reference is made to maps on file in the Norwich Town Clerk's Office entitled: A. "Map of Report of Findings, Norwich, Conn. Prepared for the Norwich Association of Land Surveyors, Inc.," dated December 1985, Record Map #164, L.L.P.; B. "Town Finding Report of Findings for Robert Frank Sublett, Norwich, Conn.," dated September 20, 1982, Record Map #1919, L.L.P.; C. "Proposed Right-of-Way Easement for 500 Sublets, LLC," dated March 20, 2002, Record Map #2356, L.L.P.; D. "Reference area made to the following Record Map #2024, of L.S. 1000, 1000, L.L.P.,"
 - This office does not accept any liability for errors which may arise in the Record Map. Plans filed herewith.
 - The underground utilities shown have been located from utility field survey information. No attempt has been made to determine the location, depth or location of any utility or non-utility service facilities. The surveyor assumes no guarantee that the underground utility shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities in service, please contact the appropriate agencies.
 - All monumentation, found or set, depicted here on.
 - Unlocated alterations or additions to this survey, which bear the surveyor's embossed seal, render any guarantee shown hereon null and void.

Adjacent Owners Of Property, R/W, Easement

(Lines Refer to Record Map #2024)

Course 0-79-00-01 E	Course 8-37
Course 0-17-02-04 W	Course 07-30
Course 0-10-02-02 W	Course 07-28
Course 1-10-02-01 W	Course 08-20
Course 0-10-02-02 W	Course 08-71
Course 0-09-02-01 W	Course 07-28
Course 1-10-02-04 W	Course 8-37
Course 1-10-02-02 W	Course 8-37
Course 1-10-02-02 W	Course 08-20
Course 1-10-02-02 W	Course 08-20
Course 1-10-02-02 W	Course 08-20
Course 1-10-02-02 W	Course 08-20

See 2-07-81, 10, P. O. 2008 area.

Intended solely for the City of Norwich & Deane Title Guaranty Company, that unless otherwise noted and/or stated herein:

A. This map and the survey on which it is based were made in accordance with the Statutes 30-200b-1 through 30-200b-22 of the Regulations of Connecticut State Agencies. This survey conforms to Survey and Maps in the State of Connecticut as approved by the Connecticut Association of Land Surveyors, Inc. This survey conforms to Horizontal Accuracy Class A-2.

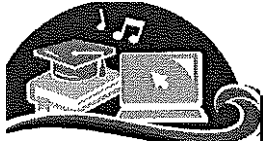
B. The word "VERIFY" as used herein is understood to be an expression of professional opinion by the land surveyor which is based on his best knowledge, information and belief and as such it connotes neither a guarantee or warranty.

SURVEY MAP

CITY OF NORWALK
 SHOWING PROPOSED PEDESTRIAN RIGHT OF WAY
 EASEMENT OVER PORTION OF UNDEVELOPED
 GILBERT HILL ROAD LOCATED BETWEEN
 WOODBINE ROAD & HUNT STREET
 NORWALK, CONNECTICUT

DATE: 10/11/11
 SHEET: 1 OF 1

ADVANCED SURVEYING
 1400 WEST STREET
 NORWALK, CT 06441-1006
 PH: 406-241-1111
 FAX: 406-241-1112
 EMAIL: ADVANCED@ASURV.COM



NORWALK

Public Schools

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ROB PENNINGTON, ASSISTANT SUPERINTENDENT OF SCHOOLS

CC: JOE DELALLO, PURCHASING DIRECTOR

RE: **NEW BAND INSTRUMENTS - NORWALK HIGH SCHOOL,
BRIEN MCMAHON, ROTON, PONUS, NATHAN HALE,
CONCORD & WEST ROCKS**

DATE : FEBRUARY 25, 2026

The Norwalk High School Marching Bears and Brien McMahon Marching Senators and their feeder schools, West Rocks, Ponus Ridge, Nathan Hale, Roton and Concord are nationally recognized ensembles that have garnered various awards and accolades for their performances at the state, regional and national levels over the past 50 years. City capital funds in the amount of \$300,000 have been allocated in FY 2026, to upgrade and refresh their older equipment.

The City of Norwalk Purchasing Department issued a bid (4471R New Band Instruments for NPS High & Middle Schools) on February 6th, 2026 for replacing approximately 20% of their band instrument inventory at both Norwalk High, Brien McMahon, West Rocks, Ponus Ridge, Nathan Hale, Roton and Concord. The City received two (2) bids. The results are as follows:

Company	Total Cost	
AAA Band Rentals, LLC	\$ 282,363.00	
B.A.C Musical Instruments, LLC	\$ 182,632.00	***

After reviewing the submissions, the Purchasing Departments and Band Directors recommend the award to AAA Band Rentals, LLC. The other bidder, B.A.C. Musical Instruments, did not bid on 104 of the 165 items (Approximately 63%) and the 61 items bid on were substitutions of the specific items requested. AAA Band Rentals LLC is a local company that can provide timely maintenance and service on the instruments.

ACTION REQUESTED:

Authorize the Purchasing Agent to issue a Purchase Order to AAA Band Rentals, LLC. for project 4471R Band Instruments Replacements for Norwalk High, Brien McMahon, West Rocks, Ponus Ridge, Nathan Hale, Roton and Concord schools in the amount of \$282,363.00. Acct. #09265010-5777-C0685 and forward to the City Council for further action.

DATE: January 28, 2026
TO: Mayor Smyth, Alan Lo, Buildings & Facilities Manager & Land Use Committee of the City Council
FROM: Martha Wooten-Dumas & Family
SUBJECT: Naming of Community Room in the City's Recreation & Parks Community Center

I am writing to request that the Community Room located in the building at 98 South Main Street, which is currently under renovation, be named after my husband, Ernie Dumas. In 1987 Ernie and I moved to South Norwalk at 162 South Main Street with our family. During that time, South Norwalk was the most challenging part of the city. Mr. Dumas being the man that he was committed himself to making life better for families in his community. He walked up and down South Main Street doing and saying things that most wouldn't dare to during those days. His tenacity and bravery gradually touched the hearts and minds of his neighbors, and he became that person you could always count on for help or a word of encouragement.

He was a community advocate at his core, led by his unwavering faith and commitment to live his life in service to others and he did that to the fullest every day. Mr. Dumas served on the City Council and was involved with many efforts/initiatives to help improve and uplift his community including:

- Basket of Love (Annual Thanksgiving & Christmas Community Celebrations)
- Clean & Green
- DOJ Weed & Seed Initiatives- Group Workcamps, a faith-based home improvement project & CURE (Community Under Restoration Events) the first ever Carnival held in Ryan Park
- A Better South Norwalk (Yearly neighborhood clean-ups)
- South Norwalk Citizens 4 Justice

Those are a few things that Mr. Dumas did for his community, but he did so much more than any of us will ever know about. Many of the initiatives/activities took place in the community room at 98 South Main St.,(formerly known as NEON) or in Ryan Park behind the building. Mr. Dumas's footprints are imbedded in that building, throughout South Norwalk and beyond. And while we know his memory will live on in the hearts of those he's touched along the way, we believe his good works deserves to be memorialized by naming the newly renovated community room in his honor, ***The Ernest Dumas Community Room.***

Thank you for your time and consideration and look forward to the realization of this most meaningful and appropriate recognition of life of a husband, father, friend and faithful servant.

ARTICLE I

Naming

[Adopted 9-27-2011]

§ 27-1. Purpose.

The purpose of this article is to establish guidelines and formalize procedures when considering the naming or renaming of a City-owned or -controlled building or facility, or section thereof, administered under the responsibility charged to the Land Use and Building Management Committee of the Common Council, or its successor (hereinafter “Land Use and Building Management Committee”).

§ 27-2. Policy and considerations.

A. The primary consideration when naming a building or facility, or section thereof, should be to clearly identify the location and function for ease of access and to avoid confusion. A geographical description is preferred in the name. A public facility or part of a facility may be identified by naming in honor of an individual or group through use of a memorial plaque or similar commemorative inscription.

B. If a building or facility, or section thereof, is to be named in honor of an individual, it is generally required that such individual has made a significant contribution to the community through public service and deeds and is respected for their accomplishments and good conduct. Consideration shall be given to individuals who have made recent accomplishments and contributions, as well as individuals with historic ties to the City. An individual shall be deceased at least one year prior to the naming, unless the Common Council determines by a two-thirds majority plus one vote that a living individual or a person who has been deceased less than one year deserves the honor. Groups should not be in a position to influence the process by funding of past or future operations of the building or facility, or section thereof, and it is ultimately important for the City to avoid any perception of improper manipulation, special favor, vested interest, or endorsement of businesses, products or services.

§ 27-3. Procedure.

Naming of City buildings or facilities, or sections thereof, shall proceed as follows.

A. The proposed naming shall be placed on a Land Use and Building Management Committee regular meeting agenda for discussion and review. In the event that the building or facility, or section thereof, to be named is located at a City park, the proposed naming shall also be placed on the Recreation, Parks and Cultural Affairs Committee of the Common Council, or its successor, agenda for discussion and review, following which such committee shall report its recommendation to the Land Use and Building Management Committee.

B. A public hearing is required prior to forwarding the naming request to the full Common Council for approval. The hearing shall be held at a regular meeting of the Land Use and

Building Management Committee, and the scheduling of said hearing shall have been approved at a previous regular meeting by a majority vote of the Committee.

C. A two-thirds majority of the Common Council is required for the approval of the naming or renaming of a building or facility, or section thereof, except in the case where a living individual or a person who has been deceased less than one year is the honoree, in which case a two-thirds majority plus one vote is required.



TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: FRED BRETHERTON, ASSISTANT PROPERTY MANAGER

DATE: FEBRUARY 25, 2026

RE: NORWALK POLICE 911 DISPATCH CENTER – BACKUP POWER SYSTEM

The Norwalk Police Department 911 Dispatch Center serves as the City’s 24/7 emergency communications hub, supporting police, fire, and emergency medical response. Because uninterrupted operations are essential to public safety, the dispatch center relies on a highly specialized backup power system to ensure continuous service during power outages and emergency events.

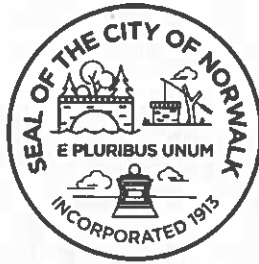
For more than 15 years, Online Building Systems, LLC has been the sole provider responsible for servicing and repairing the 911 dispatch center’s uninterruptible power supply (UPS) system. Throughout this period, Online Building Systems has worked closely with City staff and public safety leadership, responding to emergency situations, performing system repairs, and maintaining the equipment in a manner that has ensured consistent and reliable 911 operations.

Through its long-standing involvement, Online Building Systems, LLC has developed extensive institutional knowledge of the system’s configuration, performance history, and emergency response requirements specific to the Norwalk 911 Dispatch Center. Utilizing an alternate provider would require system familiarization and transition time, and would introduce unacceptable risk to the continuity and reliability of 911 operations.

In strict compliance with our purchasing guidelines, I am hereby presenting Online Building Systems, LLC to the City Council as a sole source vendor for the above services for a term of three (3) years. This request has been reviewed by the Purchasing Department.

ACTION REQUESTED:

Approve Online Building Systems, LLC as the sole source vendor to service and repair the 911 dispatch center’s backup power (UPS) system at the Police Headquarter. This approval shall expire July 1, 2029.



DEPT OF FINANCE - Purchasing Department

NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 1/22/26

DEPARTMENT: Building Mgmt.

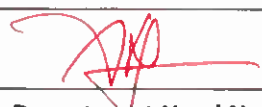
Procurement by non-competitive proposals may be used only when the award of a contract is infeasible under informal competitive Quotations (§3-204), Informal Competitive Request for Proposals (§3-205), seal bids, or competitive proposals and at least one of the following circumstances applies:

Check One:

<input checked="" type="checkbox"/>	1	The item is available only from a single source (justification is attached). The provisions of this regulation apply to all sole source procurements unless emergency conditions exist as defined by Purchasing Guideline on Emergency Procurements
<input type="checkbox"/>	2	After solicitation of several sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)
<input type="checkbox"/>	3	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
<input type="checkbox"/>	4	The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote, and the contract/agreement number)
<input type="checkbox"/>	5	The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation (documented emergency contingency is attached). Please forward this form and supporting documentation within 48 hours of the Emergency
<input type="checkbox"/>	6	Other, please explain:

TOTAL COST: \$3,000 MUNIS Account: 013055 5298

VENDOR: Online Building Systems, LLC

Purchasing Agent Signature	<input checked="" type="checkbox"/>	The Purchasing Agent Supports	Department Head Signature 
Purchasing Agent Name	<input type="checkbox"/>	Does Not Support	Department Head Name Alan Io
Date	<input type="checkbox"/>	Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	Date 1/28/26

JUSTIFICATION:

Online Building Systems, LLC has provided specialized service and repair for the 911 dispatch's (UPS) backup power system for more than 15 years. This system is uniquely configured and mission-critical to life-safety operations for the Norwalk 911 dispatch center.

Online Building Systems, LLC possesses unmatched multi-year institutional knowledge of the equipment, including system configuration, historical performance, and emergency response requirements. Utilizing an alternate provider would require extensive system familiarization and introduce unacceptable risk to the continuity of 911 operations. A multi-year sole-source award to Online Building Systems, LLC is therefore necessary to ensure system reliability, operational continuity, and public safety.

PA NOTES/COMMENTS: The Purchasing Agent supports this as a multi-year single source provider. Term three (3) years upon authorization.

ANY OTHER VENDORS CONTACTED FOR PRICING? (Please attach quotes): _____

Vendor 1: _____

Vendor 2: _____

EMERGENCY: Explain in detail the nature of the emergency

ONLINE BUILDING SYSTEMS
 22 Shelter Rock Lane
 Danbury, CT 06810



January 27, 2026

Fred G. Bretherton
Assistant Property Manager, Engineering Division
City Of Norwalk
Guardian Services Industries, Inc.
P: 203-854-7829
M: 646-208-4606
E: fbretherton@norwalkct.org

Re: Norwalk Police – Preventative Maintenance Contract 2026

Quote: 012640

Dear Fred,
 Integ is pleased to provide the following proposal for a Preventive Maintenance Contract at the Norwalk PD.

Equipment:

Brand/Mfr:	Mitsubishi
Serial #:	03-EMAJQ1-01
Model #:	UP2033D-B503DU-4
Config #:	SMS
KVA:	50
Mfr. Date:	Feb-04
PF:	0.8

Battery Information:

Mfr:	Energys	Datecode:	Replaced at different times
Model:	12HX205 FR		
Strings:	1	Jars/string:	40
Battery Cabinet p/n:	PowerBattery		
Battery Cabinet tag:	106164		

Preventative Maintenance Contract to begin 2/1/26 and end 1/31/27 will include two (2) preventative maintenance (PM) visits for both UPS and battery system. Labor, travel and expenses that will be required for preventative maintenance service visits during maintenance agreement period are included. Replacement parts and batteries are not covered and will be quoted under separate cover should they be deemed necessary.

NET LOT PRICE-----\$ 3,000.00 Per Year Plus tax if applicable

Thank you for the opportunity to provide our proposal. Please don't hesitate to call with questions.

Regards,
 Matt Saunders
 MRS/ems



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.gov P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE: **STATE PROJ: 103-003 HVACN – NARAMAKE HVAC IAQ IMPROVEMENT PROJECT
– EVERSOURCE EASEMENT FOR UPGRADED ELECTRICAL SERVICE**

DATE: MARCH 2, 2026

The City of Norwalk City Council approved the Guaranteed Maximum Price agreement for the Naramake HVAC (Heating, Ventilating and Air Conditioning) IAQ (Indoor Air Quality) project in February of 2025. The Construction Manager has mobilized and is currently performing interior work.

The scope of the project includes an electrical service upgrade with a new transformer from Eversource. To limit disruptions to existing school operations the Construction Manager is planning to complete this work during the Summer of 2026. This includes a new transformer pad and the re-use of existing primary electrical feeds from existing electrical pole on the property.

Eversource policy requires an easement on the City of Norwalk property for all new services and service upgrades. This is necessary to legally access the infrastructure on private property for future maintenance and repair purposes. Attached is a drawing depicting the proposed easement area to be granted to Eversource.

Note, this new easement will also replace an existing CL&P easement which served the P-TECH/NHS concession stand and is no longer required.

ACTION REQUESTED

- a. Authorize to hold a Public Hearing at the next Land Use & Building Management Committee Meeting for Eversource Energy easement for electrical service upgrades for the Naramake School HVAC IAQ Project.**

- b. Refer the proposed Eversource Energy easement for electrical service upgrades for the Naramake School HVAC IAQ Project to the Planning**

and Zoning Commission for approval in accordance with the Connecticut General Statutes – Section 8-24.

- c. Authorize the Mayor, Barbara C. Smyth, to execute any and all documents necessary for an Eversource Energy easement for electrical service upgrades for the Naramake School HVAC IAQ Project.**

REV.	DESCRIPTION	DATE

CONSULTANT:
SALAMONE & ASSOCIATES, P.C.
 CONSULTING ENGINEERS
 110 North Plains Industrial Road
 Wallingford, Connecticut 06492
 Phone: (203) 281-6895 Fax: (203) 287-8728

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NOTES:



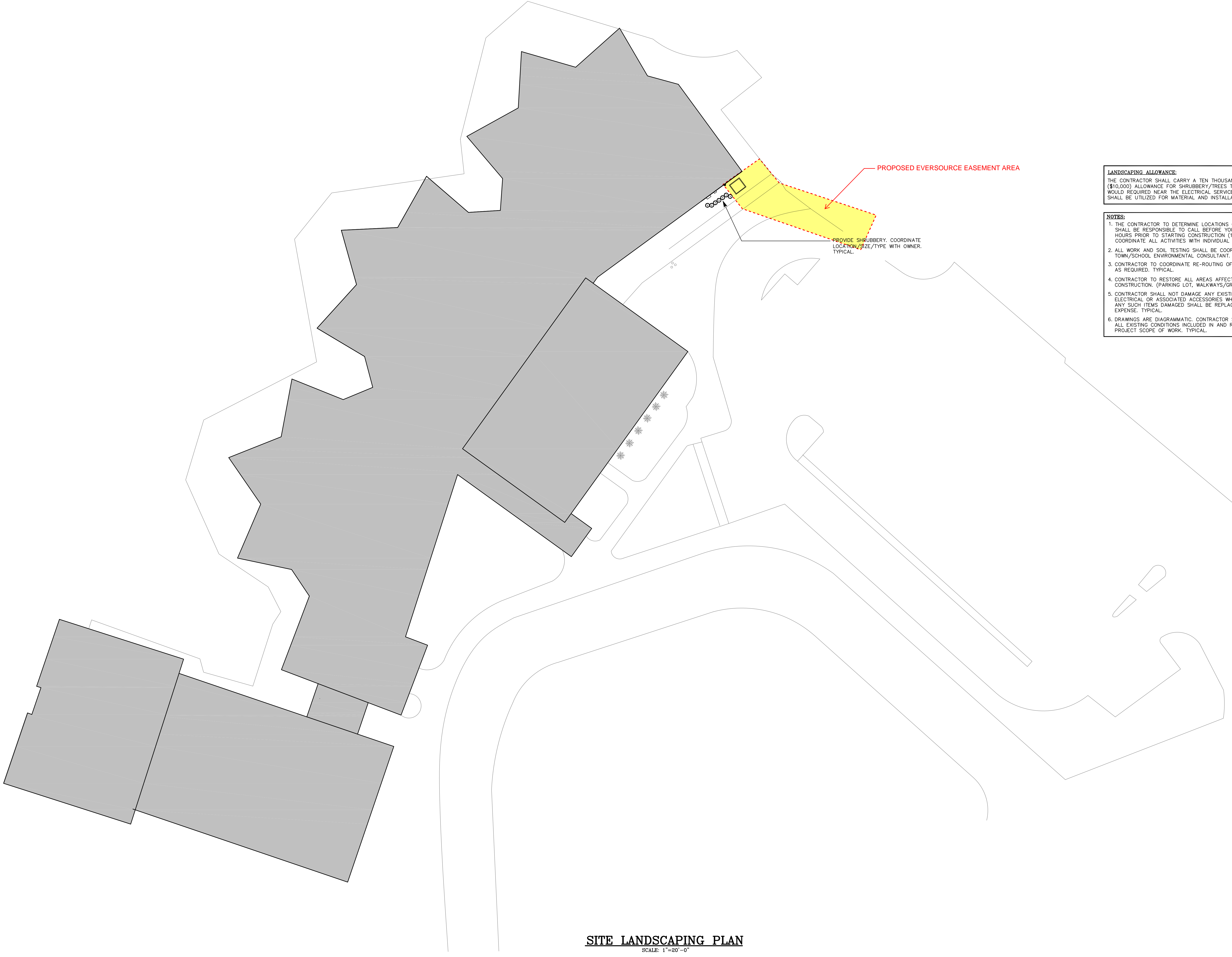
PROJECT TITLE
 CONTRACT DOCUMENTS FOR
 HVAC UPGRADES
 AT
NARAMAKE ELEMENTARY SCHOOL
STATE PROJECT NUMBER
03-03 HVACN
 16 KING STREET, NORWALK CT

DRAWING TITLE
SITE LANDSCAPING PLAN

JOB NO.	3832.01
PROJECT MANAGER	JAS
ENGINEER/DESIGNER	FB
DRAWN BY	CK
SCALE	AS NOTED
DATE	MAY 23, 2025

SEAL:

DRAWING NO.
SL-1



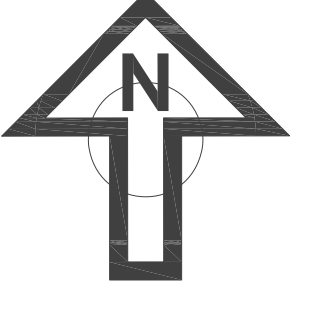
LANDSCAPING ALLOWANCE:
 THE CONTRACTOR SHALL CARRY A TEN THOUSAND DOLLAR (\$10,000) ALLOWANCE FOR SHRUBBERY/TREES THE OWNER WOULD REQUIRE NEAR THE ELECTRICAL SERVICE ROOM. THIS SHALL BE UTILIZED FOR MATERIAL AND INSTALLATION. TYPICAL.

- NOTES:**
1. THE CONTRACTOR TO DETERMINE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE TO CALL BEFORE YOU DIG AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION (1-800-922-4455). COORDINATE ALL ACTIVITIES WITH INDIVIDUAL UTILITY COMPANIES.
 2. ALL WORK AND SOIL TESTING SHALL BE COORDINATED WITH THE TOWN/SCHOOL ENVIRONMENTAL CONSULTANT. TYPICAL.
 3. CONTRACTOR TO COORDINATE RE-ROUTING OF TRAFFIC/PARKING AS REQUIRED. TYPICAL.
 4. CONTRACTOR TO RESTORE ALL AREAS AFFECTED DURING CONSTRUCTION. (PARKING LOT, WALKWAYS/GRASS AREAS) TYPICAL.
 5. CONTRACTOR SHALL NOT DAMAGE ANY EXISTING EQUIPMENT, PIPING, ELECTRICAL OR ASSOCIATED ACCESSORIES WHICH ARE TO REMAIN. ANY SUCH ITEMS DAMAGED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. TYPICAL.
 6. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.

PROVIDE SHRUBBERY, COORDINATE LOCATION/SIZE/TYPER WITH OWNER. TYPICAL.

PROPOSED EVERSOURCE EASEMENT AREA

SITE LANDSCAPING PLAN
 SCALE: 1"=20'-0"





CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.gov P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE: **STATE PROJ: 103-001 HVACN – ROWAYTON HVAC IAQ IMPROVEMENT PROJECT
– EVERSOURCE EASEMENT FOR UPGRADED ELECTRICAL SERVICE**

DATE: MARCH 2, 2026

The City of Norwalk City Council approved the Guaranteed Maximum Price agreement for the Rowayton HVAC (Heating, Ventilating and Air Conditioning) IAQ (Indoor Air Quality) project in February of 2025. The Construction Manager has mobilized and is currently performing interior work.

The scope of the project includes an electrical service upgrade with a new transformer from Eversource. To limit disruptions to existing school operations the Construction Manager is planning to complete this work during the Summer of 2026. The scope includes a new transformer pad at a new location and new conduit for primary electric from the street.

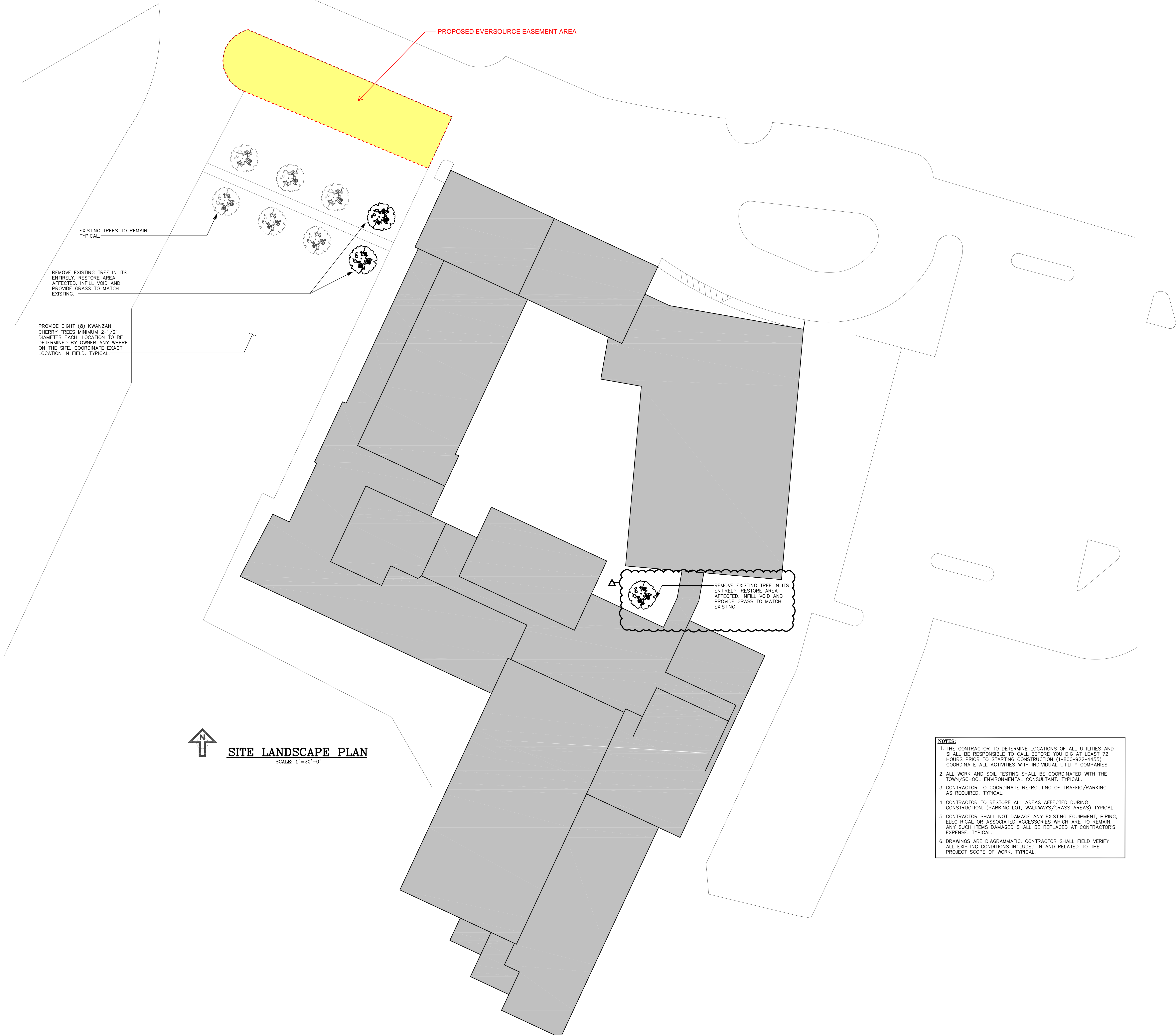
Eversource policy requires an easement on the City of Norwalk property for all new services and service upgrades. This is necessary to legally access the infrastructure on private property for future maintenance and repair purposes. Attached is a drawing depicting the proposed easement area to be granted to Eversource.

ACTION REQUESTED

- a. Authorize to hold a Public Hearing at the next Land Use & Building Management Committee Meeting for Eversource Energy easement for electrical service upgrades for the Rowayton School HVAC IAQ Project.**

- b. Refer the proposed Eversource Energy easement for electrical service upgrades for the Rowayton School HVAC IAQ to the Planning and Zoning Commission for approval in accordance with the Connecticut General Statutes – Section 8-24.**

- c. Authorize the Mayor, Barbara C. Smyth, to execute any and all documents necessary for an Eversource Energy easement for electrical service upgrades for the Rowayton School HVAC IAQ Project.**



SITE LANDSCAPE PLAN
SCALE: 1"=20'-0"

- NOTES:**
1. THE CONTRACTOR TO DETERMINE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE TO CALL BEFORE YOU DIG AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION (1-800-922-4455). COORDINATE ALL ACTIVITIES WITH INDIVIDUAL UTILITY COMPANIES.
 2. ALL WORK AND SOIL TESTING SHALL BE COORDINATED WITH THE TOWN/SCHOOL ENVIRONMENTAL CONSULTANT. TYPICAL.
 3. CONTRACTOR TO COORDINATE RE-ROUTING OF TRAFFIC/PARKING AS REQUIRED. TYPICAL.
 4. CONTRACTOR TO RESTORE ALL AREAS AFFECTED DURING CONSTRUCTION. (PARKING LOT, WALKWAYS/GRASS AREAS) TYPICAL.
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 6. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDED IN AND RELATED TO THE PROJECT SCOPE OF WORK. TYPICAL.

REVISIONS		
REV.	DESCRIPTION	DATE

CONSULTANT:
SALAMONE & ASSOCIATES, P.C.
CONSULTING ENGINEERS
116 North Plains Industrial Road
Wallingford, Connecticut 06492
Phone: (203) 281-6895 Fax: (203) 287-8728

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NOTES:

PROJECT TITLE
CONTRACT DOCUMENTS FOR
HVAC UPGRADES
AT
ROWAYTON ELEMENTARY SCHOOL
STATE PROJECT NUMBER
03-001 HVACN
1 ROTON AVENUE, NORWALK CT

DRAWING TITLE
SITE LANDSCAPE PLAN

JOB NO.	3831.01
PROJECT MANAGER	JAS
ENGINEER/DESIGNER	ST
DRAWN BY	CK
SCALE	AS NOTED
DATE	MAY 23, 2025

SEAL:

DRAWING NO.
SL-1