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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 comment are encouraged to submit those 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 Marsha Elbourne at melbourne@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

REVISED

I. ROLL CALL

II. ACCEPTANCE OF MINUTES

A. Regular Meeting: February 24, 2026

III. PUBLIC PARTICIPATION

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

1. REAPPOINTMENTS

a. Katherine Williams-Murchinson, Board of Ethics, Regular

2. APPOINTMENTS

a. John Hubers, Planning and Zoning Commission, Regular, District B

B. MAYOR'S REMARKS

V. COUNCIL PRESIDENT

A. GENERAL BUSINESS

1. Approve changing date of Community Services Committee monthly meetings from the third Wednesday to the fourth Wednesday each month in calendar year 2026.

B. RESIGNATIONS AND APPOINTMENTS

C. CONSENT CALENDAR

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

1. Executive Session - Authorization to Settle Claim:
Century National Insurance Company v. City of Norwalk, FST-CV-25-6074352-S
2. Executive Session - Authorization to Settle Claim:
City of Norwalk v. SSMLN, LLC, et al, FST-CV-24-6066459-S

VII. CITY COUNCIL COMMITTEES

A. RECREATION, PARKS AND CULTURAL AFFAIRS

1. Authorize the Mayor, Barbara C. Smyth, to enter into an agreement for the use of Calf Pasture Beach by City of Norwalk Department of Recreation & Parks for their Bunny Run to be held on Saturday, March 21st from 9:00 A.M. to 10:45 A.M. Set-up at 8:30 A.M. with tear-down by 11:30 A.M. Approximately 100 people

B. LAND USE AND BUILDING MANAGEMENT

1. 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.
2. a. Authorize the Mayor, Barbara C. Smyth, to enter into agreements and other such instruments as deemed necessary to complete the receipt of a gift in the amount of \$100,000 or more from the Celeste Garr Trust.

b. The City of Norwalk authorizes a room of no less than 200 sq. ft. accessible to the general public within the Norwalk Public Library to 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.
3. 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.

4. 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.
5. 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.

C. PUBLIC WORKS

1. Approve the Honorary Naming of Knight Street to Cutie Mae Jordan Way.
2. a. Authorize the Mayor, Barbara C. Smyth, to execute an Agreement with Yield Industries, LLC for City Purchasing Department Project 4489 - Project BR2026-1 – Rehabilitation Project for Bridge No. 102-025 – Bonnybrook Trail Over Holy Ghost Fathers Brook and Bridge No. 102-029 – Bonnybrook Trail Over Holy Ghost Fathers Brook, for a sum not to exceed \$334,350.00.
Account No.
09 24 4021 5777 C0315
09 25 4021 5777 C0315
09 26 4021 5777 C0315

b. Authorize the Chief of Operations and Public Works to execute orders on the Contract with Yield Industries, LLC for City Purchasing Department Project 4489 - Project BR2026-1 – Rehabilitation Project For Bforge No. 102-025 – Bonnybrook Trail Over Holy Ghost Fathers Brook and Bridge No. 102-029 – Bonnybrook Trail Over Holy Ghost Fathers Brook, for a sum not to exceed \$33,435.00.
Account No.
09 24 4021 5777 C0315
09 25 4021 5777 C0315
09 26 4021 5777 C0315
3. Authorize the Chief of Operations and Public Works to execute orders on the Contract Between the City of Norwalk and Alcaide, Inc., DBA A&J Construction for Project PM2025-2 Paving at Various Locations (LOCIP Reimbursement), for a sum not to

exceed \$215,000.00.

Account No.
09 26 4021 5777 C0021

4. a. Authorize the Mayor, Barbara C. Smyth, to execute an Agreement between the City of Norwalk and Burns Construction Company, Inc. for Project Bid No. 4493, Project RD2026-1 Roadway Paving and Sidewalk Installation for Roton Avenue and Pine Point Road (McKinley Street to Nearwater Road) for a sum not to exceed \$1,203,301.25.

Account No.
09 19 4021 5777 C0021 09 21 4021 5777 C0318
09 20 4021 5777 C0021 09 22 4021 5777 C0318
09 22 4021 5777 C0021 09 24 4021 5777 C0318
09 23 4021 5777 C0021 09 25 4021 5777 C0318
09 24 4021 5777 C0021 09 26 4021 5777 C0318
09 25 4021 5777 C0021 09 21 4021 5777 C0440
09 26 4021 5777 C0021 09 25 4021 5777 C0440
09 26 4021 5777 C0440

- b. Authorize the Chief of Operations and Public Works to execute orders on the contract with Burns Construction Company, Inc. for Project Bid No. 4493, Project RD2026-1 Roadway Paving and Sidewalk Installation for Roton Avenue and Pine Point Road (McKinley Street to Nearwater Road)for a sum not to exceed \$180,495.19.

Account No.
09 19 4021 5777 C0021 09 21 4021 5777 C0318
09 20 4021 5777 C0021 09 22 4021 5777 C0318
09 22 4021 5777 C0021 09 24 4021 5777 C0318
09 23 4021 5777 C0021 09 25 4021 5777 C0318
09 24 4021 5777 C0021 09 26 4021 5777 C0318
09 25 4021 5777 C0021 09 21 4021 5777 C0440
09 26 4021 5777 C0021 09 25 4021 5777 C0440
09 26 4021 5777 C0440

5. Authorize the Mayor, Barbara C. Smyth, to execute any and all agreements and instruments necessary to acquire drainage easements for the City of Norwalk from property owners located at 13 Heather Lane and 15 Heather Lane, per Drainage Easement Map 13 Heather Lane and Drainage Easement Map 15 Heather Lane.
6. Authorize the Mayor, Barbara C. Smyth, to execute a Second Amendment to the February 6, 2024 Agreement between the City of Norwalk and AI Engineers Inc. for Project PSC2023-1 On-Call Surveying and Mapping Services. The Amendment is to

extend the Agreement for a period of one (1) year at a sum not to exceed \$200,000.00.

Account No.
09 26 4021 5777 C0318
09 26 4021 5777 C0021
09 26 4021 5777 C0302
09 26 3750 5777 C0824
01 41 50 5585

- VIII. RESOLUTIONS FROM CITY COUNCIL**
- IX. MOTIONS POSTPONED TO A SPECIFIC DATE**
- X. SUSPENSION OF RULES**
- XI. ADJOURNMENT**

REAPPOINTMENTS

BOARD OF ETHICS	M/C	Chapter 32-12
KATHERINE WILLIAMS- MURCHINSON (D) 11 Academy Street Norwalk, CT 06850		Term Expires - 03/10/2029 Regular

APPOINTMENTS

PLANNING AND ZONING COMMISSION	M/C	NwIk Code #79
JOHN HUBERS (U) 10 Monroe Street #212 Norwalk, CT 06854		Term Expires - 01/01/2029 Regular District B

Council at Large:

Mr. Joshua Goldstein
Mr. Johan Lopez
Ms. Nicol Ayers

Mr. Jesse Buccolo
Mr. Colin Hosten

District A:

Mr. Jalin Sead

Mr. Broderick Sawyer

District B:

Mr. Dajuan Wiggins

Ms. Darlene Young

District C:

Ms. Nicolé Eaddy

Ms. Anne Wennerstrand

District D:

Mr. Jan Degenshein

Mr. Richard Dellinger

District E:

Mr. James Frayer

Mr. Brian Bailey

The meeting was called to order at 7:38 p.m. by Mayor Smyth. The Pledge of Allegiance was recited.

I. ROLL CALL

Ms. Elbourne, City Clerk, performed roll and a quorum was present.

II. ACCEPTANCE OF MINUTES

A. Special Meeting: February 10, 2026

Ms. Wennerstrand noted that under Section C, Public Works, Item 2 (approve the honorary naming of Lincoln Avenue Extension to meet Master Chief Alexander Restrepo-Weig) should be recorded as tabled. Mr. Buccolo stated that a question he asked Jared about how the six contracts were spread out, along with the lengthy response provided, had been omitted from the minutes and must be included. Additional corrections included fixing several misspelled names throughout the document and adding comments made by Mr. Frayer on appointments that had not been recorded.

****MS. WENNERSTRAND MOVED TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF FEBRUARY 10, 2026, AS AMENDED.**

****THE MOTION CARRIED UNANIMOUSLY AS AMENDED.**

B. Regular Meeting: February 10, 2026

Ms. Eaddy requested that comments attributed to her on page 13 be removed entirely, stating she did not recall making any remarks at that point and believed they were recorded in error. No other corrections were offered. With this single amendment, the motion carried unanimously

****MR. SEAD MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 10, 2026, AS AMENDED.**

**** THE MOTION CARRIED UNANIMOUSLY AS AMENDED.**

III. PUBLIC PARTICIPATION

Ms. Mariaj Jankowski, a long-time Norwalk resident, property owner, and business owner, expressed disappointment in the proposed operating budget, especially the funding allocated to the Board of Education. She characterized it as a pure maintenance budget with no new programs, projecting a \$6 million shortfall that would force cuts. She calculated that fully funding the Board's request would add approximately \$140 to her annual property tax bill but argued it was essential to sustain current staffing, programs, and teacher recruitment and retention, given ongoing difficulties attracting and keeping quality certified staff.

Dr. Carrie Sheffield, a school psychologist employed by Norwalk Public Schools and a clinical psychologist who works with boards of education statewide, stated that strong public schools are the foundation of strong, desirable communities because they protect property values, attract families and businesses, stabilize neighborhoods, and keep cities progressing. She reminded the Council that the majority of Norwalk households do not have school-age children yet still depend on excellent schools for their property values and quality of life, and urged restoration of the full 6.5% request so that the \$6.7 million gap would not harm services, staffing, or students.

Mr. Howard White, Chair of the Norwalk Public Schools Board of Education, thanked every Council member for their service. He explained that the Board had approved a 6.5% increase in December after holding the budget at status quo the prior year to focus on teachers and students, and that the 4% now proposed would reverse that progress rather than allow the district to move forward. He asked the Council to weigh the impact on children and educators when casting their votes.

Ms. Mary Ellen Flaherty Ludwig, resident of 89 Soundview Avenue and a member of the Board of Education, thanked the Council and Mayor for their time and described the upcoming vote as critically important for the community. She requested that the Council amend the Board of Education budget upward by 1% (to 5%), which would generate \$2.4 million and preserve approximately 20 teaching positions. She provided background on demographic trends showing a modest overall reduction in incoming kindergarten students scattered across schools, noted that reassignments would absorb most surpluses but some teacher positions would still be lost, and acknowledged the Council's strong past support for capital projects such as new schools (40% local share). She concluded by asking for the additional 1% to safeguard every classroom, program, and teacher.

Ms. Madara Thomas, parent of three Norwalk Public Schools students (past and present) and principal of Concord Magnet School, stated that all stakeholders love Norwalk and its children but view the issues through different lenses. She advocated for respectful dialogue that honors every perspective and urged full funding so that all children, not just hers, could compete with neighboring Gold Coast districts. Speaking also as "Mr. T," she asked on behalf of paraprofessionals, teachers, administrators, kitchen staff, custodians, and principals for the resources needed to fulfill their calling rather than perform miracles with insufficient support.

Ms. Mary Yorden, of Nine Mod Avenue, speaking on behalf of the Norwalk Federation of Teachers, recognized that the Council and the Federation share the goal of supporting Norwalk Public Schools and the city. She acknowledged the difficult budget gap and the impact on teachers who are uncertain about their careers, and asked the Council to work collaboratively with Board of Education leaders to right-size the budget while ensuring sufficient resources to operate the schools even as enrollment declines, because fixed overhead costs remain.

Ms. Ashley Gulyas (she/her), of 5 Cliffview Drive, Board of Education Secretary and parent of a second-grade student at Concord Magnet School, described her daughter's positive experience with enrichment in math and support in reading, and her daily eagerness to attend school. She stated that the \$6.5 million difference between the Board-approved 6.5% and the proposed 4% cannot be reconciled without harming student-facing programs and positions, and asked the Council at minimum to discuss the issue openly, consider revenue-generation options beyond taxes, and raise the Board of Education allocation above 4%.

Ms. Katie McFate (she/her), of 6 Rampart Road and parent of an 8- and 11-year-old at Concord Magnet School, asked the Council to fully fund the Board's 6.5% request, warning that the gap would land hardest on the most vulnerable families. She described recent cuts already felt by students (loss of Japanese program, reduced world-language support, near-loss of drama teacher) and the importance of no-cost breakfast, lunch, and after-school programs. She noted that repeated underfunding sends a message that talented teachers may be better appreciated elsewhere and that strong schools are central to attracting and retaining families and protecting the tax base.

Mr. Nick Zerzan, of 1 Gene Avenue, called in from Florida and asked the Council to fully fund the budget, warning that flat funding would result in job losses and program eliminations such as music. He urged collaboration between Mayor Barbara C. Smyth and Council to avoid repeating last year's conflict, finger-pointing, and loss of good teachers, and expressed confidence in Mayor Smyth's ability to solve the inherited challenges.

Ms. Ana Tabachneck, of 4 Gilbert Street, speaking with her daughter Brenda present, asked the Council to fund the full 6.5% request, noting that the Board's budget is a true maintenance budget just like the city-side proposal. She observed that the overall tax impact of fully funding the Board would be negligible compared with the double-digit assessment-driven increases already facing residents, and that the cost of lost services and teachers far outweighs any modest additional expense.

Ms. Amanda De Miranda, of 25 County Street and parent of two autistic children attending Aramaic Elementary, expressed pride in living in Norwalk's diverse community but stressed that one in 34 children is diagnosed with autism and many students have invisible disabilities that require specialized services. She stated that early intervention is critical due to neuroplasticity and that cutting funding would leave vulnerable children behind during their most important developmental years.

Ms. Julia Bain, resident of 18 Crooked Trail and mother of a rising kindergartner and a second grader, implored the Council to fully fund the Board of Education’s requested budget to maintain the status quo in educational services. As a taxpayer and product of public education, she stated that the months-long uncertainty during the last two budget cycles had shaken her belief in the process. She described the four-month uncertainty from February through June the previous year and provided a snapshot of its personal impact as a parent: her second grader expressed hopes to play cello next year, love for her assistant principal, desire for her brother to have the same excellent teacher, and wish for her best friend to be in her class—each time met with the parent’s response of “I hope so,” while internally withholding the qualifiers “if music isn’t cut,” “if she isn’t reassigned,” “if she doesn’t lose her job,” or noting that one best friend had moved to a neighboring town and another was enrolled in private school due to the budget situation. Ms. Bain concluded that children, teachers, administrators, and the community deserve better than repeated “I hope so” answers and four months (a third of the year) of uncertainty and urged the Council to seek constructive solutions immediately for the sake of the community.

Ms. Amanda Robbins thanked everyone who had spoken in person and online, as well as the Council members for their service to the city. She added her voice to the many parents, educators, and doctors who had spoken in support of increasing the proposed 4% budget allocation to at least 1% more—or ideally the full 6.5% requested by the Board of Education. She emphasized that the Board’s request is a maintenance budget with few extras or additions, and expressed hope that rising national costs in healthcare, transportation, and food would not become an additional burden on students and children. She noted that property taxes are already rising and that she (and others) had voted for Council members who campaigned on supporting the school system. Ms. Robbins asked the Council to honor those campaign commitments, avoid leaving anyone in doubt, and use taxpayer funds in good faith to support families and children, describing a strong educational system as the best investment for the city’s future.

Public participation concluded.

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

1. RESIGNATIONS

a. Michelle Sawyer, Board of Ethics

The resignation was received and accepted.

2. REAPPOINTMENTS

a. Meggan Douglas, Board of Assessment Appeals, Alternate b. Ashley Petrides, Board of Assessment Appeals, Alternate c. Harriet Petrides, Board of Assessment Appeals, Alternate

****MR. FRAYER MOVED TO APPROVE THE REAPPOINTMENTS OF MEGGAN DOUGLAS, ASHLEY PETRIDES, AND HARRIET PETRIDES AS ALTERNATES TO THE BOARD OF ASSESSMENT APPEALS.**

Mr. Frayer stated that these women have served previous terms on the Board of Assessment Appeals and performed wonderfully. He noted that all three are very successful realtors in Norwalk and Darien, and that their expertise and experience would continue to benefit the work of the Board.

No other comments were offered.

****THE MOTION CARRIED UNANIMOUSLY.**

d. John Church, Fair Rent Commission

****MS. EADDY MOVED TO APPROVE THE REAPPOINTMENT OF JOHN CHURCH TO THE FAIR RENT COMMISSION.**

Ms. Eaddy stated that Mr. Church is a Managing Director at Deloitte LLP, where he has worked for 13½ years handling audits, conflicts, and compliance requirements, and has held many positions within the firm. She added that he serves as a trustee at Temple Shalom of Norwalk and as a commissioner for the Norwalk Housing Authority. Mr. Church has served on the Fair Rent Commission for more than 20 years. To lighten the mood, Ms. Eaddy shared that his favorite food is a large cheese pizza from East Avenue Pizza and that he enjoys baseball, particularly as a fan of the Pittsburgh Pirates. She welcomed him back and thanked him for his continued service.

Mr. Young thanked Ms. Eaddy for the information and commended Mr. Church for his more than 20 years of service on the Fair Rent Commission. She shared that she had the pleasure of working with Mr. Church during his time on the Fair Rent and Human Relations Committee and noted that Mr. Church's long tenure speaks volumes about his character and commitment to the city, particularly in handling stressful housing insecurity situations and working to rectify and remediate them for residents.

No other comments were offered.

****THE MOTION CARRIED UNANIMOUSLY.**

e. Dora Witherspoon, Fair Rent Commission, Alternate

****MS. EADDY MOVED TO APPROVE THE REAPPOINTMENT OF DORA WITHERSPOON AS AN ALTERNATE TO THE FAIR RENT COMMISSION.**

Ms. Eaddy stated that it was her pleasure to move Ms. Witherspoon's reappointment. Ms. Witherspoon is a senior-level IT professional who has worked for major corporations including Gartner, American Express, Pitney Bowes, and currently NBC Universal (where she has been for over 10 years). She specializes in test engineering, quality assurance, and programming, and has been involved in programming work for the Olympics for several years (noting that Ms. Witherspoon had been away the previous two weeks working at the Olympics). Ms. Eaddy

shared that Ms. Witherspoon's favorite food is lasagna and that her hobby is bowling. She welcomed Ms. Witherspoon back and thanked her for her service.

Ms. Young thanked Ms. Eaddy for the information and stated that Ms. Witherspoon comes from a family that serves the city. She expressed appreciation for her and her family's time and commitment to Norwalk and hoped she could soon move from the alternate list to become a full member of the Commission.

No other comments were offered.

****THE MOTION CARRIED UNANIMOUSLY.**

Mayor Smyth thanked all of the reappointees for continuing to serve the city and expressed appreciation for their ongoing commitment.

3. APPOINTMENTS

a. Jackeline Irias, Board of Assessment Appeals, Regular – subject to the approval of the Fourteen Day Rule waiver

****MR. FRAYER MOVED TO APPROVE THE APPOINTMENT OF JACKELINE IRIAS AS A REGULAR MEMBER OF THE BOARD OF ASSESSMENT APPEALS, SUBJECT TO THE APPROVAL OF THE FOURTEEN DAY RULE WAIVER.**

Mayor Smyth noted that the appointment was subject to the Fourteen Day Rule waiver (to be addressed on the consent calendar) due to urgency in moving the appointment forward.

Mr. Frayer stated that this is a new appointment (not a reappointment) and that Ms. Irias is a very well-recognized real estate agent in Darien (though she resides in Norwalk). He noted that she is very familiar with the area and would be a real asset to the Board of Assessment Appeals.

No other comments were offered.

****THE MOTION CARRIED UNANIMOUSLY.**

Mayor Smyth thanked Ms. Irias for agreeing to serve and assist with the assessment appeals, noting that there are quite a few pending cases awaiting her participation.

B. MAYOR'S REMARKS

Mayor Barbara C. Smyth delivered the following remarks:

On behalf of the City of Norwalk, Mayor Barbara C. Smyth extended warm wishes to the city's Muslim residents for a peaceful and blessed Ramadan. She described the month as a meaningful time of fasting, reflection, and generosity, and offered hopes that it would bring strength, renewal, and joy. She concluded with "Ramadan Mubarak."

Mayor Barbara C. Smyth also wished a Happy Lunar New Year to all who celebrate, noting that as families gather to welcome the new year, she hoped the season would bring happiness, good health, prosperity, and renewed hope, with peace and joy in the year ahead.

Mayor Barbara C. Smyth recognized Public Schools Week, a time to celebrate the incredible work occurring daily in Norwalk's classrooms. She thanked students, educators, and staff for their commitment, resilience, and belief in the power of public education, stating that she is proud of them and that while the week is dedicated to recognizing their efforts, the city celebrates them throughout the year.

Turning to the budget process, Mayor Barbara C. Smyth noted that the Council would discuss and vote on the budget cap that evening, after which the proposed budget would go to the Board of Estimate and Taxation (BET). The BET would meet with each department to review the budget line by line and make any necessary changes. She highlighted the next public opportunity to speak on the budget as the BET public hearing scheduled for March 25th and encouraged residents to mark their calendars for that important date.

Mayor Barbara C. Smyth referenced her previous comments at the Finance Committee meeting but briefly summarized key drivers of the current budget challenges: skyrocketing healthcare costs (affecting both the city and Board of Education sides and not unique to Norwalk), contractual obligations from six union agreements negotiated simultaneously this year, and the ongoing third year of the revaluation phase.

She emphasized that the recommended budget includes the full \$4.5 million supplemental funding provided at the end of the previous budget season as part of the base budget this year, so the proposed 4% increase is on top of that amount. Mayor Barbara C. Smyth stated that the administration is making responsible investments in Norwalk's future and developing a long-term plan to address these pressures.

She highlighted investments in the internal services fund to help offset cost increases for residents, growth in the grand list due to new businesses opening (with further changes expected in the next revaluation), and exploration of additional revenue streams to reduce reliance on property taxes.

Regarding education funding, Mayor Barbara C. Smyth reported working closely with other mayors, including meetings with Mayor Simmons of Stamford, to advocate for increased state education funding. She affirmed her ongoing commitment, stating she would not give up on securing more Education Cost Sharing (ECS) funding. She mentioned speaking with State Senator Will Haskell at a recent Democratic Town Committee meeting to ensure the message reaches the Governor, and planned to personally raise the issue with the Governor later that week. Mayor Barbara C. Smyth reiterated her dedication to advocating in Hartford and walking the walk as Mayor to increase funding for Norwalk Public Schools.

Finally, Mayor Barbara C. Smyth reminded residents that tickets for the Mayor's Ball, scheduled for March 6th, are still available for purchase via norwalkct.gov or the city's social media

channels. She noted that the two beneficiaries this year are Triangle Community Center and Mid-Fairfield Community Care Center, organizations providing vital support to marginalized and vulnerable youth and families in Norwalk.

V. COUNCIL PRESIDENT

A. RESIGNATIONS AND APPOINTMENTS

No additional resignations or appointments were presented.

B. CONSENT CALENDAR

Council President Joshua Goldstein thanked Mayor Barbara C. Smyth and acknowledged the significant work involved in the budget season, noting that additional comments would come later. He turned the reading of the Consent Calendar over to Councilmember Colin Hosten.

Councilmember Hosten read the Consent Calendar for February 24, 2026, as follows:

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. Corporation Counsel:

1. Amend Charter § 10-5A from stating that it takes effect “on or before February 28th each year” to instead state that it takes effect “on or before February 28, 2027 and on or before February 28th each year thereafter.” Also, amend Charter § 11-5 to add language “and as amended pursuant to C.G.S. § 7-191b pertaining to the modification of budget adoption dates.”
2. Approve Fourteen Day Rule waiver.

VII. CITY COUNCIL COMMITTEES

A. Finance and Claims Committee:

1. Narrative on Tax Collections dated February 2026.
2. Monthly Tax Collector’s Reports dated January 2026.
3. Claims Committee Report dated February 2026.
4. RESOLUTION: Approve a special appropriation totaling \$140,000 for the Norwalk Recovery Program account 570000-5617-OPI01. Norwalk Recovery Program includes the hiring of a Recovery Coach position with the Norwalk Police Department and grants to substance use organizations serving Norwalk residents.
5. RESOLUTION TO TRANSFER UNEXPENDED FUNDS TO A NEW PROJECT:

BE IT RESOLVED, that a special capital appropriation of \$275,000 is hereby transferred from the Combined Dispatch Capital Project for the Communications Upgrade (account # 09213610-5777-C0638) to the City’s Office of Building Management Department (on behalf of the Historical Commission) for the Conservatory project account 09266310-5777-C0857 referenced below.

BE IT FURTHER RESOLVED, that a special capital appropriation of \$275,000 is hereby transferred to the City's Office of Building Management Department (on behalf of the Historical Commission) for the research, design, and engineering work associated with the Conservatory at the Lockwood Mathews Mansion. Funds will be appropriated to a new account 09266310-5777-C0857 established upon final approval from the City Council.

B. Ordinance:

1. Approve changes to Chapter 33A (Complete Streets), Section 33A-8 (Exceptions).
2. Approve changes to Chapter 29 (Cannabis), Section 29-6 (Enforcement; fines/citation; hearing; report).

C. Recreation, Parks and Cultural Affairs:

1. Authorize the Mayor, Barbara C. Smyth, to enter into an agreement for the use of Calf Pasture Beach by Coachmen Car Club for their Car Show to be held on Tuesday, May 12th, June 9th, July 14th and August 11th, 2026 from 4:00 P.M. to 9:00 P.M with rain dates on Friday, May 15th, June 12th, July 17th and August 14th, 2026. Approximately 150 people.
2. Authorize the Mayor, Barbara C. Smyth, to enter into an agreement for the use of Veteran's Park by Norwalk Seaport for their Oyster Festival to be held on Friday, September 11th, 2026 from 6:00 P.M. to 11:00 P.M., Saturday, September 12th, 2026 from 11:00 A.M. to 11:00 P.M. and Sunday, September 13th, 2026, from 11:00 A.M. to 8:00 P.M. Set-up on Friday, August 14th, 2026 at 8:00 A.M. with tear-down by Wednesday, September 30th, 2026 at 8:00 P.M. Approximately 35,000 people.
3. Authorize the Mayor, Barbara C. Smyth, to enter into an agreement for the use of Veteran's Park by Sonotainment for their 2nd Annual Juneteenth Carnival Fundraiser to be held on Friday, June 19th, 2026 from 6:00 P.M. to 10:00 P.M., Saturday, June 20th, 2026 from 12:00 P.M. to 10:00 P.M. and Sunday, June 21st, 2026 from 12:00 P.M. to 8:00 P.M. Set-up on Wednesday, June 17th, 2026 at 8:00 A.M. with tear-down by Tuesday, June 23rd at 9:00 P.M. Approximately 200 people.
4. Authorize the Mayor, Barbara C. Smyth, to enter into an agreement for the use of Calf Pasture Beach by Whittingham Cancer Center for their Northwell Walk to Raise Health to be held on Sunday, May 17th, 2026 from 7:00 A.M. to 3:00 P.M. Set-up on Saturday, May 16th, 2026 at 7:00 A.M. Approximately 700 people.
5. Authorize the Mayor, Barbara C. Smyth, to enter into an agreement for the use of Rowayton School Field by Rowayton PTA for their Rowayton Elementary School Carnival to be held on Friday, May 1st, 2026 from 4:00 P.M. to 9:00 P.M. and Saturday, May 2nd, 2026 from 10:00 A.M. to 4:00 P.M with a rain date on Sunday, May 3rd. Set-up on Wednesday, April 29th, 2026 at 7:00 A.M. with tear-down by Sunday, May 3rd at 10:00 A.M. Approximately 2,000 people.
6. Authorize the Mayor, Barbara C. Smyth, to approve the 12/1/2025 lease amendment to the original contract dated 6/3/2016, by and between the City of Norwalk and the Aspetuck Land Trust, Inc. for a lease agreement for a portion of 328 Flax Hill Road, known as Fodor Farm.

7. Authorize the purchasing agent to issue a sole source purchase order to SignPro Inc., in an amount not to exceed \$100,000, for the manufacture and installation of 32 gateway signs at various park locations, from account 09266030 5777 C0737.

D. Public Safety and General Government:

1. Authorize the Mayor, Barbara C. Smyth to execute any and all agreements and other documents to extend the term of the law department's document management software, "NetDocuments" for a period of three years, in the amount of \$10,477.28 year 1, \$11,001.04 year 2, and \$11,660.96 year 3, on a sole source procurement basis.

Council President Goldstein thanked Councilmember Hosten for reading the Consent Calendar.

****COUNCIL PRESIDENT JOSHUA GOLDSTEIN MOVED TO APPROVE THE
CONSENT CALENDAR AS READ.**

****THE MOTION CARRIED UNANIMOUSLY.**

Council President Goldstein returned the floor to the Mayor.

VII. CITY COUNCIL COMMITTEES

A. FINANCE AND CLAIMS COMMITTEE

6. Recommended FY 2026 – 2027 Operating Budget
Maximum Limit on Total Appropriations
Pursuant to Section 10-5 (A) of the City Charter

WHEREAS, Section 10-5 (A) of the Norwalk Charter requires that a majority of the City Council vote to establish a specific limit on local appropriations during the process of establishing the next fiscal year's operating budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORWALK THAT:

The maximum limit on the total appropriation for the City of Norwalk's General Fund for Fiscal Year beginning July 1, 2026 shall be no more than \$483,978,290. Be it further resolved that the result of this vote and resolution, be forwarded by the Clerk of the City of Norwalk to the Board of Estimate and Taxation.

During consideration of Item 7A6, Mr. Frayer moved the resolution pursuant to Section 10-5A of the Norwalk Charter establishing the maximum limit on total appropriations for the Fiscal Year 2026–2027 General Fund budget at \$483,978,290. Mr. Frayer explained that the Charter requires the Council to establish a specific ceiling on total local appropriations during the budget process and emphasized that the action taken this evening sets a cap rather than the final tax rate. He outlined the budget timeline, noting that the Board of Estimate and Taxation will conduct departmental reviews from March 1 through March 19, hold a public hearing on March 25, vote on April 6, and return the proposed budget to the Council for final consideration on April 14. Mr.

Frayner stated that the tentative operating budget totals approximately \$484 million, representing an increase of over \$32 million from the prior year, including approximately \$22 million, or 11 percent, on the City side and approximately \$11 million, or 4 percent, on the Board of Education side. He detailed major cost drivers including healthcare, fringe benefits, workers' compensation, insurance, debt service, the impact of revaluation, and retroactive collective bargaining agreements. He further explained that a 7 percent cap would result in estimated increases to the median residential taxpayer ranging from approximately 10.1 percent to 16.8 percent, or approximately \$990 to \$2,632 annually, and that raising the cap to 7.5 percent would increase that impact further.

Mr. Lopez spoke first in discussion and thanked parents and community members for their engagement in the budget process. He reflected on his own experience attending underfunded schools and expressed appreciation for advocacy on behalf of students. He described the ongoing tension between protecting educational services and addressing the financial strain on families facing rising property taxes and housing costs. He acknowledged the difficulty of balancing those competing interests.

Mr. Hosten then proposed an amendment to increase the cap to approximately \$486.3 million, with the intent of increasing the Board of Education allocation from 4 percent to approximately 5.2 percent. He stated that although no member wished to raise taxes, the proposed budget already represents a significant increase and is largely a maintenance budget with little excess to cut. Mr. Hosten asserted that meaningful reductions would directly impact personnel and services. He emphasized that the Council must be honest with taxpayers that taxes are increasing regardless of the amendment and that modest additional flexibility could better stabilize school operations. He described the funding challenges as systemic and largely outside local control, particularly healthcare cost escalation. He stated that the largest driver of the increase is healthcare premiums, which total approximately \$11.4 million across both the City and Board of Education budgets combined, and noted that federal healthcare policy changes contribute to those costs. Mr. Hosten characterized the amendment as a compromise that does not fully meet the Board of Education request but seeks balance. He further stressed that a 7.54 percent overall increase is not sustainable long term and called for structural reform, state advocacy, and creative revenue strategies.

The Chief Financial Officer clarified that the precise amended cap reflecting a half-percent increase over 7.04 percent would total \$486,218,642, representing a 7.54 percent overall increase, and that if the additional amount were allocated to the Board of Education, the Board's increase would approximate 4.9 percent rather than 5.2 percent due to rounding.

Mr. Goldstein spoke in support of the amendment, describing the current budget season as particularly difficult due to healthcare inflation. He reiterated that healthcare premiums account for more than half of the City's major cost increases and directly affect property taxes. Mr. Goldstein stated that the amendment represents a prudent investment in education while maintaining fiscal responsibility and protecting the City's AAA bond rating. He emphasized improved collaboration between the Council and Board of Education leadership and expressed hope that the current process would avoid the discord experienced in prior years.

Ms. Ayers raised procedural questions regarding the amendment process and stated she did not oppose the amendment. However, she expressed concern about long-term sustainability and the absence of multi-year structural planning. She urged development of forward-looking financial strategies, questioned potential duplication of services such as information technology and communications, and emphasized the importance of considering residents who are not actively engaged in school advocacy, including seniors and fixed-income households. Ms. Ayers repeatedly stressed that the Council cannot continue approving increases at this level without a clear long-term plan.

The Chief Financial Officer reported that the City is developing a comprehensive five-year financial projection to be completed by the end of the summer and will expand capital planning to a ten-year horizon.

Board of Education Chief Financial Officer Linda Asmani addressed the Council. She thanked the Mayor, greeted members, and thanked Councilmember Hosten for the proposed amendment. She noted that the Council had received the Board's budget book, which, as required by the Association of School Business Officials International, includes a five-year outlook. She stated that the Board of Education has provided five-year projections in its budget documents for the fourth consecutive year. She expressed appreciation that the City is now developing similar long-range planning and indicated that the Board would merge its projections and assumptions with the City's to ensure consistency. Regarding capital planning, she welcomed the proposed ten-year forecast and noted that the Board maintains a 25-year facilities plan that could be incorporated into the City's five-year plan.

Ms. Asmani stated that the amendment would be helpful. She reported that the Board had met with school principals that morning to begin reconciliation discussions and to review potential reduction targets. She expressed hope that the amendment would advance, reducing the need for school-level cuts. She thanked Board of Education Finance Committee members, Councilmember Lopez, Councilmember Goldstein's team, CFO Jared Schmidt, and ongoing collaborators including Garrett Oliver, Sherry McCready-Pritchett, and herself for continued mutual conversations. She noted positive collaboration between the Mayor, Superintendent, and respective teams, and offered to provide additional information or answer questions throughout the process.

Councilmember Buccolo addressed Ms. Asmani directly. He thanked her for her presentation and expressed appreciation for Councilmember Hosten's amendment. As a Council member only seven weeks into his term, he stated that he continues to focus on the significant tax increases facing Norwalk families, which he believes could push residents out of the City. He acknowledged the risks on the taxpayer side but stated that he struggles to fully understand the practical meaning of the \$6.1 million shortfall for Norwalk Public Schools. He noted that Councilmember Hosten's amendment would reduce that gap (roughly in half, by rough numbers) and asked CFO Schmidt if that characterization was accurate. Mr. Schmidt replied that it would reduce the gap by about one-third.

Councilmember Buccolo asked Ms. Asmani to illustrate what the \$6.1 million gap would mean for the district and how the amendment would help mitigate impacts at the school level. Ms. Asmani responded that, as detailed in the budget book, 75 to 80 percent of the Board's budget is personnel-related. Any significant reductions would therefore be difficult to achieve without affecting staffing. She noted that the Board faces similar cost pressures as the City, including healthcare, goods, and services inflation. The Board's goal, consistent with statements from the Superintendent, is to preserve school positions and budgets to the greatest extent possible. The amendment's reduction of the gap would allow the Board to achieve that target with lesser impact on schools and to explore additional internal adjustments, similar to the City's approach. This would safeguard schools and help avoid repeating last year's challenges. She added that school-based budgets are developed collaboratively with principals and consider factors such as enrollment, making it difficult to specify exact reductions in advance. However, at the amended funding level (approximately 5.2 percent or the final calculated percentage), the impact on schools would be very minimal.

Mayor Smyth thanked Ms. Asmani and followed up with a question about healthcare costs and long-term inflationary pressures. She asked Ms. Asmani to describe the current plan and its implications for residents. Ms. Asmani explained that the Board initially shared the City's plan after both entities moved away from self-insurance. Approximately three years ago, through collective bargaining, the teachers' union transitioned from the state plan to a high-deductible health plan managed by Cigna. To contain costs, the Board employs strategies similar to the City's, including health and wellness initiatives. Contracts include cost-sharing provisions (employee and employer portions), and recent negotiations have increased the employee share of health expenses where agreement was reached. She acknowledged that many cost drivers—national trends, claims experience, and healthcare inflation—are beyond local control. She noted that Fairfield County receives a 1 percent regional adjustment under the state plan (e.g., a 2 percent statewide increase becomes 3 percent locally). Controllable elements are managed collaboratively; the City and Board share the same health insurance advisor (Terry DeMatti), who works with both CFO Schmidt and Ms. Asmani to handle renewals, reviews, and rate management.

Mr. Bailey thanked the Mayor. He began by thanking all parents and even children who had spoken during public participation that evening and over the preceding weeks. He stated that he personally appreciated their concerns and emphasized that the Council does not take them lightly. As a first-year Council member, he described the current budget year as extremely difficult and noted that the Council had invested significant effort over the past several weeks examining every possible solution. He highlighted that his fellow Council members had worked diligently to educate themselves on the issues and stressed that the Council views this responsibility as enormous. He expressed determination to avoid repeating the difficulties experienced the previous year. Mr. Bailey confirmed that he had served on the Finance Committee and initially supported the original proposed budget. Following subsequent discussions, he acknowledged the clear cost pressures affecting both the City and the Board of Education. He announced his support for Councilmember Hosten's amendment that evening.

He further noted that, consistent with earlier remarks by the Mayor, the current action sets only the spending cap; the Board of Estimate and Taxation (BET) will conduct its detailed review next. He stated that increasing the cap from the original recommendation should help reduce the level of community stress experienced during last year's process. He emphasized that the Council and community are "all on the same team" and share the goal of achieving fiscal responsibility while adequately funding essential services. Mr. Bailey echoed prior comments regarding the upcoming five-year financial plan. He stated that once that plan is in place, the Council will be better positioned to identify and implement structural fixes to recurring budget challenges. He acknowledged that such structural changes will involve difficult conversations and significant effort but expressed confidence that the five-year projections will provide the necessary insight to guide those decisions.

Mr. Degenshein thanked the Mayor. He described himself as "between the horns of a dilemma." He recalled that, prior to taking office, he had publicly advocated for increased school funding even if it required higher taxes, including speaking at the podium and writing letters in prior years. He affirmed that he stands by that position today. He acknowledged, however, that the current proposed increase far exceeds what he anticipated and is largely beyond the control of both the City Council and the Board of Education. He stated that the increase will affect residential taxpayers and will also impact commercial property taxes at a time when the City is actively working to retain and attract businesses to help balance the budget and relieve pressure on residential taxpayers. Mr. Degenshein announced his support for the increase but requested assurance that any additional funding would provide equal benefit to all students across the district. He described the vote as a "new beginning" requiring continued hard work. He noted that the Board of Estimate and Taxation has historically identified savings and efficiencies without harming agency, commission, or departmental operations. He urged the BET to continue that practice and, where possible, to redirect any identified savings toward the Board of Education rather than reducing the proposed school allocation. He emphasized that his priority is the future and the City's children. While he would prefer to fully fund the Board of Education's original request, he recognized that doing so would place an excessive burden on taxpayers. He thanked Councilmember Hosten for his work on the amendment, appreciated the scrutiny applied by the budget team, and urged moving forward.

Mr. Sawyer thanked the Mayor. As a newly seated Council member, he described the work as difficult. He thanked parents who had reached out and noted that he had received relatively little input from parents without children in the schools or from seniors (though he was unsure if others had). He expressed appreciation for Councilmember Hosten's amendment and stated that he is "definitely on board" with it. He emphasized the need to "meet in the middle" and affirmed that the Council must continue working to identify new revenue sources. He expressed confidence that his colleagues share that commitment.

Ms. Ayers continued her remarks. She reiterated that the proposed increase is not sustainable and emphasized that the Council cannot continue approving similar percentage increases in future years. She questioned what the Council and Board of Education would do next year when facing the same structural pressures, urging that planning for the next cycle begin immediately rather than reacting annually. She stated that the City lacks the revenue capacity to meet the full

request, not due to unwillingness but due to budgetary constraints. Ms. Ayers affirmed continued support for the school system while standing shoulder-to-shoulder with education advocates. She directed a question to the Mayor, noting that multiple City-side needs remain unmet since she joined the Council, including deficiencies in various departments. She specifically highlighted the Information Technology (IT) department as an example, referencing Councilmember Frayer's earlier observation of duplication of services between the City and Board of Education. She asked why, during a budget crisis, the City maintains two separate IT departments and two communications departments. She encouraged constituents to raise these questions and to consider how services could be restructured more efficiently. Ms. Ayers stressed that no single solution—state advocacy, philanthropy, or eliminating duplication—will fully resolve the challenges, but pursuing them collectively could make meaningful progress. She encouraged parents to continue advocating strongly for their children but urged them to broaden their focus beyond the Board of Education, as other municipal services (such as pothole repairs, traffic management, and City communications/website functionality) directly affect daily life. She noted that poor City communications and website issues were a frequent complaint during her campaign. She explained that resources for improvements in those areas have been constrained by higher-priority needs. She clarified that her comments were not intended to assign blame but to prompt ongoing collective reflection and discussion toward long-term solutions. She thanked the Mayor and concluded her remarks.

Mayor Smyth thanked Ms. Ayers. She acknowledged that duplication of services and opportunities for greater collaboration between the City and Board of Education have been recurring topics year after year. She reported that she and Chief of Staff Lamond Daniels have been meeting with all department directors to explore shared services. She highlighted a recent meeting with Comptroller Chitsamay, who detailed significant existing collaboration in the Comptroller's office between the City and Board of Education. Mayor Smyth stated that similar discussions regarding IT are ongoing and will continue, along with exploration of other areas for potential efficiencies. She confirmed that these conversations between the City and Board of Education have been active and will persist.

Mr. Wiggins thanked the Mayor. He posed one or two questions, noting that the \$4.5 million supplemental funding provided by the City the previous year had been incorporated into the Board of Education's base budget (a step not taken in the initial proposed budget or in most prior years). He asked CFO Jared Schmidt to confirm what the Board's percentage increase would have been without that \$4.5 million inclusion, assuming the current proposed 4.9 percent figure.

Mr. Schmidt responded that without the \$4.5 million rolled into the base, the effective increase would be approximately 2 percent. Mr. Wiggins calculated that the current proposal therefore equates to roughly 6.9 percent when viewed in that context (rough numbers). He thanked the Mayor and CFO for that approach, noting that it was not strictly required but reflected sound judgment given the ongoing needs (particularly in special education, music, and art programs).

Mayor Smyth agreed it was the right decision and explained that prior supplemental funds (in some cases from ARPA or state sources) had often been restricted to one-time uses and not

rolled into the base. The \$4.5 million was different because it directly reinstated positions and was appropriated to the Board, justifying its inclusion as base funding.

Board of Education CFO Linda Asmani confirmed that discussions had occurred during the joint meeting and initial presentation; this marked the third year of City supplemental support to the Board, with prior instances involving different restrictions (e.g., ARPA one-time uses where funds remained with the City and bills were paid on the Board's behalf). She expressed appreciation for the current treatment as base funding.

Mr. Wiggins emphasized the importance of acknowledging this step, as it effectively positioned the increase closer to 6.9 percent. He expressed agreement with the approach and support for the amendment, noting he did not wish to prolong the meeting further.

Ms. Young stated that she had been listening carefully to the discussion and appreciated the perspectives shared by her colleagues. She emphasized the recurring nature of these budget challenges and the need for the Council to remain solution oriented. She acknowledged the difficulty in finding structural fixes to the perennial tension between rising taxes and adequate school funding, noting that the issue had persisted throughout her time on the Council. She highlighted the importance of improved communication, transparency, and accountability in how budget dollars are spent, particularly on the Board of Education side. She observed that Norwalk has grown to approximately 93,000 residents, with about 12,000 children in the school system, and reiterated the shared goal of making Norwalk a desirable place where families choose to live because of strong public education and overall quality of life—not just love for the city, but confidence in its schools. Ms. Young agreed with prior speakers (including Ms. Ayers) that the Council must be proactive and solution focused. She stressed the need for incremental but substantial changes, better demonstration of spending decisions, and creativity in addressing revenue constraints (including philanthropy, though acknowledging uncertainties). She expressed hope for clearer accountability from the Board of Education to help build trust and support. She confirmed her support for the amendment, stating that the goal was to do better through more open dialogue and collaboration.

Mr. Sead spoke next. He reflected on his long tenure and the repetitive nature of these budget discussions year after year. He praised Mr. Wiggins as solution-oriented and acknowledged the difficulty of finding lasting fixes to recurring structural issues. He appreciated the newer Council members and noted that the process can be surprising upon entering office, particularly regarding the limited direct authority over final budget numbers. He echoed Councilmember Ayers' call for proactive change to avoid identical conversations next year.

He thanked Councilmember Hosten for the amendment suggestion (noting prior attempts by himself and others, sometimes less effectively) and affirmed the Council's commitment to equity. He observed that cuts typically fall more heavily on the City side, requiring concessions there to balance the process. He warned that neglecting City services (e.g., park maintenance, recreation, pothole repairs) would generate public outrage, forcing future trade-offs and merely delaying burdens.

Mr. Sead welcomed the five-year projections as the right approach. He stressed the need for improved communication, transparency, and accountability in spending, particularly from the Board of Education, as the City has grown to approximately 93,000 residents with about 12,000 students in the school system. He expressed the shared goal of making Norwalk a destination city where families choose to live because of strong education and overall quality of life. He agreed with Ms. Ayers on the importance of solution-oriented thinking and incremental substantial changes. He hoped for clearer demonstration of how dollars are spent on the Board side to build trust. While acknowledging philanthropy's limitations and uncertainties, he urged creativity and mindfulness in revenue strategies.

Mr. Sead confirmed his support for the amendment but emphasized the broader goal of doing better through improved dialogue and collaboration.

****Roll Call Vote on the Amendment To increase the maximum limit on total appropriations for the General Fund for Fiscal Year beginning July 1, 2026, from \$483,978,290 to \$486,218,642**

Council President Goldstein requested a roll call vote for transparency.

The Clerk called the roll as follows:

- **Nicol Ayers** – Yes
- **Brian Bailey** – Yes
- **Jesse Buccolo** – Yes
- **Jan Degenshein** – Yes
- **Richard Dellinger** – Yes
- **Nicolé Eaddy** – Yes
- **James Frayer** – Yes
- **Joshua Goldstein** (Council President) – Yes
- **Colin Hosten** – Yes
- **Johan Lopez** – Yes
- **Broderick Sawyer** – Yes
- **Jalin T. Sead Sr.** – Yes
- **Anne Wennerstrand** – Yes
- **Dajuan C. Wiggins Sr.** – Yes
- **Darlene Young** – Yes

****THE AMENDMENT PASSED UNANIMOUSLY (15-0).**

****Roll Call Vote on the Resolution as Amended Setting the maximum limit on total appropriations for the General Fund for Fiscal Year beginning July 1, 2026, at \$486,218,642**

The Clerk called the roll as follows:

- **Nicol Ayers** – Yes
- **Brian Bailey** – Yes
- **Jesse Buccolo** – Yes
- **Jan Degenshein** – Yes
- **Richard Dellinger** – Yes
- **Nicolé Eaddy** – Yes
- **James Frayer** – Yes
- **Joshua Goldstein** (Council President) – Yes
- **Colin Hosten** – Yes
- **Johan Lopez** – Yes
- **Broderick Sawyer** – Yes
- **Jalin T. Sead Sr.** – Yes
- **Anne Wennerstrand** – Yes
- **Dajuan C. Wiggins Sr.** – Yes
- **Darlene Young** – Yes

****THE RESOLUTION AS AMENDED PASSED UNANIMOUSLY (15–0).**

Mayor Barbara C. Smyth thanked the Council for its thoughtful deliberation and emphasized the need for continued collaboration, improved communication, structural reform, and state-level advocacy to address long-term funding challenges. The Council then proceeded to the next agenda item.

B. ORDINANCE

3. Approve changes to Chapter 112A (Vape Shops), Section 112A-13 (Penalties) MR. SEAD MOVED TO APPROVE CHANGES TO CHAPTER 112A (VAPE SHOPS), SECTION 112A-13 (PENALTIES).

Mr. Sead spoke in favor of the motion. He stated that he would be brief and wanted to highlight the excellent enforcement work being conducted by the Norwalk Police Department. He noted that the existing Vape Shop Ordinance, adopted last year with significant input from Councilmember Lopez, included a flat penalty of \$250 per violation.

He reported that the Police Department has been actively inspecting and citing vape shops on a weekly basis, as documented on their social media channels. Mr. Sead explained that the current \$250 penalty has proven insufficient as a deterrent. The proposed amendment increases the penalty to \$250 per day of continued violation, with the intent to strengthen enforcement tools available to the Police Department and help ensure the safety of Norwalk residents, particularly youth, by discouraging illegal sales of THC and other prohibited products in unlicensed establishments.

Mr. Wiggins asked for clarification on the prior penalty structure and the application of the new daily fine. Mr. Sead responded that the original \$250 was a one-time fine per citation. Under the amendment, the \$250 daily penalty would apply until the violation is corrected (i.e., until the establishment ceases selling prohibited products). He further explained the progressive

enforcement structure: a first offense results in a \$250 fine; a second offense within a specified period leads to a six-month license suspension; a third offense within a 12-month period results in permanent license revocation. After revocation, continued operation would trigger the \$250 daily penalty until the activity stops.

Mr. Wiggins inquired about the practical effect if a business is shut down or goes out of operation—whether the daily fine remains collectible. Mr. Sead acknowledged the concern, stating that the primary goal is to eliminate illegal sales entirely. If a business is closed (e.g., via health department or police action for operating without a valid license), the daily fine becomes moot because the prohibited activity ceases. He noted that only three licensed dispensaries in Norwalk are permitted to sell THC products; smoke shops and vape shops are not authorized to do so.

Corporation Counsel Mario Coppola interjected to provide additional context. He stated that Mr. Wiggins had identified a key enforcement challenge not only in Norwalk but statewide: collecting fines from businesses that close or lack assets (such as real property for liens). He confirmed that this is an ongoing concern and that the City is actively exploring potential further amendments to the ordinance to strengthen collection mechanisms as enforcement experience accumulates. He noted that additional changes may be proposed in the future if collection difficulties persist or new issues arise.

Mr. Sead thanked Corporation Counsel Coppola for the clarification and reiterated that the amendment represents an important step to support police enforcement efforts and protect public safety.

****THE MOTION PASSED UNANIMOUSLY.**

VIII. RESOLUTIONS FROM CITY COUNCIL

No resolutions were presented.

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

None.

X. SUSPENSION OF RULES

None.

XI. ADJOURNMENT

**** MS. YOUNG MOTIONED TO ADJOURN.**

****THE MOTION PASSED UNANIMOUSLY.**

There being no further business, the meeting adjourned around 10 PM.


**CITY COUNCIL
NORWALK,
CONNECTICUT**


**SPECIAL MEETING
7:30 PM**


**FEBRUARY 24, 2026
HYBRID VIA ZOOM**

Respectfully Submitted,
Courtney Baldwin
Recording Secretary

Katherine R. Williams-Murchison

 Norwalk, CT

 203-858-1883

 krwilliams48@gmail.com

PROFESSIONAL SKILLS

- Executive Administrator
- Confidentiality and discretion
- On-boarding, Offboarding & New Hire Orientation
- Event & Meeting Coordinator
- Cost Management
- Notary Public – State of CT

D

EXPERIENCE

The Law Office of Russell G. Small

Office Administrator/Legal Clerk

12/26/2023 - Present

- Serves clients and attorneys by developing and monitoring cases and documentation.
- Hires, trains, and supervises legal secretaries and other administrative support staff, and assigns paralegals and assistants to staff attorneys and cases.
- Inventories and orders office supplies.

State of North Carolina -Temp Solutions- (Remote Worker)

09/2021 – 7/28/2023

Executive Assistant for HR Deputy Director

- Managed and coordinated executive's extremely active calendar and ensure schedule is followed and respected, while continuously prioritizing and pivoting to meet the high volume of the office demands
- Collaborated closely with the HR Director and Deputy Director on executive-level projects and deliverables, while also considering historical knowledge and precedents of state government programs
- Monitored and reported on projects and day-to-day activities and progress, while advising on viable solutions, unique strategies, and creative approaches as they arise; Help to define project scope, potential roadblocks, and goals
- Managed the status, resources, and timelines for projects and work with internal and external stakeholders to provide updates on issues and resolutions while building and strengthening relationships for continued quality service
- Implemented and managed change when necessary while using independent judgment and analytical thinking to meet project and office demands; Evaluate and assess the results of an executed change to produce continued process improvement and ensure lean practices
- Conducted research, track metrics, and analyze data to prepare reports and implement products and strategies
- Implemented and maintained a high standard of design, format, and production with attention to detail
- Served as a liaison between leadership and employees (agency-wide) by fielding questions, interpreting communications and policy, and assisting to resolve problems with excellent customer service, while maintaining confidentiality on potentially sensitive matters
- Prepared and edited business correspondence, communications, presentations, and other informational documents
- Researched technical information pertaining to employees' personnel actions and various administrative materials for management

- Maintained and sustained office efficiency by organizing office operations and procedures, planning and implementing office systems, and procuring appropriate office equipment for maximum productivity
- Performed all clerical functions, such as answer phone calls, filing documents, schedule/coordinate meetings, receive visitors, arrange conference calls, order and maintain office supplies, and other office duties:
- Managed repository of files, databases, and reference materials via shared network filing system
- Organized and tracked procurement for recurring and ad hoc subscriptions/goods/services, ensuring appropriate technology/services is leveraged to execute tasks
- Facilitated meeting follow-up and prepare minutes as requested, ensuring transparency, team collaboration, and awareness
- Facilitated the onboarding/offboarding process for employees in the Central HR Office
- Managed travel details and subsequent reimbursement for leadership
- Processed and tracked various service and personnel award submissions
- Maintained records for exempt personnel, ensuring appropriate documents are received/recorded
- Conducted and submitted annual asset and supply inventory
- Place and track job orders for temporary employees

Full Circle Youth Empowerment, LLC

12/2019 – 6/2021

Administrative Assistant

- Provided office support to individual/team for the smooth transition of the business.
- Receptionist duties - fielding calls, receiving and directing visitors, processing client intake data, creating spreadsheets and presentations, and filing.
- Provided analytical data for the board meetings and other task as needed

Wallman Lam Firm, LLC

9/2018 – 8/2020

Legal Assistant

- Administrative duties while managing legal documentation and correspondence in strictest of confidence.
- Implemented and improved upon administrative processes for more efficient workflow
- Drafted documents and letters corresponding with counsels, courts and clients
- E-filing with courts

LexPro Research, Stamford, CT

3/2016 – 6/2018

Office Assistant

- Monitored companies main email inbox, organized calendar, sorted mail, daily bank deposits.
- Client Care
- Marketing – Communicated to client and warm leads by email and snail mail
- Ordered office supplies and other items needed for the office
- Bookkeeping – Banking, and reconciling statements (credit card, banks and supplier bills)
- Invoicing

Old Navy, Norwalk, CT

8/2015 – 11/2015

Business and Training Specialist

Identified training needs by evaluating strengths and weaknesses; Translated requirements into trainings that will groom employees for the next step of their career path; Built annual training program and prepare teaching plans; Developed or oversaw the production of classroom handouts, instructional materials, aids and manuals; Direct structured learning experiences and monitor their quality results; Acclimate new hires to the business and conduct orientation sessions; Deliver training courses; Assess training effectiveness to ensure incorporation of taught skills and techniques into employees work behavior; Periodically evaluate ongoing programs to ensure that they reflect any changes; Stay abreast of the new trends and tools in employee development.

Budget Truck Rental, Norwalk, CT

8/2013 – 3/2016

Branch Rental Manager

Responsibility in sales or operations, provide front line contact with prospects, manage a large fleet of vehicles, match vehicle availability with customer, coordinate all aspects of customer's account and ensure complete customer satisfaction. Listen to and resolve customer complaints regarding services, products, or personnel; monitor sales staff performance to ensure that goals are met; hire, train, and evaluate personnel; confer with company officials to develop methods and procedures to increase sales, expand markets, and promote business; direct and supervise associates engaged in sales, inventory-taking, reconciling cash receipts, or performing specific services, such as pumping gasoline for customers; provide staff with assistance in performing difficult or complicated duties; plan and prepare work schedules, and assign associates to specific duties; attend company meetings to exchange product information and coordinate work activities with other departments; prepare sales and inventory reports for management and budget departments; formulate pricing policies on merchandise according to profitability requirements; other projects and tasks as assigned by supervisor

Holiday Inn Express, Branford, CT

6/2014 – 12/3/2014

Guest Services Representative/Night Auditor**OTHER EMPLOYMENT****INROADS, Inc./New England Region, Stamford, CT**

2/2007 – 9/2012

COMMUNITY PHILANTHROPY

- Facilitator - INROADS Summer Training (2007 – 2011)
- Co-President of the PLTI (Parent Leadership Training Institute) Alumni Association (2007 – 2010)
- Facilitator - Casey Family Services Workshops (2009 – 2011)
- Coordinated with the National Black MBA/LOT (Leaders of Tomorrow) – Case Competition (2010)

EDUCATION**The World Trade Institute of Pace University, NY, NY**

1996 - 1998

International Trade Management

Export Documentation, Export/Import Letter of Credit, Customs Law for Importers, Import Regulations & Documentations, Customs Entry Preparations Workshop, Drawback and Ocean Shipping and Inland Transportation
Certified

The Berkeley School, White Plains, NY

1982 - 1984

Fashion Merchandise & Management – Associate Degree (intended)

(44 credits)

TECHNICAL SKILLS

Proficient in Microsoft Office Suite, Adobe Pro, Procure, NeoGov, Peoplesoft and Beacon; BEST Case; Stretto; Turbo Court; PACER, Epiq, strong oral and written communication skills with staff, vendors and clients; ability to work in a team environment as well as individually; can operate all office equipment, handle multiple tasks and priorities with accuracy and timeliness; effective problem solving skills; very flexible, able to competently handle assignments within deadlines; able to work effectively under pressure; an excellent event planner and willing to travel.

10 Monroe St #212
Norwalk, CT 06854

Phone: (914) 350-5500
john.hubers@gmail.com

EXPERIENCE

Founder/Lead Advisor

2014 - Present

.org/advisors, New York, NY

Provide organizational development consulting services primarily to INGOs and other non-profits globally. Periodically accept term-bound in-house assignments at various organizations for more intensive initiatives that require hands-on change management and longer-term implementation strategies.

Develop innovative, effectual, and sustainable funding strategies that further the organization's mission without compromising its values. Identify partners with a passion for the impactful change the organization seeks and whose preferred modalities for achieving outcomes align with the organization's methodologies. Ensure that projected revenue streams sustain the planned investment strategy for the programmatic work to the fullest extent practicable.

Design innovative modalities and methodologies for creating significant cultural change to better align values and practices with an organization's mission and vision. Utilizing proven techniques and pioneering processes, guide organizations through many evolutionary stages, including massive growth, globalization, technological innovation, mergers, reductions in force, and major restructuring. Combine cultural development, strategic planning, and systems refinement to create a viable and sustainable pathway for managing change.

.org/advisors is a Certified B Corp committed to rigorous standards of social and environmental performance, accountability, and transparency.

- Develop and maximize talent while simultaneously shaping and refining the culture to ensure the success of the organization's strategic planning.
- Identify methodologies to restructure in order to de-silo staff and encourage cross-functional synergies that tap under-utilized skills and potential.
- Create policies and procedures that codify modalities for achieving strategic goals.
- Design and implement systems that operationalize and standardize policies and procedures.
- Develop training that integrates organizational culture development with systems implementation.
- Provide individualized coaching and mentoring opportunities to all stakeholders.
- Identify and implement Donor Management Systems to streamline workflows, expedite processes, and more accurately report on fundraising metrics.
- Lead sessions with top leadership and/or boards to reevaluate or restate the mission to ensure clarity, focus, and alignment with the vision.
- Evaluate extant practices for efficiency, efficacy, and correlation.
- Assess management of both processes and people to ensure styles and structures align with culture, mission, and strategic growth.
- Lead workshops to properly identify core competencies and their utilization.
- Identify possible opportunities for Business Process Outsourcing/Insourcing and design commensurate implementation strategies.
- Evaluate resource capacity and create methodologies to address over/under utilization.
- Design holistic solutions for organizational needs that leverage the current and potential talent.
- Ensure effective metrics and analytics are in place to measure the ROI of change management initiatives.
- Develop meaningful KPIs to milestone implementations and capture areas of need.

- Work with leadership to identify appropriate benchmarks for all internal processes and design an implementation strategy for the collection of data.
- Create organizational dashboards that effectively communicate status, trends, opportunities, threats, and goal achievement.

Managing Director (Part-Time)

2021 - 2023

Magical Creatures Sanctuary, Laupahoehoe, HI

Implemented the infrastructure and systems needed to support strategic objectives for an extant farmed animal rescue and sanctuary. Responsible for the oversight of administrative and financial systems, including finance, fundraising, information technology, human resources, and physical infrastructure.

- Coordinated with the ED to develop and follow MCS's strategic plan.
- Evaluated best industry practices in comparison to internal systems and needed resources, with an eye toward both future needs and budget realities.
- Provided overall financial management responsibilities for the organization.
- Identified, engaged, and maintained sources for revenue generation, including private foundations, high-net-worth individuals, government funding opportunities, and crowd-sourced/social media campaigns.
- Evaluated and implemented donor management, grants management, CRM, and program evaluation platforms to optimize the acquisition and retention of funders.
- Ensured ongoing local programmatic excellence, rigorous program evaluation, and consistent quality of finance and operational administration.
- Ensured effective systems to track and regularly evaluate program components so as to measure successes that can be effectively communicated to the board, funders, and other constituents.
- Prepared monthly, quarterly, and annual financial reports for the ED, Board, tax authorities, and funders.
- Prepared and filed state and federal non-profit tax returns, including 990s.
- Partnered with the ED on evolving and maintaining the organization's administrative and operational processes, with a goal of continuously developing and improving systems.
- Led, coached, developed, and retained MCS's high-performing team.
- Explored opportunities to create sister organizations with 501(c)(4) status to directly advocate for animal welfare and veganism.

Senior Advisor, Organizational Development / Interim President

2016 - 2017

Defy Ventures, New York, NY

Completed a one-year commitment to drive the strategy and organizational development required to support aggressive national expansion and launch a new program model. Responsible for all program operations, growth initiatives, development, finance, human resources, technology, and management of the organization.

Defy Ventures is an entrepreneurship, employment, and character development training program for currently and formerly incarcerated men, women, and youth.

Built systems and teams to ensure stability and sustainability as Defy evolves. Partnered with the Founder and CEO to drive overall strategy and support the efforts on development, external relationships, and partnerships that fueled the organization's managed growth. Reported to the CEO, led the Executive Team, and coordinated directly with the Board of Directors and several advisory boards. Interim direct reports included Chief Finance

& Administration Officer, Director of Development, Director of Technology, programmatic Vice Presidents, M&E, and Regional Directors.

- Hands-on management of strategic planning, organizational development, financial budgeting, and organizational goal setting with hard metric targets.
- Designed and implemented a significant organizational development strategy which restructured the organization to better facilitate both growth and stability.
- Directed all programmatic efforts, including scaling the new in-prison program to 22 facilities nationwide, including jails, Federal prisons, and state prisons at every security level.
- Launched new regional office and program implementation in Nebraska, and with the full support of the state correctional system, plan to roll out to every facility in the state within 3 years.
- Designed, implemented, and managed all organizational systems for a rapidly growing, entrepreneurial non-profit in the midst of significant national expansion.
- Defined and implemented a multi-vendor solution for donor and grant management that vastly improved funder acquisition, assessment, cost management, and effective measurement.
- Supervisory oversight of regional staff and the creation of new teams/offices in expansion states and regions.
- Led a strategic growth initiative that resulted in a 30% increase in staff, a 35% increase in budget, 48% increase in revenue, and an 800% increase in clients served.
- Designed and implemented a new partner engagement strategy, which included cascading, structured MOUs that better define responsibilities and expectations.
- Formalized vetting, structure, and responsibilities for regional advisory boards that support local program growth and fundraising.
- Created staff development model to promote internal growth and advancement opportunities through skill development and mentoring in order to ensure viable succession plans, maintain institutional memory, and reduce turnover.
- Designed the process to devolve leadership responsibilities to the local teams.

Consultant, Organizational Development / Interim Chief Operating Officer **2014 - 2015**

Single Stop USA, New York, NY

Designed, developed, and led a functional reorganization focused on creating a sustainable platform for rapid growth of a national non-profit in the social innovation sector. As Interim COO, responsible for all operational and strategic functions. Oversaw and directly managed an annual budget of \$30,000,000 USD. Areas of responsibility included finance, development, operations, HR, technology, organizational development, regional expansion, and national strategy. Reported to the CEO, led the Executive Team/C-Suite, and coordinated personally with the Board of Directors and several advisory boards. Worked closely with the Founder/CEO on all aspects of leading the organization financially, functionally, strategically, and programmatically. Direct reports included Chief Finance & Administration Officer, Chief Strategy Officer, Chief Technology Officer, Chief Legal Officer, Chief Human Resources Officer, Director of Advancement, and Regional Directors.

Contributed to Single Stop getting named by Fast Company as one of "The World's Top 10 Most Innovative Companies of 2015 in Social Good". Rebuilt the infrastructure to better support the operations of a national organization operating 320+ sites in 9 states. Streamlined costs by restructuring from a regionalized organization to a distributed national model with: centralized HR, Finance, IT, and other back-office functions; localized expenditure modalities; and a focus on more flexible revenue generation and distribution.

Led the multi-million-dollar investment into a ground-breaking new technology platform that underpins the organization's programmatic work. This new platform changed the paradigm for implementation of the program thus broadening the reach of the model exponentially. The three-year goal was to leverage this new tool to increase impact 100% while simultaneously reducing per impacted-client costs by 50%. Directed and managed every aspect of this initiative through daily, primary involvement and coordination of effort. Directly managed grants, partnerships, and external contractors. Developed systems for managing Unrelated Business Income from leasing the technology platform to other organizations.

- Led significant organizational development program that refined and refocused leadership development, intra-org communication strategies and modalities, and recruitment and retention systems via needs assessment and the consequent codification of procedures.
- Design and implementation of new staff development program, performance assessment system, and onboarding procedures more focused on organizational culture assimilation.
- Change management including a significant reorganization, headquarters build and move, and restructuring of regional/national model.
- Enforcement of mission alignment with culture, growth, program design, and product development.
- Hands-on management of all organizational development including strategic planning, financial budgeting, human capital management, organizational goal setting, and value driver assessment.
- Design, implementation, and management of all organizational systems for a rapidly growing, entrepreneurial non-profit in the midst of significant national expansion.
- Supervisory oversight of all regional operations including new staff in expansion states and regions.
- Direct management of technology product conceptualization, development, and refinement.
- Strategic coordination in a plan to monetize the programmatic work in select channels into a viable revenue stream that will help support the organization's mission as it grows.
- Operationalize cross-functional directives and initiatives via coordination of Human Resources, Finance, Information Technology, Operations, and Legal.
- Development and enforcement of organizational policies, financial procedures, information security, and disaster recovery.

Director of Operations and Organizational Development

2009 - 2014

Millennium Promise (Millennium Villages Project), New York, NY

Responsible for the systematized operational requirements of an international NGO with annual budgets of \$35 - \$255,000,000 USD. Duties included direct support of global headquarters, two regional offices and fourteen local offices spanning ten countries in Africa as part of the Millennium Villages Project launched by Professor Jeffrey Sachs at Columbia University. Member of the Executive Management Committee which oversaw all financial, organizational, and programmatic operations of the project. Traveled extensively in sub-Saharan Africa, working closely with diverse teams to maximize the utility of limited resources. Work was also coordinated with our implementation partners including UNDP, UNOPS, UNAIDS, UNFPA, UNICEF, UNSG's office, DFID, AGRA, ICRAF, WFP, and Columbia University's Earth Institute.

- Strategic planning, budgeting, implementation and management of all organizational systems including Enterprise Resource Planning and Knowledge Management Systems.
- Management of stakeholder investment in the development, acquisition, deployment, and administration of operational systems utilized to improve efficiencies and reduce costs.

- Development and implementation of programmatic evaluation models and outcome measurements.
- Coordination of Human Resources, Finance, IT, and Legal on cross-functional directives and initiatives.
- Development and enforcement of organizational policies, financial procedures, information security, and disaster recovery.
- Supervisory oversight of regional staff.
- Infrastructure architecture and management incorporating secure, redundant multi-platform systems.
- Project management for various public sphere initiatives, major infrastructure upgrades, and two relocations.

Played a significant role in an eighteen-month major restructuring at Millennium Promise. Contributed across multiple functional areas in the planning and implementation of a transition to in-house management of African operations. This involved interviewing, hiring and training for an 800+ member workforce in 16 sites and integrating staff into newly designed IT, HR, Finance, and Legal organizational structures. A concomitant decentralization scheme was also supported by this same team. The goal of this segment of the reorganization was to devolve responsibilities back to the newly assimilated African staff via a regional model.

- Participated as a key member of the transition team which performed in-person evaluations of all of the African sites to survey extant operational systems, perform needs assessments, and engage staff in interactive dialogues on organizational issues.
- Worked extensively with local HR, Legal, and Finance teams to cooperatively define and proceduralize new policies and systems necessary for the success of the transition.
- Collaborated with other transition team members to develop effective cross-functional protocols for the planned devolvement of operational responsibilities to the regional and local sites.
- Led development of new HR and Finance Policies and Procedures.
- Developed the ERP solution including product selection, development, and implementation.
- Operationalized the strategic decentralization of IT and HR management to the regional offices.
- Successfully hired and trained 800+ new employees and integrated staff into the organization's systems.
- Participated in the cooperative design and execution of workshops which introduced the new structures to the African staff and trained them in the application and use of the systems.

President & Chief Technology Officer

2006 - 2009

Online River, LLC, New Canaan, CT

President

Responsible for the day-to-day operational management of 28 distinct corporate entities operating under one umbrella organization. Duties included oversight of all Human Resources, Administration, and Finance functions. Reduced administrative cost ratios by more than 45% while leading the operational teams in supporting a 300+% growth in revenues for the organization.

- Direct supervision of four C-Level staff.
- Coordination with Chief Executive Officer and executive team on broad-spectrum corporate strategies.
- Project management of organizational initiatives and administrative programs.
- Change management, including two significant restructuring schemes.
- Oversight of and accountability for all operational budgets.
- Planning, implementation, and management of all organizational development requirements.

- Development and implementation of HR, IT, and Finance policies and procedures.

Chief Technology Officer

Responsible for all technology requirements of 28 distinct corporate entities operating under one umbrella organization. Duties included: structural design, tactical deployment, and overall management of IT infrastructure and resources; development and training of staff; budgeting; project management; and reporting to stakeholders at all levels. Significant achievements include lowering IT costs-per-employee by 66% in first 2 years, increasing average ROI on new technology projects by 222% and developing metrics for IT performance which led to shrinking the departmental budget as a percentage of the total organizational budget by 16%.

- Strategic planning, budgeting, implementation and management of all organizational technology requirements including:
 - telecommunications
 - data networks
 - customer management, accounting and sales systems
 - public and private-facing web properties
 - custom development projects
- Coordination with executives, department leads, and end-users on the development, acquisition, deployment, and management of technology utilized to improve business processes and reduce costs.
- Development and enforcement of organizational policies regarding information security, disaster recovery, standards, and terms of use for all information and communication technologies employed.
- Infrastructure architecture and management incorporating highly secure, redundant, and complex multi-platform systems (Cisco, Dell, Apple, Microsoft, Linux and Sun).
- Top-level administration of 150+ user network utilizing 28 domains in Active Directory and LDAP.
- Team supervision of 25+ developers, administrators, designers, support technicians, and contractors.
- Project management and hands-on design and development of user interfaces and backend databases utilizing Cold Fusion, .NET, Java, JavaScript, AJAX, PHP, MS SQL Server, MySQL, CSS, and XHTML.
- Website development and web database deployment including e-commerce, secure sites, intranets, extranets, and server clustering.
- Search engine optimization, statistical reporting, and content management for online properties.

Founder/Consultant

1998 - 2009

Net Results, San Francisco, CA, San Jose, Costa Rica, New Haven, CT

Provided management and technical consulting services to clients from international Fortune 100 companies to small non-profits. Primary focus was on operationalizing change management and organizational stabilization.

- Design and implementation of organizational systems in corporate, government, and non-profit sectors.
- Change management consulting including organizational structures, information and financial systems.
- Creation of integrated solutions for developing cross-functional Best Practices and defining departmental and organizational Core Competencies.
- Collective design of organizational development strategies to empower and potentialize staff.
- Strategic planning for Web 2.0 initiatives and public sphere campaigns.
- Architecture, implementation, and support of multi-platform, global information systems.
- Development and implementation of multi-unit Point-Of-Sale systems
- Extensive security and compliance evaluation, counseling, and implementation in diverse industries.

EDUCATION

Syracuse University, *Syracuse, NY*
Crouse-Hinds School of Management
BS, Business Administration & Finance

United Nations University for Peace, *Costa Rica*
MA, International Relations, Diplomacy and Conflict Management

CERTIFICATIONS

SHRM – Senior Certified Professional (SHRM-SCP), *Society for Human Resource Management*
Lean Six Sigma – Black Belt, *International Association for Six Sigma Certification*
Project Management Professional (PMP), *Project Management Institute*

LANGUAGES

English – Native speaker
Spanish – Intermediate fluency
French – Basic fluency

City of Norwalk
125 East Ave
Norwalk, CT 06851

PHONE:(203) 854-7806
EMAIL:recreation@norwalkct.gov

Permit # R3220

Status Approved
Date of Issue Jan 22, 2026 3:01 PM

Customer Name	Rebecca Kovacs - 18	Home Phone Number	(203) 919-3775
Customer Type	General Public	Email Address	rkovacs@norwalkct.gov
Mailing Address	121 Oscaleta Road South Salem, NY 10590		
System User	rkovacs		

Rental Fee	\$0.00
Discounts	\$0.00
Subtotal	\$0.00
Deposits	\$0.00
Deposit Discounts	\$0.00
Total Permit Fee	\$0.00
Total Payment	\$0.00
Refunds	\$0.00
Balance	\$0.00

Bunny Run	1 resource(s)	1 booking(s)	Subtotal: \$0.00
Booking Summary			
Calf Pasture Beach (Department Use)		Center: Calf Pasture Beach	
START DATE/TIME	END DATE/TIME	ATTENDEE	AMT W/O TAX
Sat, Mar 21, 2026 8:30 AM	Sat, Mar 21, 2026 11:30 AM	350	\$0.00

X: _____

X: _____

Date: _____

Date: _____

City of Norwalk
Mailing Address: 125 East Ave, Norwalk, CT 06851
Phone Number: (203) 854-7806
Email Address: recreation@norwalkct.gov

Rebecca Kovacs
Customer ID: 18
Home Phone Number: (203) 919-3775
Email Address: rkovacs@norwalkct.gov

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

.....

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.);

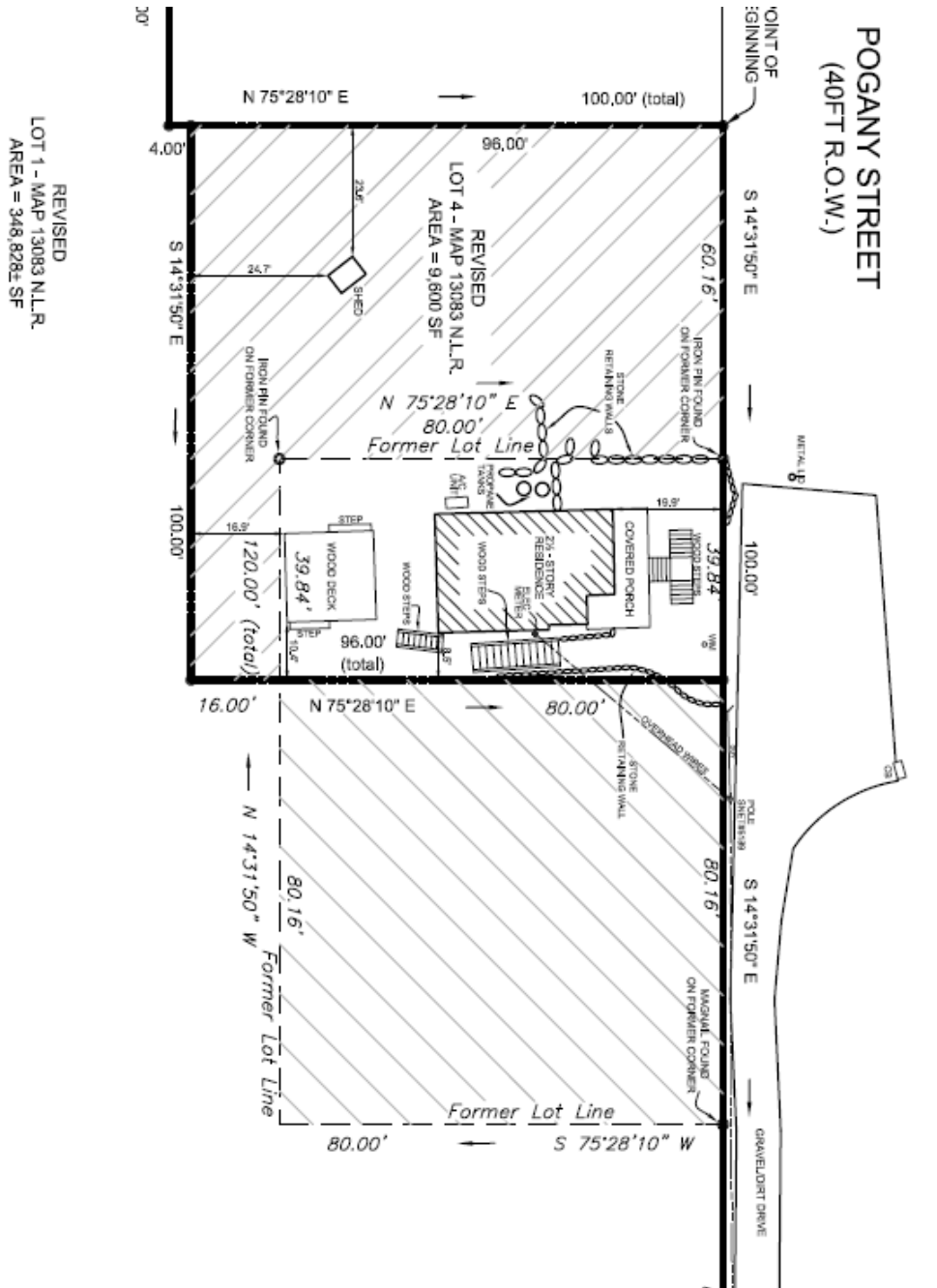
thence along said westerly side of Pogany Street S 14°31'50" E a distance of 60.16 feet to land now of form of Douglas Peoples (Lot 4, Map 13083 N.R.L.);

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.

EXHIBIT 3



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

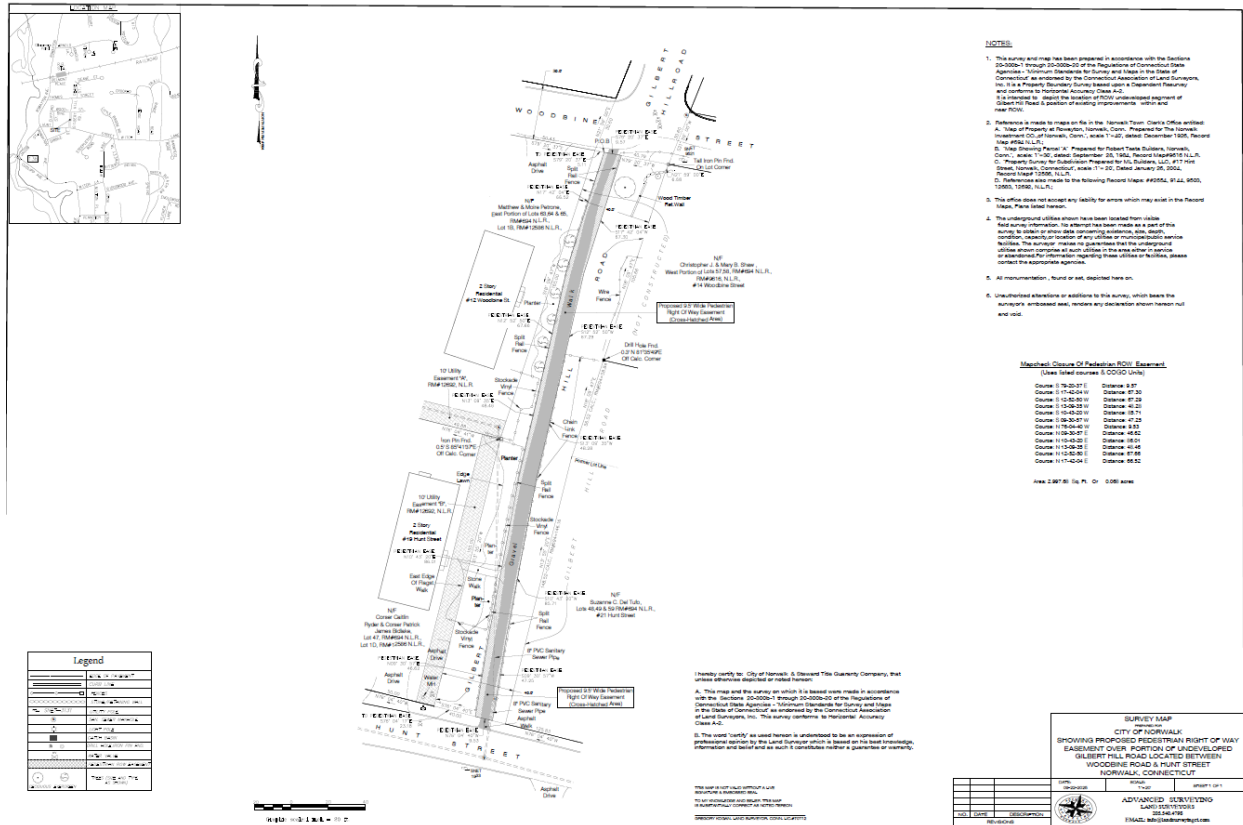
In order to advance this matter, the Law Department has proposed the following authorization for your consideration:

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 Specialty Surveying License Case in Connecticut. This survey and map conforms to National Accuracy Data A-2. It is intended to show the location of PCS underground equipment of record and the location of existing improvements, water and sewer lines.
 - 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 Siskind, Norwich, Conn.," dated September 20, 1982, Record Map #1919, L.L.P.; C. "Project Survey for Subdivision Prepared for S.S. Sullivan, L.L.P. and Frank Siskind, Connecticut," dated 11-20, dated January 28, 2002, Record Map #2326, L.L.P.; D. "Reference area made to the following Record Map #4924, of S.S. Sullivan, 1986, 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.
 - Unlabeled alterations or additions to this survey, which bear the surveyor's embossed seal, render any guarantee about survey null and void.

Metes and Bounds Of Pedestrian Right-of-Way Easement

(Lines Refer to Record Map #2326)

Course	Distance	Course	Distance
Course 17-20-01 E	Distance 8.97'	Course 17-20-01 W	Distance 87.30'
Course 17-20-02 E	Distance 87.30'	Course 17-20-02 W	Distance 87.30'
Course 17-20-03 E	Distance 87.30'	Course 17-20-03 W	Distance 87.30'
Course 17-20-04 E	Distance 87.30'	Course 17-20-04 W	Distance 87.30'
Course 17-20-05 E	Distance 87.30'	Course 17-20-05 W	Distance 87.30'
Course 17-20-06 E	Distance 87.30'	Course 17-20-06 W	Distance 87.30'
Course 17-20-07 E	Distance 87.30'	Course 17-20-07 W	Distance 87.30'
Course 17-20-08 E	Distance 87.30'	Course 17-20-08 W	Distance 87.30'
Course 17-20-09 E	Distance 87.30'	Course 17-20-09 W	Distance 87.30'
Course 17-20-10 E	Distance 87.30'	Course 17-20-10 W	Distance 87.30'

See 23P781 (a, p. 0) 2326 area

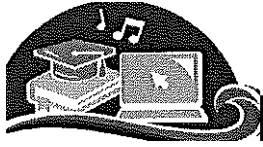
Legend

[Symbol]	Proposed Pedestrian Right-of-Way Easement
[Symbol]	Utility Lines
[Symbol]	Other Easements
[Symbol]	Property Lines
[Symbol]	Streets
[Symbol]	Water Features
[Symbol]	Other Features

This survey was prepared by the City of Norwich & Deane Title Guaranty Company, Inc. as a Specialty Surveying License Case in Connecticut. This survey conforms to National Accuracy Data A-2. It is intended to show the location of PCS underground equipment of record and the location of existing improvements, water and sewer lines.

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: 08/24/2016
 TIME: 10:00 AM
 ADVANCED SURVEYING
 1000 WEST STREET
 NORWALK, CT 06441
 PHONE: 407-4706
 FAX: 407-4706
 EMAIL: ADVANCED@ADVANCEDSURV.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.



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.

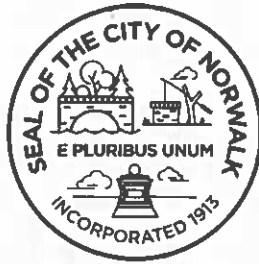
For more than 15 years, Online Building Systems, LLC has been the sole provider responsible for servicing and repairing the 911 dispatch center’s uninterruptible power supply (UPS) system. Throughout this period, Online Building Systems has worked closely with City staff and public safety leadership, 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.

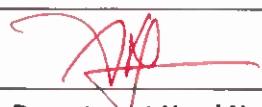
Procurement by non-competitive proposals may be used only when the award of a contract is infeasible under informal competitive Quotations (§3-204), Informal Competitive Request for Proposals (§3-205), seal bids, or competitive proposals and at least one of the following circumstances applies:

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:

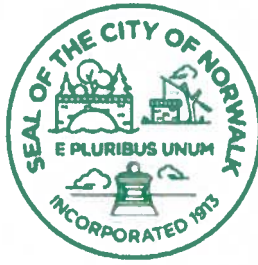
Mfr:	Enersys	Datecode:	Replaced at different times
Model:	12HX205 FR		
Strings:	1	Jars/string:	40
Battery Cabinet p/n:	PowerBattery		
Battery Cabinet tag:	106164		

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



Contract Staff Summary


Department/Staff Contact	Public Works Engineering/Paul Sotnik x47891
City Council Committee	Public Works Committee
Date Approved by Committee	
Purpose/Scope	Honorary Naming of Knight Street.
Vendor (Indicate if new or existing vendor)	N/A
Term of Contract	N/A
Method of Procurement (Indicate if sole source)	
Cost of Contract	
Funding Source/Account Number	
Additional Information/Other Details	Acknowledge Receipt of request and schedule Public Hearing – 3/3/2026



City of Norwalk
Paul Sotnik, P.E.
Senior Civil Engineer / Department of Engineering
125 East Avenue
Norwalk, CT 06856-5125
Office Telephone: (203) 854-7891
www.norwalkct.gov
E-Mail: psotnik@norwalkct.gov

MEMORANDUM

TO: Vanessa Valadares, P.E. - Chief of Operations and Public Works

FROM: Paul L. Sotnik, P.E. - Senior Civil Engineer 

CC: James Meehan, P.E. - Principal Engineer

REF: Cutie Mae Jordan Way
Acknowledge Receipt of Request and Schedule Public a Hearing For the Honorary Naming of Knight Street

DATE: January 16, 2026

Mr. Kyle Jordan contacted us concerning the above referenced topic. Mr. Jordan sent a request letter and package of supporting backup information, requesting that Knight Street be named Cutie Mae Jordan Way in honor of Ms. Jordan's service to the community.

The proposed Honorary Street Name signs would be installed at the following locations. I have attached a map for reference.

- On Knight Street at the intersection of Wall Street.
- On Knight Street at the intersection of North Avenue (U.S. Route 1).

Therefore, I would like to request that the following Items be included on the agenda for the February 3, 2026 meeting of the Public Works Committee of the City Council for approval.

- 1.) Acknowledge the receipt of the request for the Honorary naming of Knight Street to Cutie Mae Jordan Way.
- 2.) Schedule a Public Hearing for the Honorary naming of Knight Street to Cutie Mae Jordan Way. The Public Hearing shall be conducted in order to hear all parties interested in commenting on the proposed Honorary Street naming and to take such action on said naming that the Committee may deem advisable. The Public Hearing is scheduled for Tuesday, March 3, 2026 at 7:00 P.M. by way of Videoconference/Teleconference.

If you have any questions, please do not hesitate to contact me.



CUTIE MAE JORDAN WAY



1 inch = 60 feet

2019 AERIAL PHOTO DATA



Bio

Cutie Mae Jordan was born and raised in Cape Charles, Virginia, the daughter of the late Walter W. and Josephine Wynder Sewell. She graduated from North Hampton County High School and attended Norfolk State University and Norwalk Community College.

At the age of twelve, she joined the St. Stephens A.M.E. Church in Cape Charles where she directed her first choir and became their only organist for seven years. She was a member of the Music Guild at Hampton Institute under the direction of Professor Charles Flat. Mrs. Jordan is a well-known gospel singer throughout the metropolitan area, she was the founder of the Roodner Court Bible School (known for its annual Easter Pageants), the founder of the Women's Guild at Mount Zion Baptist, Norwalk, the founder and director of the Shilohettes of Shiloh Baptist Church, Norwalk. She was the director of the Calvary Gospel Choir, Calvary Senior Choir and the Calvarettes at Calvary Baptist Church, director of the J.W.T. Gospel Choir and Male Chorus at Bethel A.M.E. Church Norwalk, director of the First Congregational Church Gospel Choir, and the founder and director of the Jordan Concert Singers of Norwalk. **In June 2008, she sang the National Anthem at the Pentagon in Arlington, Virginia.** She was interviewed on Channel 12 News Connecticut by Gwen Edwards on 'Our Lives' where she performed her signature song 'Too Close'. She performed at Norwalk Public Schools for Black History Month and Martin L. King programs. Performed at Senior Nursing Homes at Westport Health Center, Jewish Nursing Home and Ludlow Commons Senior Citizens. Composed music, directed and performed for May Fellowship along with the late Emma Gilmore (President of CWU/Norwalk Public School Teacher) for the Church Women United. Performed at dedication ceremonies for the Norwalk Heritage Wall for African Americans and the Historic Norwalk Matthew Mansion. In addition to her ministering she also served on the Board of Directors at N.E.O.N as Chairman of Affirmative Action. She has received numerous awards for her dedicated and tireless work in the church and communities including an Official Citation from the State of Connecticut Office of the Attorney General Richard Blumenthal (Current: Connecticut U.S. Senator), an Official Statement from the State of Connecticut Governor M. Jodi Rell and Proclamations from the City of Norwalk Mayor Richard A. Moccia and Mayor Harry W. Rilling. Mrs. Jordan continues to minister through her music and as she respectfully puts it, with her G.F.G 'Gift From God'.

Mrs. Jordan was married to the late Calvin E. Jordan Sr. for 53 years and to their union they had six children. The late Calvin E. Jordan Jr, the late Kern A. Jordan, Reginald Carnell Jordan, Steve Christopher Jordan, Sean Jordan Owens and Kesha Jordan Allen. She has Twenty-two grandchildren and fifteen great-grandchildren.

Highlights from Bio:

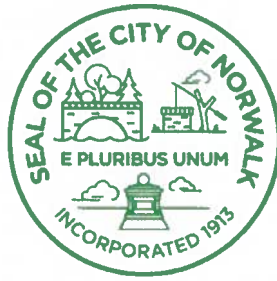
1940: At age 5 she learned to play the piano by ear from listening to the radio and music while attending church. Her father who sung on the Do Re Mi Quartet taught her how to utilize the do re mi scale to help her learn melodies while singing and playing the piano.

1947: At the age of 12 she directed and became the organist for the Gospel Choir at St. Stephens A.M.E. church in Cape Charles, Virginia where she later became a member.

1951: At the age of 16 on Thursday, March 9th she performed at the Hampton Institute, 'Chapel of Soldiers Home' with the Music Guild of Cape Charles, Virginia under the direction of Professor Charles Flat.

1955-Present:

- **On April 7, 1968, three days after the assassination of Dr. Martin Luther King 3000 People marched to the Green in Norwalk CT. mourning the loss of MLK, she was called to sing and lead the people in song, 'The Battle Hymn of the Republic.' She also sang one of MLK's favorite hymns 'Precious Lord', and We Shall Overcome.**
- 1970's – Norwalk CT., she was the lead vocalist at the Martin L. King Day annual memorial service singing 'Go Tell It On The Mountain' as the combine choir marched in.
- In the 1970's she was the Founder of the Roodner Court Bible School known for their annual Easter Plays, 'The Old Rugged Cross.'
- Founder of the Women's Guild at Mount Zion Baptist Church, Norwalk, CT.
- Founder and Director/Pianist of the Shilohettes of Shiloh Baptist Church, Norwalk CT.
- Director/Pianist of the Calvary Gospel Choir, Senior Choir, and the Calvarettes at Calvary Baptist Church, Norwalk, CT.
- Director/Pianist of the J.W.T. Gospel Choir and Male Chorus at Bethel A.M.E. Church, Norwalk, CT.
- Founder and Director/Pianist of the Jordan Concert Singers of Norwalk, CT.
- Director of the FCC Gospel Choir at First Congregational Church, Norwalk, CT.
- She was interviewed on Channel 12 News Connecticut by Gwen Edwards on 'Our Lives Show' where she performed her signature song 'Too Close'.



Contract Staff Summary


Department/Staff Contact	DPW Engineering / Paul Sotnik x 47891
City Council Committee	Public Works Committee
Date Approved by Committee	
Purpose/Scope	BRG2026-1 - Rehabilitation Project For Bridge No. 102-025 – Bonnybrook Trail Over Holy Ghost Fathers Brook and Bridge No. 102-029 – Bonnybrook Trail Over Holy Ghost Fathers Brook
Vendor (Indicate if new or existing vendor)	Yield Industries, LLC. (New)
Term of Contract	120 Calendar Days
Method of Procurement (Indicate if sole source)	
Cost of Contract	\$334,350.00 \$33,435.00 contingency
Funding Source/Account Number	09 24 4021 5777 C0315 09 25 4021 5777 C0315 09 26 4021 5777 C0315
Additional Information/Other Details	



City of Norwalk
Paul Sotnik, P.E.
Senior Civil Engineer / Department of Engineering
125 East Avenue
Norwalk, CT 06856-5125
Office Telephone: (203) 854-7891
www.norwalkct.gov
E-Mail: psotnik@norwalkct.gov

MEMORANDUM

TO: Vanessa Valadares, P.E. - Chief of Operations and Public Works

FROM: Paul L. Sotnik, P.E. - Senior Civil Engineer - Department of Engineering 

CC: James Meehan, P.E. - Principal Engineer - Department of Engineering

REF: City Project BR2026-1 – Rehabilitation Project For Bridge No. 102-025 – Bonnybrook Trail Over Holy Ghost Fathers Brook and Bridge No. 102-029 – Bonnybrook Trail Over Holy Ghost Fathers Brook

DATE: February 20, 2026

The Department of Public Works (DPW) has prepared plans for Project BR2026-1. This Project consists of Bridge Preservation and Rehabilitation work at each of the two (2) Sites listed below.

- Bridge No. 102-025 – Bonnybrook Trail Over Holy Ghost Fathers Brook
- Bridge No. 102-029 – Bonnybrook Trail Over Holy Ghost Fathers Brook

These Local Bridges/Culverts are less than 20 feet in length (span) and are on Local Roads, and as such, the maintenance of these structures is the responsibility of the City of Norwalk. As part of the Capital Bridge Preservation and Rehabilitation work recommended within the April 2019 Routine Bridge Safety Inspection Reports that were prepared by Freeman Companies, LLC for the DPW, Freeman Companies recommended work at these Bridge Sites to address the observed deficiencies and to improve their safety features.

In accordance with those reports, these two (2) Bridge Sites are scheduled for Preservation and Rehabilitation work. As background information, Bridge No. 102-025 – Bonnybrook Trail Over Holy Ghost Fathers Brook and Bridge No. 102-029 – Bonnybrook Trail Over Holy Ghost Fathers Brook were both estimated to have originally been built in 1965±. Holy Ghost Fathers Brook crosses Bonnybrook Trail two (2) times within approximately 175 feet of each other.

The proposed projects at Bridge No. 102-025 – Bonnybrook Trail Over Holy Ghost Fathers Brook and Bridge No. 102-029 – Bonnybrook Road Over Holy Ghost Fathers Brook consists of the installation of the water handling systems (cofferdams), intermediate riprap topped with natural streambed material to fill scour holes at the upstream inlet and downstream discharge areas, repointing of the stone masonry headwalls and wingwalls at the north/east (depending upon which bridge) and south/west ends of the existing culverts and the removal and replacement of the existing Guiderail System on the north/east



DEPARTMENT OF
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and south/west sides of the bridge with a Steel-Backed Timber Guiderail System, as well as the specified Maintenance and Protection of Traffic for the Project.

The completed Bid Document Package for the Project was advertised for Public Bids on January 12, 2026. The Purchasing Agent opened four (4) bids for the Project on February 19, 2026 and the apparent low bidder is Yield Industries, LLC.

I have attached a copy of the bid results received from the three (3) lowest bidders for your reference. Therefore, I would like to request that the following items be included on the agenda for the March 3, 2026 meeting of the Public Works Committee of the City Council for approval.

- 1a.) Authorize the Mayor, Barbara C. Smyth, to execute an Agreement with Yield Industries, LLC for City Purchasing Department Project 4489 - Project BR2026-1 – Rehabilitation Project For Bridge No. 102-025 – Bonnybrook Trail Over Holy Ghost Fathers Brook and Bridge No. 102-029 – Bonnybrook Trail Over Holy Ghost Fathers Brook, for a sum not to exceed \$334,350.00.
- 1b.) Authorize the Chief of Operations and Public Works to execute orders on the Contract with Yield Industries, LLC for City Purchasing Department Project 4489 - Project BR2026-1 – Rehabilitation Project For Bridge No. 102-025 – Bonnybrook Trail Over Holy Ghost Fathers Brook and Bridge No. 102-029 – Bonnybrook Trail Over Holy Ghost Fathers Brook, for a sum not to exceed \$33,435.00.

Account No's. 09 24 4021 5777 C0315
09 25 4021 5777 C0315
09 26 4021 5777 C0315

A copy of the bid information for City Purchasing Department Project 4489 – Project BR2026-1 – for City Purchasing Department Project 4489 - Project BR2026-1 – Rehabilitation Project For Bridge No. 102-025 – Bonnybrook Trail Over Holy Ghost Fathers Brook and Bridge No. 102-029 – Bonnybrook Trail Over Holy Ghost Fathers Brook, can be reviewed by following the link below.

<https://www.norwalkct.gov/DocumentCenter/View/38552/Response-Summary-4489>



DEPARTMENT OF ENGINEERING

City of Norwalk
Department of Operations and Public Works

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BID SHEET

CITY PROJECT: BR2026-1

REHABILITATION PROJECT FOR BRIDGE NO. 102-025 – BONNYBROOK TRAIL OVER HOLY GHOST FATHERS BROOK AND BRIDGE NO. 102-029 – BONNYBROOK TRAIL OVER HOLY GHOST FATHERS BROOK

DATE: THURSDAY, FEBRUARY 19, 2026 2:00 P.M.

Table with 3 columns: BIDDER, BID AMOUNT, BID BOND. Contains 5 rows of bidder information including A. Vitti Excavators, LLC, B & W Paving & Landscaping LLC, McNamee Construction Corporation, and Yield Industries, LLC.

Project Number: BR2026-1

Project Name: REHABILITATION PROJECT FOR BRIDGE NO. 102-025 (N-S10) BONNYBROOK TRAIL OVER HOLY GHOST FATHERS BROOK AND BRIDGE NO. 102-029 BONNYBROOK TRAIL OVER HOLY GHOST FATHERS BROOK

Items	Description	Qty	Apparent Low Bidder		Second Bidder		Third Bidder		Engineer Est.	
			Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
0201001A	CLEARING AND GRUBBING	1	\$18,000.00	\$18,000.00	\$13,000.00	\$13,000.00	\$35,000.00	\$35,000.00	\$17,500.00	\$17,500.00
0202000	EARTH EXCAVATION	90	\$30.00	\$2,700.00	\$35.00	\$3,150.00	\$75.00	\$6,750.00	\$45.00	\$4,050.00
0202216A	EXCAVATION AND REUSE OF EXISTING CHANNEL BOTTOM MATERIAL	30	\$50.00	\$1,500.00	\$100.00	\$3,000.00	\$85.00	\$2,550.00	\$115.00	\$3,450.00
0202217A	SUPPLEMENTAL STREAMBED CHANNEL MATERIAL	2	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00
0204401A	WATER HANDLING (SITE NO. 1)	1	\$22,000.00	\$22,000.00	\$31,500.00	\$31,500.00	\$45,000.00	\$45,000.00	\$15,000.00	\$15,000.00
0204402A	WATER HANDLING (SITE NO. 2)	1	\$21,000.00	\$21,000.00	\$31,500.00	\$31,500.00	\$39,000.00	\$39,000.00	\$15,000.00	\$15,000.00
0213100	GRANULAR FILL	15	\$50.00	\$750.00	\$200.00	\$3,000.00	\$100.00	\$1,500.00	\$150.00	\$2,250.00
0219001	SEDIMENTATION CONTROL SYSTEM	120	\$10.00	\$1,200.00	\$10.00	\$1,200.00	\$6.00	\$720.00	\$7.50	\$900.00
0606001A	CEMENT RUBBLE MASONRY	10	\$200.00	\$2,000.00	\$350.00	\$3,500.00	\$2,500.00	\$25,000.00	\$500.00	\$5,000.00
0609001	REPOINTED MASONRY	60	\$450.00	\$27,000.00	\$600.00	\$36,000.00	\$1,000.00	\$60,000.00	\$250.00	\$15,000.00
0703011	INTERMEDIATE RIPRAP	50	\$150.00	\$7,500.00	\$200.00	\$10,000.00	\$85.00	\$4,250.00	\$225.00	\$11,250.00
0910080A	STEEL-BACKED TIMBER GUIDERAIL	600	\$242.00	\$145,200.00	\$165.00	\$99,000.00	\$75.00	\$45,000.00	\$150.00	\$90,000.00
0910095A	STEEL-BACKED TIMBER GUIDERAIL END ANCHORAGE TYPE 1	4	\$7,000.00	\$28,000.00	\$6,000.00	\$24,000.00	\$4,000.00	\$16,000.00	\$5,500.00	\$22,000.00
0912499	REMOVE 3-CABLE GUIDERAIL	200	\$5.00	\$1,000.00	\$5.00	\$1,000.00	\$10.00	\$2,000.00	\$20.00	\$4,000.00
0915001A	TREE PROTECTION	5	\$200.00	\$1,000.00	\$500.00	\$2,500.00	\$250.00	\$1,250.00	\$1,000.00	\$5,000.00
0915003	TREE ROOT PROTECTION	5	\$200.00	\$1,000.00	\$300.00	\$1,500.00	\$100.00	\$500.00	\$500.00	\$2,500.00
0944004A	FURNISHING AND PLACING TOPSOIL	15	\$50.00	\$750.00	\$200.00	\$3,000.00	\$100.00	\$1,500.00	\$80.00	\$1,200.00
0950003A	TURF ESTABLISHMENT (LAWN)	50	\$9.00	\$450.00	\$30.00	\$1,500.00	\$10.00	\$500.00	\$7.00	\$350.00
0950043A	WETLAND GRASS ESTABLISHMENT	100	\$3.00	\$300.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$2.50	\$250.00
0970006A	TRAFFICPERSON (MUNICIPAL POLICE OFFICER)	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
0970007A	TRAFFICPERSON (UNIFORMED FLAGGER)	500	\$60.00	\$30,000.00	\$79.00	\$39,500.00	\$75.00	\$37,500.00	\$75.00	\$37,500.00
0971001A	MAINTENANCE AND PROTECTION OF TRAFFIC	1	\$6,000.00	\$6,000.00	\$7,000.00	\$7,000.00	\$40,000.00	\$40,000.00	\$12,500.00	\$12,500.00
0975004A	MOBILIZATION AND PROJECT CLOSEOUT (MAX 3% OF BID)	1	\$7,000.00	\$7,000.00	\$8,000.00	\$8,000.00	\$11,000.00	\$11,000.00	\$8,710.00	\$8,710.00
0980002A	PROJECT SURVEY AND STAKEOUT	1	\$3,000.00	\$3,000.00	\$9,000.00	\$9,000.00	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00

Project Number: BR2026-1

Project Name: REHABILITATION PROJECT FOR BRIDGE NO. 102-025 (N-S10) BONNYBROOK TRAIL OVER HOLY GHOST FATHERS BROOK AND BRIDGE NO. 102-029 BONNYBROOK TRAIL OVER HOLY GHOST FATHERS BROOK

Items	Description	Qty	Apparent Low Bidder		Second Bidder		Third Bidder		Engineer Est.	
			Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
				\$334,350.00		\$339,850.00		\$398,020.00		\$290,410.00

Apparent Low Bidder: YIELD INDUSTRIES, LLC

Second Bidder: A. VITTI EXCAVATORS, LLC

Third Bidder: B&W PAVING & LANDSCAPING LLC



Contract Staff Summary

Department/Staff Contact	DPW Engineering / Drew Berndlmaier
Common Council Committee	Public Works Committee
Date Approved by Committee	March 3, 2026
Purpose/Scope	Orders on Contract for Project PM2025-2 Paving at Various Locations (LOCIP Reimbursement), for a sum not to exceed \$215,000.
Vendor (Indicate if new or existing vendor)	Alcaide Inc, DBA A&J Construction (existing)
Term of Contract	May 15, 2026 w/ authorization for Director to extend.
Method of Procurement (Indicate if sole source)	Advertised and Bid through the Purchasing Dept
Cost of Contract	Base Bid = \$1,475,696.68
Funding Source/Account Number	09 26 4021 5777 C0021
Additional Information/Other Details	



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Senior Civil Engineer
Department of Engineering
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 dberndlmaier@norwalkct.gov

MEMORANDUM

To: Vanessa Valadares, P.E. – Chief of Operations and Public Works
Cc: James Meehan, P.E. – Principal Engineer
From: Drew Berndlmaier, P.E. – Senior Civil Engineer
RE: PM2025-2 Paving at Various Locations (LOCIP Reimbursement)
Date: February 25, 2026

The City would like to issue an order on contract to Alcaide, Inc. DBA A&J Construction, to sign a State Permit application and complete associated work at Grumman Ave & Newtown Ave (2 new pedestrian signal bases, associated ADA compliant ramps and any necessary storm, curb and sidewalk work necessary to connect the nearby sidewalk to this new pedestrian road crossing). The City would also like to extend the contract time, if needed, and increase the value of the contract to compensate for anticipated overages from Police MPT services, ADA compliant ramps, curb walls behind sidewalks, etc.

3. Authorize the Chief of Operations and Public Works to execute orders on the Contract Between The City of Norwalk and Alcaide, Inc., DBA A&J Construction for Project PM2025-2 Paving at Various Locations (LOCIP Reimbursement), for a sum not to exceed \$215,000.00.

Account No.
 09 26 4021 5777 C0021



Change Order No. 001

Certified: SBE

150 Laurel Hill Rd • Brookfield, CT 06804
 Phone: 203-775-1385 • Fax: 203-775-5816

Date: 02/25/2026

Contact: Louie Augusto

Project: Grumman Ave.
 Norwalk, CT

Quote to: City of Norwalk
 125 East Ave.
 Norwalk, CT 06856

Biditem	Description	Quantity	Unit	Unit Price
1001	Pedestrian Signal (bases only)	2	EA	\$ 4,150.00
1002	2" RMC Pipe	30	LF	\$ 125.00
1003	Catch Basin (doghouse)	1	EA	\$ 5,500.00
1004	12" or 15" HDPE Pipe	20	LF	\$ 275.00
1005	Remove / Abandon Catch Basin	1	EA	\$ 5,500.00
1006	Plug / Abandon Pipe	2	EA	\$ 1,500.00
1007	Concrete Sidewalk	300	SF	\$ 30.00
1008	Concrete Curb	75	LF	\$ 61.00
1009	ADA Ramps	16	SF	\$ 400.00
1010	Extruded Concrete Curb	205	LF	\$ 11.00
1011	Mobilization, Bond, Supervision	1	LS	\$ 5,900.00

***** All terms and conditions to apply per subcontract dated 09/03/2025 *****

Authorized Signature

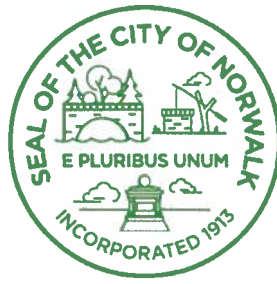
A&J Construction

Date of Acceptance

Buyers Authorized Signature

Grumman Ave State Permit Change Order

Item	Units	Qty	A&J Unit \$	A&J Total	Est Unit \$	Eng Est Ttl \$	
Ped Signal Bases Only	EA	2	\$4,150.00	\$8,300.00	\$2,000.00	\$4,000.00	Ped Push Button Signal & wiring to be installed by TMP
2" RMC (14/77)	LF	30	\$125.00	\$3,750.00	\$200.00	\$6,000.00	Ped Push Button Signal & wiring to be installed by TMP / Field Verify?
Catch Basin (doghouse)	EA	1	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	Can we install a sump & salvage exist pipe?
12" or 15" HDPE Pipe?	LF	20	\$275.00	\$5,500.00	\$275.00	\$5,500.00	IF existing outflow pipe cannot be preserved, One 20' stick OR 7 +/- 7
Plug/Abandon Pipe	EA	1	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	
Remove/Abandon CB	EA	2	\$1,500.00	\$3,000.00	\$500.00	\$1,000.00	
Concrete Sidewalk	SF	300	\$30.00	\$9,000.00	\$30.00	\$9,000.00	Remove existing ramp & replace w/ sidewalk + 2 new ramps
Concrete Curb	LF	75	\$61.00	\$4,575.00	\$61.00	\$4,575.00	Cityworks Measuring Tool (S = 50', N = 25')
ADA Ramps	SF	35	\$400.00	\$14,000.00	\$400.00	\$14,000.00	Verify: Type 2 and Type 11
Extruded Concrete Curb	LF	205	\$11.00	\$2,255.00	\$11.00	\$2,255.00	Cityworks Measuring Tool
Mobilize, Bond, Supervision	LS	1	\$5,900.00	\$5,900.00	\$5,000.00	\$5,000.00	
Earth Excavation	CY	25	\$95.00	\$2,375.00	\$95.00	\$2,375.00	
3/4" Stone	CY	25	\$135.00	\$3,375.00	\$135.00	\$3,375.00	
Bit Conc Sidewalk	SY	130	\$35.00	\$4,550.00	\$35.00	\$4,550.00	
24" White Epoxy Pavement Markings	LF	96	\$15.50	\$1,488.00	\$15.50	\$1,488.00	
Non-highlighted items have bid unit prices							
A&J's Quote			\$79,068.00	\$79,068.00		\$74,118.00	State Permit & CO (Engineer's Estimate) ... verify with A&J's quote!
			\$7,906.80	\$7,906.80		\$7,411.80	10% Contingency on proposed Change Order
			\$47,926.96	\$47,926.96		\$47,926.96	Extra Police & ADA compliant ramps anticipated to complete project
			\$134,901.76	\$134,901.76		\$129,456.76	Total known project overages, without factoring any deducts from original work (ie eliminated CBs)
			\$92,093.83	\$92,093.83		\$92,093.83	10% Contingency preferred for remaining Base Bid
			-\$12,100.00	-\$12,100.00		-\$12,100.00	Contingency remaining from original authorization
			\$214,895.59	\$214,895.59		\$209,450.59	Amount of additional funding to Request



Contract Staff Summary

Department/Staff Contact	DPW Engineering / Daniel Stanton x 47981		
City Council Committee	Public Works Committee		
Date Approved by Committee			
Purpose/Scope	RD2026-1 – Roadway Paving and Sidewalk Installation for Roton Avenue and Pine Point Road (from McKinley Street to Nearwater Road)		
Vendor (Indicate if new or existing vendor)	Burns Construction Company, Inc. (Existing)		
Term of Contract	180 Calendar Days		
Method of Procurement (Indicate if sole source)			
Cost of Contract	\$1,203,301.25 \$180,495.19 contingency		
Funding Source/Account Number	09 19 4021 5777 C0021	09 21 4021 5777 C0318	
	09 20 4021 5777 C0021	09 22 4021 5777 C0318	
	09 22 4021 5777 C0021	09 24 4021 5777 C0318	
	09 23 4021 5777 C0021	09 25 4021 5777 C0318	
	09 24 4021 5777 C0021	09 26 4021 5777 C0318	
	09 25 4021 5777 C0021	09 21 4021 5777 C0440	
	09 26 4021 5777 C0021	09 25 4021 5777 C0440	
		09 26 4021 5777 C0440	
Additional Information/Other Details			



DEPARTMENT OF ENGINEERING

CITY OF NORWALK
Dylan Consolati
Junior Engineer / Department of Engineering
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dconsolati@norwalkct.gov

MEMORANDUM

TO: Vanessa Valadares, P.E. – Chief of Operations and Public Works
CC: Daniel Stanton, P.E. – Senior Civil Engineer
James Meehan, P.E. – Principal Engineer
FROM: Dylan Consolati – Junior Engineer
RE: Project Bid No. 4493 RD2026-1 – Roadway Paving and Sidewalk Installation for Roton Avenue and Pine Point Road (McKinley Street to Nearwater Road)
DATE: February 25, 2026

The Department of Public Works has prepared plans for Project RD2026-1 - Roadway Paving and Sidewalk Installation for Roton Avenue and Pine Point Road (McKinley Street to Nearwater Road). This project includes paving and sidewalk installation for Roton Avenue (McKinley Street to Pine Point Road), and Pine Point Road (Roton Avenue to Nearwater Road).

On February 24th, 2026, the Purchasing Agent received five bid packages from various construction firms for the above referenced project and the apparent low bidder is Burns Construction Company, Inc. with a bid amount of \$1,203,301.25.

I have attached a copy of the selection results received from three (3) bidders for your reference, including an itemized comparison of bid results and Engineer’s Estimate for your reference.

Therefore, I would like to request that the following items be included on the agenda for the March 3, 2026 Public Works Committee meeting:

- 1) Authorize the Mayor, Barbara C. Smyth, to execute an Agreement between the City of Norwalk and Burns Construction Company, Inc. for Project RD2026-1 - Roadway Paving and Sidewalk Installation for Roton Avenue and Pine Point Road (McKinley Street to Nearwater Road) for a sum not to exceed \$1,203,301.25.

Table with 3 columns: Account No., 5777, C0021. Rows include account numbers 09194021, 09204021, 09224021, and 09234021.



DEPARTMENT OF
ENGINEERING

CITY OF NORWALK
Dylan Consolati
Junior Engineer / Department
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09244021	5777	C0021
09254021	5777	C0021
09264021	5777	C0021
09214021	5777	C0318
09224021	5777	C0318
09244021	5777	C0318
09254021	5777	C0318
09264021	5777	C0318
09214021	5777	C0440
09254021	5777	C0440
09264021	5777	C0440

- 2) Authorize the Chief of Operations and Public Works to execute orders on the contract with Burns Construction Company, Inc. for Project RD2026-1 - Roadway Paving and Sidewalk Installation for Roton Avenue and Pine Point Road (McKinley Street to Nearwater Road) for a sum not to exceed \$180,495.19.

Account No.		
09194021	5777	C0021
09204021	5777	C0021
09224021	5777	C0021
09234021	5777	C0021
09244021	5777	C0021
09254021	5777	C0021
09264021	5777	C0021
09214021	5777	C0318
09224021	5777	C0318
09244021	5777	C0318
09254021	5777	C0318
09264021	5777	C0318
09214021	5777	C0440
09254021	5777	C0440
09264021	5777	C0440

A copy of the bid information from the Purchasing Department for Project 4493, RD2026-1 - Roadway Paving and Sidewalk Installation for Roton Avenue and Pine Point Road (McKinley Street to Nearwater Road) may be found at:

<https://www.norwalkct.gov/DocumentCenter/Index/1796>



DEPARTMENT OF
ENGINEERING

City of Norwalk
Department of Operations and Public Works

Norwalk City Hall
125 East Avenue
Norwalk, CT 06856-5125
Office Telephone: (203) 854-7891
www.norwalkct.gov

BID SHEET

CITY PROJECT: RD2026-1

ROADWAY PAVING AND SIDEWALK INSTALLATION FOR ROTON AVENUE
AND PINE POINT ROAD (FROM MCKINLEY STREET TO NEARWATER ROAD)

DATE: TUESDAY, FEBRUARY 24, 2026 2:00 P.M.

BIDDER	BID AMOUNT	BID BOND
Burnes Construction Company, Inc.	\$1,203,301.25 (Apparent Low Bidder)	%15
B&W Paving & Landscaping LLC	\$1,249,040.00	%15
Colonna Concrete & Asphalt Paving LLC	\$1,879,090.00	%15
The Grasso Companies, LLC	\$1,312,590.00	%15
A. Vitti Excavators, LLC	\$1,347,609.00	%15
	\$	%
	\$	%

Project Name : ROADWAY PAVING AND SIDEWALK INSTALLATION FOR ROTON AVENUE AND PINE POINT ROAD (FROM MCKINLEY STREET TO NEARWATER ROAD)

Items	Description	Quantity	Apparent Low Bidder		Second Bidder		Third Bidder		Engineering's Estima	
			Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
0101016A	ASBESTOS PIPE REMOVAL	70	\$57.75	\$4,042.50	\$400.00	\$28,000.00	\$25.00	\$1,750.00	\$20.00	\$1,400.00
0201002A	CLEARING AND GRUBBING	1	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
0202000	EARTH EXCAVATION	235	\$37.00	\$8,695.00	\$65.00	\$15,275.00	\$35.00	\$8,225.00	\$95.00	\$22,325.00
0202504A	REMOVAL OF BITUMINOUS CONCRETE CURBING	775	\$3.75	\$2,906.25	\$3.00	\$2,325.00	\$15.00	\$11,625.00	\$4.00	\$3,100.00
0304002	PROCESSED AGGREGATE BASE	50	\$49.00	\$2,450.00	\$65.00	\$3,250.00	\$70.00	\$3,500.00	\$150.00	\$7,500.00
0403876A	10" RECLAMATION - ASPHALT GRAVEL BASE	7,500	\$12.00	\$90,000.00	\$8.00	\$60,000.00	\$8.50	\$63,750.00	\$9.90	\$74,250.00
0406004A	3" TEMPORARY PAVEMENT REPAIR	150	\$37.00	\$5,550.00	\$100.00	\$15,000.00	\$90.00	\$13,500.00	\$70.00	\$10,500.00
0406171A	HMA SUPERPAVE 0.50" (12.5) LEVEL 2	2,010	\$156.50	\$314,565.00	\$155.00	\$311,550.00	\$160.00	\$321,600.00	\$145.00	\$291,450.00
0406999A	ASPHALT ADJUSTMENT COST	1	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
0507831	CONVERT CATCH BASIN TO MANHOLE	4	\$2,700.00	\$10,800.00	\$2,000.00	\$8,000.00	\$3,700.00	\$14,800.00	\$4,500.00	\$18,000.00
0507897A	YARD DRAIN	1	\$3,850.00	\$3,850.00	\$2,800.00	\$2,800.00	\$3,850.00	\$3,850.00	\$5,500.00	\$5,500.00
0586001.10	TYPE "C" CATCH BASIN (0' - 10' DEEP)	19	\$4,500.00	\$85,500.00	\$4,200.00	\$79,800.00	\$4,500.00	\$85,500.00	\$5,500.00	\$104,500.00
0586040.10	TYPE "C-L" CATCH BASIN (0' - 10' DEEP)	1	\$4,500.00	\$4,500.00	\$4,200.00	\$4,200.00	\$5,300.00	\$5,300.00	\$6,000.00	\$6,000.00
0586600A	RESET CATCH BASIN	6	\$545.00	\$3,270.00	\$1,300.00	\$7,800.00	\$1,900.00	\$11,400.00	\$1,200.00	\$7,200.00
0586650	RESET MANHOLE	16	\$545.00	\$8,720.00	\$1,300.00	\$20,800.00	\$3,400.00	\$54,400.00	\$1,200.00	\$19,200.00
0651343A	MISCELLANEOUS STORM DRAINAGE MODIFICATIONS	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
0686200.06	6" POLYVINYL CHLORIDE PIPE (0' - 10')	80	\$5.00	\$400.00	\$100.00	\$8,000.00	\$65.00	\$5,200.00	\$53.00	\$4,240.00
0686231.12	12" HIGH DENSITY POLYETHYLENE PIPE (0' - 20')	150	\$66.50	\$9,975.00	\$300.00	\$45,000.00	\$86.00	\$12,900.00	\$250.00	\$37,500.00
0686711.10	10" DUCTILE IRON STORM PIPE	23	\$145.00	\$3,335.00	\$125.00	\$2,875.00	\$190.00	\$4,370.00	\$180.00	\$4,140.00
0811001A	CONCRETE CURBING	2,620	\$53.00	\$138,860.00	\$38.00	\$99,560.00	\$58.00	\$151,960.00	\$61.00	\$159,820.00
0813015A	5' X 16" GRANITE STONE CURBING (STRAIGHT)	10	\$93.50	\$935.00	\$100.00	\$1,000.00	\$125.00	\$1,250.00	\$80.00	\$800.00
0813500A	RESET STONE BLOCK DRIVEWAY	1,160	\$26.25	\$30,450.00	\$15.00	\$17,400.00	\$25.00	\$29,000.00	\$40.00	\$46,400.00
0814009A	RESET BELGIUM BLOCK PLANTER CURB	350	\$40.00	\$14,000.00	\$30.00	\$10,500.00	\$25.00	\$8,750.00	\$40.00	\$14,000.00
0921001A	CONCRETE SIDEWALK	11,050	\$18.25	\$201,662.50	\$22.00	\$243,100.00	\$19.00	\$209,950.00	\$30.00	\$331,500.00
0921011A	CONCRETE DRIVEWAY RAMP	800	\$22.50	\$18,000.00	\$26.00	\$20,800.00	\$25.00	\$20,000.00	\$20.00	\$16,000.00
0922501A	BITUMINOUS CONCRETE DRIVEWAY	470	\$55.00	\$25,850.00	\$90.00	\$42,300.00	\$90.00	\$42,300.00	\$35.00	\$16,450.00
0924007A	HANDICAP RAMPS (ADA COMPLIANT)	120	\$50.00	\$6,000.00	\$30.00	\$3,600.00	\$100.00	\$12,000.00	\$400.00	\$48,000.00
0944004A	FURNISHING AND PLACING TOPSOIL	400	\$65.00	\$26,000.00	\$13.00	\$5,200.00	\$15.00	\$6,000.00	\$180.00	\$72,000.00
0950003A	TURF ESTABLISHMENT (LAWN)	1,150	\$8.00	\$9,200.00	\$3.00	\$3,450.00	\$5.00	\$5,750.00	\$4.00	\$4,600.00
0970006A	TRAFFICPERSON (MUNICIPAL POLICE OFFICER)	1	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00

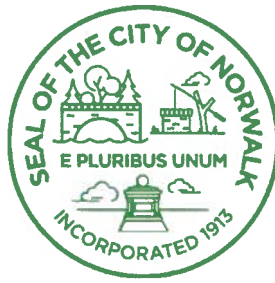
Project Name : ROADWAY PAVING AND SIDEWALK INSTALLATION FOR ROTON AVENUE AND PINE POINT ROAD (FROM MCKINLEY STREET TO NEARWATER ROAD)

Items	Description	Quantity	Apparent Low Bidder		Second Bidder		Third Bidder		Engineering's Estima	
			Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
0975004A	MOBILIZATION AND PROJECT CLOSEOUT (MAX 3% OF BID)	1	\$11,295.00	\$11,295.00	\$24,000.00	\$24,000.00	\$39,000.00	\$39,000.00	\$45,000.00	\$45,000.00
0980003A	PROJECT SURVEY AND STAKEOUT	1	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
1209472A	STAMPED ASPHALT SURFACING SYSTEM	202	\$40.00	\$8,080.00	\$35.00	\$7,070.00	\$50.00	\$10,100.00	\$40.00	\$8,080.00
1210102	4" YELLOW EPOXY RESIN PAVEMENT MARKINGS	1,900	\$0.75	\$1,425.00	\$0.75	\$1,425.00	\$1.00	\$1,900.00	\$1.50	\$2,850.00
1210124	24" WHITE EPOXY RESIN PAVEMENT MARKINGS	820	\$4.25	\$3,485.00	\$3.00	\$2,460.00	\$3.00	\$2,460.00	\$15.50	\$12,710.00
1302060A	RESET GATE BOXES	20	\$200.00	\$4,000.00	\$350.00	\$7,000.00	\$250.00	\$5,000.00	\$200.00	\$4,000.00
			\$1,203,301.25		\$1,249,040.00		\$1,312,590.00		\$1,544,515.00	

Apparent Low Bidder : BURNS CONSTRUCTION COMPANY, INC.

Second Bidder : B&W PAVING & LANDSCAPING LLC

Third Bidder : THE GRASSO COMPANIES LLC



Contract Staff Summary

Department/Staff Contact	Department of Public Works Engineering, Daniel Stanton, PE
Common Council Committee	Public Works
Date Approved by Committee	
Purpose/Scope	We completed the DRG2024-1 Lockwood and Heather Lane Drainage Project and need to record permanent easements. The drainage easements connect Heather Lane to George Avenue and into the Lockwood Lane drainage system. The drainage was constructed to mitigate flooding for the homes on Heather Lane.
Vendor (Indicate if new or existing vendor)	N/A
Term of Contract	N/A
Method of Procurement (Indicate if sole source)	N/A
Cost of Contract	\$0
Funding Source/Account Number	N/A
Additional Information/Other Details	8-24 Referral Planning & Zoning Commission 3/4/26



MEMORANDUM

TO: Vanessa Valadares, P.E. – Chief of Operation & Public Works
FROM: Daniel Stanton, PE – Senior Engineer
CC: James Meehan, PE – Principal Engineer
REF: Public Works Committee Agenda Item – DRG2024-1 Lockwood and Heather Lane 8-24 Referral
DATE: February 27, 2026

We completed the DRG2024-1 Lockwood and Heather Lane Drainage Project and need to record permanent easements. The drainage easements connect Heather Lane to George Avenue and into the Lockwood Lane drainage system. The drainage was constructed to mitigate flooding for the homes on Heather Lane.

I would like to request that the following item be included on the agenda for the March 3rd, 2026 Public Works Committee meeting:

- a. Authorize the Mayor, Barbara Smyth, to execute any and all agreements and instruments necessary to acquire drainage easements for the City of Norwalk from property owners located at 13 Heather Lane and 15 Heather Lane, per Drainage Easement Map 13 Heather Lane and Drainage Easement Map 15 Heather Lane.
- b. Referral to Planning and Zoning Commission for review and report: acquire drainage easement for purposes of maintaining newly installed storm drainage, per Drainage Easement Map 13 Heather Lane and Drainage Easement Map 15 Heather Lane.

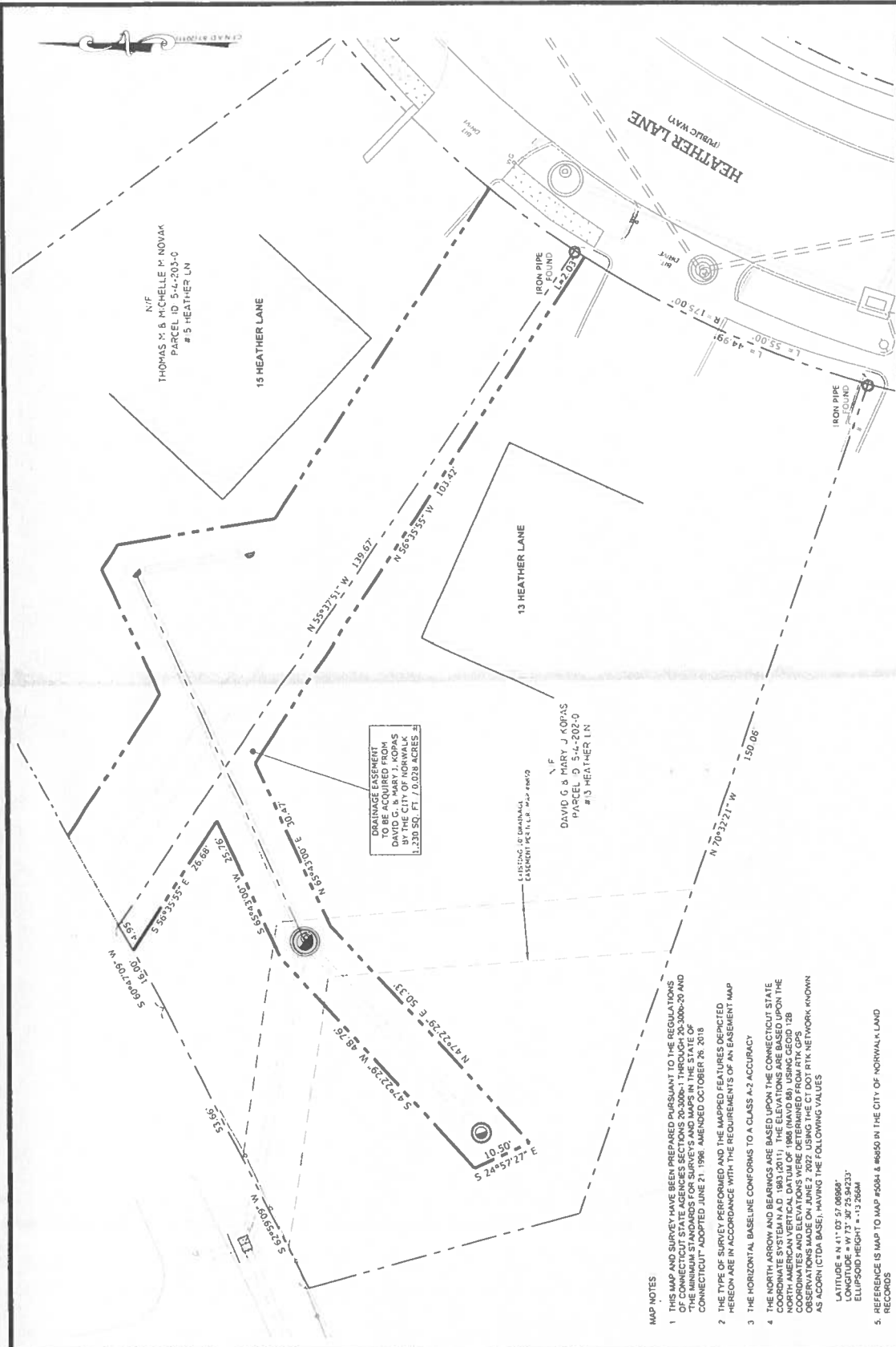
Sincerely,

A handwritten signature in blue ink that reads "D. Stanton".

Daniel Stanton, PE
Senior Engineer

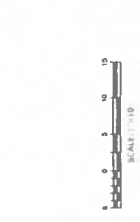
Cc: Project File

Att.: Proposed Easement Maps



DATE	02-16-2026
SCALE	1"=10'
SHEET	1 OF 1
DWG NO.	22064-03

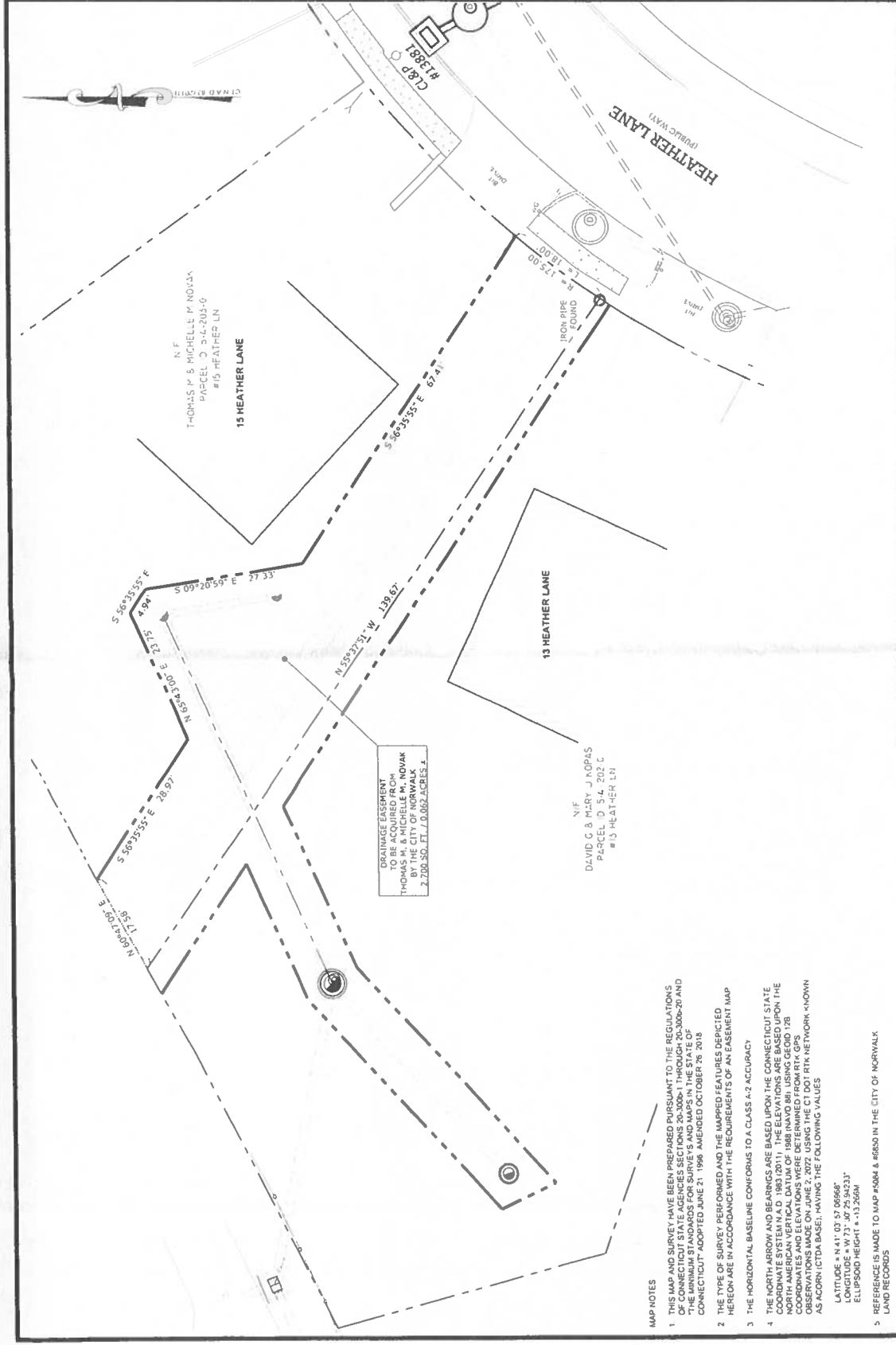
**DRAINAGE EASEMENT
TO BE ACQUIRED FROM
DAVID G. & MARY J. KOPAS
BY
THE CITY OF NORWALK
13 HEATHER LANE NORWALK, CONNECTICUT**



- MAP NOTES**
1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ADOPTED JUNE 21, 1991 AMENDED OCTOBER 26, 2016.
 2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN EASEMENT MAP.
 3. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY.
 4. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM NAD 83 (2011). THE ELEVATIONS ARE BASED UPON THE CONNECTICUT STATE DATUM OF 1985. THE ELEVATIONS OF THE BENCHMARK COORDINATES AND ELEVATIONS WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON JUNE 2, 2022 USING THE CT DOT RTK NETWORK KNOWN AS ACCORN (CTDA BASE), HAVING THE FOLLOWING VALUES:
 LATITUDE = N 41° 05' 57.0866"
 LONGITUDE = W 73° 30' 25.94233"
 ELLIPSOID HEIGHT = -13.265M
 5. REFERENCE IS MADE TO MAP #5004 & #6650 IN THE CITY OF NORWALK, LAND RECORDS.

LEGEND

- BOUNDARY LINE
- - - EXISTING DRAINAGE EASEMENT
- PERMANENT EASEMENT



DRAINAGE EASEMENT
 TO BE ACQUIRED FROM
 THOMAS M. & MICHELLE M. NOVAK
 PARCEL D 54-203-G
 2,200 SQ. FT. (0.052 ACRES)

MAP NOTES

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE STATE OF CONNECTICUT AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED JUNE 21, 1998, AMENDED OCTOBER 26, 2018.
2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN EASEMENT MAP.
3. THE HORIZONTAL BASELINE CONFORMS TO A CLASS 4-2 ACCURACY.
4. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). THE ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), USING GEOID 78 COORDINATES AND ELEVATIONS WERE DETERMINED FROM THE STATE PLUMBING NETWORK (SLIPNET) USING THE CT DOT RTK NETWORK (KNOWN AS AGORN (CTDA) BASE), HAVING THE FOLLOWING VALUES:
 LATITUDE = N 41° 07' 57.06568"
 LONGITUDE = W 72° 52' 33.12668"
 ELLIPSOID HEIGHT = +13,265M
5. REFERENCE IS MADE TO MAP #50M & #6500 IN THE CITY OF NORWALK LAND RECORDS.

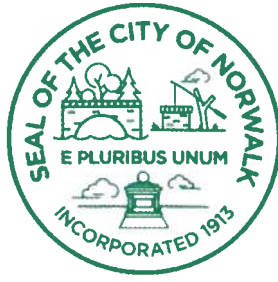
DATE: 02/19/2028
 SCALE: 1"=10'
 SHEET: 1 OF 1
 DWG NO: 22-064-003

DRAINAGE EASEMENT
 TO BE ACQUIRED FROM
THOMAS M. & MICHELLE M. NOVAK
 BY
THE CITY OF NORWALK
 15 HEATHER LANE NORWALK, CONNECTICUT

Martin
 Surveying Associates, LLC
 70 CHRISTIAN LANE, BERLIN CT 06037
 860-654-6288 (MOBILE) 860-774-6071



- LEGEND**
- BOUNDARY LINE
 - EXISTING DRAINAGE EASEMENT
 - PERMANENT EASEMENT



Contract Staff Summary

Department/Staff Contact	DPW Engineering / Aaron Ho X47268
Common Council Committee	Public Works Committee
Date Approved by Committee	
Purpose/Scope	Second Amendment to extend contract one year Project PSC2023-1 On-Call Surveying Services
Vendor (Indicate if new or existing vendor)	AI Engineers
Term of Contract	1 year
Method of Procurement (Indicate if sole source)	Bid
Cost of Contract	\$200,000
Funding Source/Account Number	Account No. 09 26 4021 5777 C0318 09 26 4021 5777 C0021 09 26 4021 5777 C0302 09 26 3750 5777 C0824 01 41 50 5585
Additional Information/Other Details	



CITY OF NORWALK
Aaron Ho
Assistant Civil Engineer
Department of Engineering
125 East Avenue
Norwalk, CT 06856
Office: 203 -854 7739
aho@norwalkct.gov

MEMORANDUM

TO: Vanessa Valadares, P.E. – Chief of Operations and Public Works
CC: James Meehan, P.E. – Principal Engineer
FROM: Aaron Ho – Assistant Civil Engineer
RE: Project PSC2023-1 On-Call Surveying Services – AI Engineers Contract Extension 2
DATE: February 24, 2026

On December 12, 2023, Common Council approved the action item to authorize the Mayor, Harry W. Rilling to execute an Agreement between the City of Norwalk and AI Engineers, Inc, for Project PSC2023-1 On-Call Surveying and Mapping Services, for a sum not to exceed \$200,000.00. Within Article 4, section 4.01 of the Contract it states that the City has an option to extend this Agreement for two (2) additional terms of one (1) year each. In the event that the City chooses to extend the contract for additional years, the hourly billing rates will be governed by the Proposed Fee Schedule, shown in Exhibit 2.

Considering that the Contract was originally executed on February 6, 2024, that the first extension to the Contract was executed May 1, 2025, and that the Surveyor, AI Engineers, Inc, has expressed their interest in extending the Contract a second time, per the correspondence dated February 9, 2026, I recommend we use the option to extend the Contract for a final one (1) year term, for a sum not to exceed \$200,000.00. AI Engineers, Inc. continues to provide critical survey data and maps for projects undertaken by multiple City departments.

I would like to request that the following items be included on the agenda for the March 2026 Public Works Committee meeting.

- 1.) Authorize the Mayor, Barbara C. Smyth, to execute a Second Amendment to the February 6, 2024 Agreement between the City of Norwalk and AI Engineers Inc. for Project PSC2023-1 On-Call Surveying and Mapping Services. The Amendment is to extend the Agreement for a period of one (1) year at a sum not to exceed \$200,000.00.

Account No.
09 26 4021 5777 C0318



DEPARTMENT OF
ENGINEERING

CITY OF NORWALK
Aaron Ho
Assistant Civil Engineer
Department of Engineering
125 East Avenue
Norwalk, CT 06856
Office: 203 -854 7739
aho@norwalkct.gov

09 26 4021 5777 C0021
09 26 4021 5777 C0302
09 26 3750 5777 C0824
014150 5585

CITY OF NORWALK PURCHASING DEPARTMENT

1.1 PROPOSAL RESPONSE FORM

Vendor Name - AI Engineers, Inc.		
Address - 919 Middle Street, Middletown, CT 06457		
Phone - 860-635-7740	Fax - 860-635-7312	Email - rpradhan@aiengineers.com
Manager - Rohit Pradhan, PE	Senior Vice President	Fed ID# 06-1327598

The undersigned hereby declares that he has or they have carefully examined the plans, specifications and project sites and has satisfied themselves as to all the quantities and conditions, and understands that in signing this proposal he waives all right to plead any misunderstanding regarding the same.


The undersigned further understands and agrees that he will furnish and provide all the necessary material, machinery, implements, tools, labor, services, and other items of whatever nature, and to do and perform all the work necessary under the aforesaid conditions, to carry out the contract and to accept in full compensation therefore the amount of the contract as agreed to by the Contractor and the City.

It is further understood and agreed that all information included in, attached to, or required by the Request for Proposal shall be public record upon delivery to the City.

- A. **PROPOSED FEES SCHEDULE:** The project fees will be paid based upon the number of hours to complete the work with an expected sum not to exceed \$200,000 on a yearly basis.

BILLING CATEGORY		HOURLY BILLING RATE		
		YEAR 1	OPTIONAL YEAR 2	OPTIONAL YEAR 3
1	Chief of Survey	\$178.20	\$187.11	\$196.47
2	Licensed Land Surveyor	\$172.80	\$181.44	\$190.51
3	Survey Technician/Draftsperson	\$86.40	\$90.72	\$95.26
4	Person Survey Crew - Person 1	\$129.60	\$136.08	\$142.88
5	Person Survey Crew - Person 2	\$94.50	\$99.23	\$104.19
6	Reimbursable (not to exceed)	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00

B. CERTIFICATION

Submitted By: AI Engineers, Inc.	Signature: 
Authorized Agent of Company (Name & Title):	
Rohit Pradhan, PE - Senior Vice President	Date: 9/26/2023

RE: Norwalk On-Call Surveying - Second Contract Extension

From Jeremy Oskandy <JOskandy@aiengineers.com>
Date Mon 2/9/2026 12:31 PM
To Ho, Aaron <aho@norwalkct.gov>

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Hi Aaron,
Hope you had a nice weekend.

Yes, we are in agreement with extending the contract another year.

Thanks and we look forward to continuing to work with you.

Jeremy Oskandy, PE, LS, FAA Part 107
Associate Vice President



919 Middle Street
Middletown, CT 06457
Phone: (860) 635-7740 ext. 168
Fax: (860) 635-7312
www.aiengineers.com



From: Ho, Aaron <aho@norwalkct.gov>
Sent: Friday, February 6, 2026 4:02 PM
To: Jeremy Oskandy <JOskandy@aiengineers.com>
Subject: Norwalk On-Call Surveying - Second Contract Extension

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

[Secured by Check Point](#)

Hi Jeremy,

The end of the first On-Call Surveying Contract extension is approaching, and we're looking to begin the process of initiating the next Contract extension. Beforehand, we need to confirm, is AI Engineers in agreement with extending the Contract for another year? A response to this email would be sufficient.

Thank you,

Aaron Ho
Assistant Civil Engineer / Department of Engineering
City of Norwalk
125 East Avenue
Norwalk, CT 06856
Office: (203) 854-7268
www.norwalkct.gov
aho@norwalkct.gov



**FIRST AMENDMENT TO AGREEMENT
BY AND BETWEEN
CITY OF NORWALK
AND
AI ENGINEERS, INC.
FOR
PROJECT NO. 4318
DEPARTMENT OF PUBLIC WORKS (DPW) AND TRANSPORTATION, MOBILITY
AND PARKING (TMP)
ON-CALL SURVEYING AND MAPPING**

THIS FIRST AMENDMENT ("First Amendment") is made and entered into this 10th day of May, 2025 ("Effective Date"), by and between the **CITY OF NORWALK** (the "City"), a municipal corporation organized and existing under the laws of the State of Connecticut, acting herein by Harry W. Rilling, its Mayor, duly authorized, and **AI ENGINEERS, INC.** (the "Engineer"), a Connecticut corporation licensed to perform professional engineering services under the provisions of Section 20-306a of Connecticut General Statutes, and having offices at 500 Winding Brook Road, Glastonbury, CT 06033, acting herein by Rohit Pradhan, P.E., its duly authorized Senior Vice President. The City and Engineer are referred to herein collectively as the "Parties" and individually as "Party".

WHEREAS, the Parties entered into a certain agreement entitled On-Call Surveying and Mapping, *Project No. 4318* on February 6, 2024 (the "Agreement"); and

WHEREAS, the City now wishes to exercise its option to extend the Term of the Agreement by way of this First Amendment for the first one (1) year Extension Period;

NOW, THEREFORE, in consideration of the mutual covenants and understandings herein contained, the Parties hereby amend the Agreement as follows:

A. **Definitions.** Capitalized terms used and not defined in this First Amendment have the respective meanings assigned to them in the Agreement.

B. **Exercise of Option to Extend.** Pursuant to Section 4.01 of the Agreement, the City hereby exercises its option to extend the Term of the Agreement for the first Extension Period, which the Parties hereto acknowledge and agree runs from March 30, 2025 through March 29, 2026 (hereinafter referred to as the "First Extension Period"), at the Optional Year 2 Hourly Rate Schedule set forth in Exhibit 2 of the Agreement.

General Provisions.

1. This First Amendment shall be effective on the Effective Date set forth above.

2. Except as expressly provided in this First Amendment, all the terms and provisions of the Agreement are and will remain in full force and effect and are hereby ratified and

Article 3. City's Responsibilities

3.01. The City shall provide the Engineer with information in its possession regarding requirements for the Services and shall use commercially reasonable efforts to obtain such other information as may be requested by the Engineer to perform the Services required under a Task Order issued pursuant to this Agreement. If necessary, the City shall assist the Engineer in obtaining any other information necessary for the Engineer to perform said Services. However, the City shall not be responsible for and shall not warrant the accuracy or content of any of the information or data set forth in the documents that it provides or assists the Engineer in obtaining. The Engineer expressly agrees that it shall make no claim against the City for any alleged damages arising out of the information or data provided or obtained by the City. The Engineer shall be responsible at its own expense to make all reasonable and necessary field inspections and to perform such other tasks needed to verify all information provided or obtained by the City.

Article 4. Time Provisions

4.01. This Agreement shall commence upon the Effective Date and continue for a period One (1) year therefrom (the "Initial Term"). The City shall have of the option to extend the Agreement for two (2) consecutive terms of one (1) year each ("Extension Period") on the same terms and conditions of this Agreement by providing written notice thereof in advance of the applicable Extension Period, except that the Engineer's Year 2 and 3 Hourly Rate Schedule set forth in Exhibit 2 shall apply to any such Extension Period, as applicable. The Initial Terms and Extension Period collectively referred to herein as the "Term."

4.02. Notwithstanding the above, this Agreement shall remain in effect until all outstanding Task Orders issued prior to the end of the Term are complete, unless earlier terminated by either Party pursuant to the terms of this Agreement.

Article 5. Compensation

5.01. Compensation. The City shall compensate the Engineer for the satisfactory performance of the Services under each Task Order issued pursuant to this Agreement based on the Hourly Rate Schedule set forth in Section 8, Proposal Response Form, of Exhibit 2 (the Engineer's Proposal Response Form) up to the not to exceed amount stipulated in the Task Order. Notwithstanding the foregoing, the total amount of fees payable under this Agreement, inclusive of reimbursable expenses, shall not exceed **TWO HUNDRED THOUSAND DOLLARS AND 00/100 CENTS (200,000.00) per year for each year of the Term.** Any increase in Compensation must be memorialized by written agreement signed by all parties hereto.

5.02. Payment Terms. For the Services performed under a Task Order issued pursuant to this Agreement, the City shall pay the Engineer on the basis of a monthly itemized invoice, certified by a principal of the Engineer, setting forth the Services covered by the invoice and the compensation due to the Engineer based upon the applicable Hourly Rates set forth in Engineer's Proposal Response Form. The City may, prior to making any payment under this Section, require the Engineer to submit such additional information as is reasonably requested. Acceptance by the Engineer of final payment for the Services performed under a Task Order issued pursuant to this Agreement shall constitute a full and complete release of the City, its officers and agents, of all