

ALL COMMON COUNCIL ACTIONS TAKEN AT THIS MEETING TO APPROVE EXPENDITURES AND CONTRACTS OR TO ACCEPT BIDS AND OTHER PROPOSALS REQUIRING THE EXPENDITURE OF CITY FUNDS ARE SUBJECT TO THE AVAILABILITY OF FUNDS
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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.

Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called 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.

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 Irene Dixon at idxon@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

Mayor Rilling called the meeting to order at 7:30 p.m. and led the Assembly in reciting the Pledge of Allegiance.

I. ROLL CALL

Ms. Dixon called the Roll as follows:

Council at Large:	Mr. Gregory Burnett Mr. Johan Lopez Ms. Barbara Smyth	Mr. Joshua Goldstein Ms. Nora Niedzielski Eichner
District A:	Ms. Nicol Ayers	Mr. Jalin Sead
District B:	Mr. Dajuan Wiggins	Ms. Darlene Young

District C: Ms. Nicole Eaddy

District D: Ms. Heather Dunn Mr. Douglas W. Sutton

District E: Mr. James Frayer Ms. Lisa Shanahan

At Roll Call there were fourteen (14) Common Councilmembers present. A Quorum was present.

Also present were Mayor, Harry Rilling; City Clerk, Irene Dixon and Corporation Counsel, Mario Coppola and Darin Callahan.

II. ACCEPTANCE OF MINUTES

Regular Meeting: July 9, 2024

The following correction was on page 9:

Ms. Niedzielski Eichner said she would be a no vote, because they would have been better served by finishing the bid process, should have read, Ms. Dunn suggested finishing the planning process.

**** MS. SHANAHAN MOVED TO ACCEPT THR MINUTES AS CORRECTED
** MOTION PASSED WITH ONE (1) ABSTENTION (MS. EADDY)**

III. PUBLIC PARTICIPATION

Public participation comments are not verbatim and represent a summarization of statements unless otherwise noted. Speakers are Norwalk residents unless otherwise noted.

Mr. Richard Bonenfant commented about continuing to hold meetings on line. He addressed item 6A1, the amendment to the Land Disposition Agreement and expressed concern about the parking regulations under the new Zoning regulations in an Urban Zone. Mr. Bonenfant suggested revisiting the Enterprise Zone regulations regarding taxation.

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

There were no resignations or appointments announced this evening.

MAYOR'S REMARKS:

Mayor Rilling welcomed Nicolé Eaddy, a life long resident of Norwalk as a newly sworn-in Common Council member representing District C.

Mayor Rilling encouraged the community to fill out the West Avenue wall mural survey. He also invited everyone in the community to join at City Hall on Friday at 10:00 am for a proclamation ceremony recognizing the 34th anniversary of the Americans with Disabilities Act. (ADA).

Lastly the Mayor announced the city's 3rd Annual Summer Jazz Concert Series will start on August 3rd at 7:00 PM and it will be in a different location every Saturday throughout August. He thanked SNEW and the 2nd Taxing District for helping this happen.

V. COUNCIL PRESIDENT

A. RESIGNATIONS AND APPOINTMENTS

Ms. Young announced the appointment of Council Member Jalin Saed as Chair of Public Safety and General Government. She welcomed Ms. Eaddy to the Common Council and expressed her gratitude to Ms. Eaddy for agreeing to step up. She urged Ms. Eaddy to reach out to people with any questions.

B. CONSENT CALENDAR:

Ms. Young announced that Ms. Smyth would be reading this evening's Consent Calendar.

**** MS. SMYTH MOVED TO APPROVE THE FOLLOWING CONSENT CALENDAR:**

**VII.A.1, VII.A.2, VII.A.3, VII.A.4, VII.B.1, VII.B.2, VII.B.3, VII.B.4, VII.B.5,
VII.C.1, VII.C.2, VII.C.3, VII.D.1, VII.D.2, VII.D.3, VII.D.5, VII.E.1A, VII.E.1B,
VII.E.2A, VII.E.2B, VII.E.3, VII.E.4**

VII. COMMON COUNCIL COMMITTEES

A. FINANCE

**1. FOR INFORMATIONAL PURPOSES ONLY: REPORT OF THE CLAIMS
COMMITTEE DATED: JULY 2024**

**2. FOR INFORMATIONAL PURPOSES ONLY: NARRATIVE ON TAX
COLLECTIONS DATED: JULY 2024**

**3. FOR INFORMATION PURPOSES ONLY: MONTHLY TAX COLLECTOR'S
REPORTS DATED: JUNE 2024**

4. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE NORWALK HOUSING AUTHORITY (“NHA”) REGARDING THE CALCULATION OF THE NHA’S STATUTORY PAYMENTS IN LIEU OF TAXES (“PILOT”) FOR EACH OF THE NHA’S DEVELOPMENTS LOCATED WITHIN THE CITY OF NORWALK.

B. ORDINANCE

1. APPROVE REVISIONS TO CHAPTER 66A – MOORING AND ANCHORING, ARTICLE I – RULES AND REGULATIONS: §§ 66A-3, 66A-8, 66A-9, 66A-12, 66A-20 2. APPROVE REVISIONS TO CHAPTER 66A – MOORING AND ANCHORING, ARTICLE II – PERMIT FEES: §§ 66A-26, 66A-27

3. APPROVE REVISIONS TO CHAPTER 69 – NORWALK HARBOR, ARTICLE I – GENERAL REGULATIONS, §§ 69-2, 69-5, 69-6

4. APPROVE REVISIONS TO CHAPTER 69 – NORWALK HARBOR, ARTICLE III – NORWALK HARBOR MANAGEMENT COMMISSION, §§ 69-20, 69-21, 69-22, 69-23, 69-24

5. APPROVE NEW SECTION TO BE INSERTED INTO CHAPTER 69 – NORWALK HARBOR, ARTICLE III – NORWALK HARBOR MANAGEMENT COMMISSION, § 69-25

C. RECREATION, PARKS AND CULTURAL AFFAIRS

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER INTO AN AGREEMENT AND SIGN ALL REQUIRED PAPERWORK WITH THE US FORESTRY SERVICE FOR THE INFLATION REDUCTION ACT, NORWALK IMPROVEMENTS TO INCREASE URBAN FORESTRY GRANT, #24-DG-11094200-058, IN THE AMOUNT OF \$1,000,000.

2. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A 5-YEAR LEASE EXTENSION WITH THE PASTIME SOCIAL AND ATHLETIC CLUB FOR THE USE OF A SMALL PORTION OF LAND ALONG SEAVIEW AVENUE. REMAINING TERMS OF THE AGREEMENT TO REMAIN UNCHANGED.

3. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO APPROVE THE USE OF WASHINGTON STREET PARK AND IMMEDIATE SURROUNDING GROUNDS BY GORDON FINE ARTS, LLC FOR THEIR SONO ARTS FESTIVAL TO BE HELD ON SATURDAY, AUGUST 3RD, AND SUNDAY, AUGUST 4TH, 2024 FROM 10:00 A.M. TO 5:00 P.M. SET-UP TIME BY 6:00 AM SATURDAY WITH TEAR-DOWN BY SUNDAY 7:00 P.M. APPROXIMATELY 1000 PEOPLE.

D. PUBLIC SAFETY AND GENERAL GOVERNMENT

1. AUTHORIZE THE PURCHASING AGENT, SHARON CONNORS, TO ISSUE A PURCHASE ORDER TO SAFE BOATS INTERNATIONAL FOR THE PURCHASE OF ONE (1) 23 FOOT CENTER CONSOLE POLICE VESSEL NOT TO EXCEED \$324,036.37 ACCOUNT #09253010-5777

2. AUTHORIZE THE PURCHASING AGENT, SHARON CONNORS, TO ISSUE A PURCHASING ORDER TO MAX BMW THE SOLE SOURCE PROVIDER OF BMW PUBLIC SAFETY MOTORCYCLES IN CONNECTICUT FOR THE PURCHASE OF (4) FOUR MOTORCYCLES NOT TO EXCEED THE AMOUNT OF \$116,865.96 ACCOUNT #09233010-5777

3. AUTHORIZE THE PURCHASING AGENT, SHARON CONNORS, TO ISSUE A PURCHASE ORDER TO SULLIVANS NORTHWEST HILLS FOR THE PURCHASE OF TEN 2024 CHEVY POLICE PACKAGE UTILITY VEHICLES UNDER STATE OF CONNECTICUT GOVERNMENT PRICING FOR A TOTAL NOT TO EXCEED \$537,360.00. ACCOUNT#09243010-5777, 09253010-5777 (STATE CONTRACT PRICING -19PSX0161)

5. AUTHORIZE THE PURCHASING AGENT, SHARON CONNORS, TO ISSUE A PURCHASE ORDER TO FLEET AUTO SUPPLY, LLC FOR EMERGENCY LIGHTING AND UPFIT FOR TEN POLICE UTILITY VEHICLES, AND TWO CHEVY FULLY ELECTRIC POLICE PACKAGE VEHICLES FOR AN AMOUNT NOT TO EXCEED \$284,000. ACCOUNT # 09243010-5777,09253010-5777

E. COMMUNITY SERVICES

1. A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO APPLY FOR AND ACCEPT GRANT FUNDS FROM LEDGE LIGHT HEALTH DISTRICT IN THE AMOUNT OF \$50,115 PER YEAR FOR THE PERIOD BEGINNING JULY 1, 2024 THROUGH JUNE 30, 2029 FOR PUBLIC HEALTH EMERGENCY PREPAREDNESS.

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS OR AMENDMENTS AS MAY BE NECESSARY TO IMPLEMENT THE PUBLIC HEALTH EMERGENCY PREPAREDNESS GRANT FOR THE PERIOD BEGINNING JULY 1, 2024 THROUGH JUNE 30, 2029.

2. A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER INTO AN AGREEMENT WITH FLOURISH AND THRIVE LABS, LLC IN AN AMOUNT

**NOT TO EXCEED \$15,000 (FROM GRANT ACCOUNT NUMBER 3520-93-5258)
FOR HIPAA CONSULTATION SERVICES.**

B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS, OR AMENDMENTS AS MAY BE NECESSARY WITH FLOURISH AND THRIVE LABS, LLC FOR HIPAA CONSULTATION SERVICES.

3. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS OR AMENDMENTS AS MAY BE NECESSARY TO DISBURSE THE NONCOMPETITIVE PROCUREMENT FUNDING TO THE NORWALK PARTNERSHIP TO SUPPORT THE DEVELOPMENT AND EXECUTION OF THE COMMUNITY YOUTH MENTAL HEALTH GAP ANALYSIS IN THE AMOUNT OF \$15,000. POSITIVE DIRECTIONS - THE CENTER FOR PREVENTION & COUNSELING IS THE FIDUCIARY FOR TNP. ACCOUNT NO. 012010-5A0620.

4. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EXTEND THE AGREEMENT(S) BY WHICH THE CITY SUB-GRANTS THE CHILD DAY CARE CONTRACT GRANT FUNDS IT RECEIVES FROM THE STATE OF CONNECTICUT, OFFICE OF EARLY CHILDHOOD FOR STATE FISCAL YEAR 2025 WITH THE FOLLOWING CHILD CARE PROVIDERS: ODYSSEY LEARNING, INC., TRINITY CDC, INC., STEPPING STONES MUSEUM FOR CHILDREN, INC., CONNECTICUT INSTITUTE FOR COMMUNITIES, INC., AND GROWING SEEDS TOO CHILD DEVELOPMENT CENTER, INC.

**** MOTION PASSED UNANIMOUSLY**

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

**** MS. YOUNG MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO AMEND THE LAND DISPOSITION AND DEVELOPMENT AGREEMENT AND RELATED LOAD RECOGNITION AGREEMENT CONCERNING THE DEVELOPMENT OF 61 WALL STREET AND 17 ISAACS STREET, LAST AMENDED ON AUGUST 21, 2020, AS NECESSARY FOR THE DEVELOPER TO CLOSE ON ITS CONSTRUCTION FINANCING.**

Mr. Callahan introduced the Developer, Tod McClusky who reviewed the project and explained they expect to close within the next week or so. He added that they are in the process of cleaning the site. The expected project completion date is approximately 16 months for the first building

and 21 months for the second building. In addition, they plan to re-use as much of the existing structure as possible.

Mr. McClusky provided a breakdown of the affordable housing units and noted that 61 Wall Street will have 105 affordable units at various levels. The ground floor will have retail space with a small space for arts and culture. 17 Isaacs Street will have 50 affordable housing units at various levels and most of the parking will be at a parking garage.

It was noted that Common Council members received written comments from Ms. Lisa Brinton and those comments will be added to these minutes.

As a Representative of District A, Ms. Ayers expressed thanks for this project to move forward in her District. She acknowledged those impacted by this project. Mr. Sead, also representing District A said the State and City are very invested in Wall Street and he is excited to see this moving forward.

Ms. Dunn said that nothing being said at this point is different than before and she is not on board with this. She said they need to address the amount of money the taxpayers paid and asked about the tax abatement. Ms. Dunn said the public deserves to hear the plan.

Mr. Coppola explained that the tax agreement has not changed; the document the Common Council members are being asked to approve are typical closing documents for various sources of financing. He added that the tax abatement documents have been in place for a number of years. Mr. Callahan said the 2007 LDA is being carried forward. The vast majority of the obligations under the LDA exist and are binding on the developer. There is a 15 year phase in for taxes for the residential units. The tax on the new construction commences when the construction is completed.

Mr. Coppola said meetings with the developer have been taking place on a regular basis for a number of years.

Mr. Sead said he was happy to see these affordable units in his District. Mr. Coppola described the financial mix for the affordable housing units as a range between 30 – 80% of the median income,

Ms. Niedzielski Eichner said they need to find ways to fund this. It is a viable approach to a problem in Norwalk.

Ms. Ayers said that after so many years, it is important to know the value of the people renting these homes is greater than seeking more taxes. The number of units is not enough to address the affordable housing crisis. They need to address the needs of the people in the community.

Ms. Dunn said actual housing is needed. She asked why this was going to be different. They are taking money from people who are trying to pay their taxes, but there is no guarantee this will be built. Ms. Dunn said affordable housing is needed now.

Mr. Coppola explained that the closing is scheduled for August 2nd with construction starting during the week of August 5th. He added that he and the Mayor have the same concerns, but said this project can not wait any longer.

Mr. Burnett agreed with Ms. Dunn stating more affordable housing is needed now, but noted things take time. He said he sees this as an opening to move forward and provide affordable housing in the Wall Street area. Mr. Burnett said he views this as an opportunity to make a difference in the future of Norwalk.

**** MOTION PASSED WITH THIRTEEN (13) IN FAVOR AND ONE (1) VOTE IN OPPOSITION (MS. DUNN)**

VII. COMMON COUNCIL COMMITTEES

D. PUBLIC SAFETY AND GENERAL GOVERNMENT

**** MR. SEAD MOVED TO AUTHORIZE THE PURCHASING AGENT, SHARON CONNERS, TO ISSUE A PURCHASE ORDER TO SULLIVANS NORTHWEST HILLS FOR THE PURCHASE OF TWO (2) CHEVY POLICE PACKAGE FULLY ELECTRIC POLICE PACKAGE VEHICLES. ACCOUNT # 09243010-5777, 09253010-5777 (STATE OF CONNECTICUT CONTRACT PRICING - 24PSX0110)**

Mr. Sead introduced the request and highlighted the good work done by the Police Department to find ways to utilize fleet electric vehicles.

Police Chief Walsh explained that two car chargers have been installed and the cars will be wrapped in Norwalk High School and Brien McMahon High School colors. He said the Officers are excited to use the cars and explained when the cars will be used.

Mr. Goldstein spoke in support of the item. Ms. Niedzielski Eichner spoke in support of this item and expressed appreciation to Chief Walsh and Ms. Valadares, Chief of Operations and Public Works. Ms. Smyth spoke in support of the item and acknowledged Chief Walsh, the Police Department and the School Resource Officers.

Mayor Rilling acknowledged initiatives moved forward by this Common Council, such as banning plastic bags and straws, installing LED lighting, planting trees, adding charging stations, banning gas powered leaf blowers and adding electric vehicles to protect the environment.

**** MOTION PASSED UNANIMOUSLY**

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

There were no motions postponed to a specific date this evening.

X. SUSPENSION OF RULES

There were no suspensions of the rules this evening.

XI. ADJOURNMENT

**** MS. SHANAHAN MOVED TO ADJOURN**
**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 8:34 P.M.

ATTEST: _____
Irene Dixon, City Clerk