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.

CALL TO ORDER

Mayor Moccia called the meeting to order at 8:00 p.m. and led the assembly in the Pledge of Allegiance, and asked those present to remain standing.

I. ROLL CALL

City Clerk Halsey called the roll. The following Council Members were present:

Council at Large:	Anna Duleep	Mr. Douglas Hempstead	Mr. Fred Bondi
	Warren Peńa		
District A:	Mr. Matthew Miklave	Mr. David Watts	
District B:	Mr. Carvin Hilliard	Mr. Michael Geake	
District C:		Ms. Michelle Maggio	
District D:	Mr. Bruce Kimmel	Mr. Jerry Petrini	
District E:	Mr. John Igneri	Mr. David McCarthy	

Mayor Richard A. Moccia; Attorney Robert Maslan, Corporation Counsel;
Erin Halsey, City Clerk
Thirteen members were present; absent were Kydes and Romano.

II. ACCEPTANCE OF MINUTES

Regular meeting – May 8, 2012

** **MR. MCCARTHY MOTIONED TO APPROVE THE MINUTES FROM THE MAY 8, 2012 MEETING AS SUBMITTED.**

** **THE MOTION PASSED UNANIMOUSLY.**

A. PUBLIC PARTICIPATION

Mayor Moccia stated that there were no names on the sign-up for public comments. He asked if there were members of the public in the audience who wished to speak and hearing none stated that the Public Participation portion of the meeting was closed at 8:10 p.m.

A. RESIGNATIONS AND APPOINTMENTS

APPOINTMENTS**:** Bruce Kimmel, Historical Commission
Common Council Representative

**** MR. HEMPSTEAD MOTIONED TO APPROVE THE APPOINTMENT OF BRUCE KIMMEL AS THE COMMON COUNCIL REPRESENTATIVE TO THE HISTORICAL COMMISSION.**
**** MOTION PASSED UNANIMOUSLY.**

MAYOR'S REMARKS:

Mayor Moccia noted that this weekend is the Memorial Day Parade and he reminded the me mbers that they gather at Veteran's Park to march together as a Council for the parade. He added that the Veteran's memorial display will be unveiled this Thursday at City Hall.

V. <u>COUNCIL PRESIDENT</u>

A. GENERAL COUNCIL BUSINESS
B. CONSENT CALENDAR

**** MR. HILLIARD MOTIONED THE FOLLOWING ITEMS FOR THE CONSENT CALENDAR:**
VII. A. 2, 3, 4, 5, 6, 7, 8*; B. 1. 2a, 2b; 3, 4, 5, 6, 7.
*Item VII. 8 was initially on consent then removed, and then added back on consent.
**** THE MOTION PASSED UNANIMOUSLY.**

Note: The following items on consent are listed in bold type:

VII. <u>COMMON COUNCIL COMMITTEES</u>

A. <u>FINANCE/CLAIMS COMMITTEE</u>

2. For informational purposes only: Monthly Tax Collector's Report Dated: April 30, 2012

3. For informational purposes only: Narrative on Tax Collections Dated: May 7, 2012

4. Authorize the Purchase Agent to issue purchase orders to Advanced Office Systems of Branford, CT for the supply, installation, and training services, and 36 months of hardware and software support, for a UniTrends Recovery System [Project Bid #3158] for an amount not to exceed $44,906.00. Acct.No.09090600-5777-C0375 (approved IT capital budget item; no special appropriation required) forward onto the Common Council for further action.

Consent Calendar – continued

5. a) Authorize the Purchasing Agent to issue purchase orders to En-Pointe Technologies for the supply of a Storage Area Network per response to Bid Project #3179 for an

**amount not to exceed $67,049.66. Account No. 35309A ($38,219.00)
Account No. 09120600-5777-C0375 ($28,830.66)**

b) Authorize the Purchasing Agent to issue purchase orders to ePlus Technologies for the supply of a Cisco Switch per response to Bid Project #3179 for an amount not exceed $24,290.00. Account No. 09120600-5777-C0375.

6. **Resolution making appropriations for various public improvements aggregating $20,823,000 for the 2012-2013 capital budget and authorize the issuance of $19,742,000 bonds of the city to meet certain appropriations in the 2012-2013 capital budget and pending the issuance thereof the making of temporary borrowings for such purpose.**

7. **Resolution with respect to the authorization, issuance and sale of not exceeding $22,000,000 City of Norwalk, Connecticut General Obligation Refunding Bonds.**

8. **Authorize the Mayor Richard A. Moccia, to execute an Agreement with Vision Government Solutions, Inc. to provide appraisal services to assist the Tax Assessor with the 2013 property revaluation, perform data conversion services, and to supply the City with CAMA software, for a total not to exceed $1,100,000.00. Account No. 011321-5258.**

B. <u>RECREATION, PARKS & CULTURAL AFFAIRS COMMITTEE</u>

1. **Authorize the Mayor, Richard A. Moccia to enter into an agreement with "Kayak for a Cause" for their use of Shady Beach for their Annual Kayak Across the Sound event to be held Saturday, July 21, 2012 from 5:00 AM – 8:00 PM. Est. attendance 200+.**

2. **A. Authorize the Mayor, Richard A. Moccia to enter into an agreement with the SoNo Arts Celebration, Inc. for the use of 50 Washington Street Park for the Annual SoNo Arts Celebration to be held Friday, August 3, 2012, Saturday, August 4, 2012, Sunday, August 5, 2012 from 9:00 AM – 10:00 PM daily. Est. attendance 4,000+.**
   B. Approve the use of the Show Mobile by the SoNo Arts Celebration, Inc. for the SoNo Celebration to be used on Saturday, August 4, 2012 and Sunday, August 5, 2012.

3. **Authorize the Mayor, Richard A. Moccia to enter into an agreement with A.C.H.I.E.V.E. to use the grounds of Tracy School for their Summer Enrichment Program to be held Monday through Friday, June 25, 2012 through August 3, 2012 from 7:30 AM – 5:30 PM. Estimated attendance 75-125.**
4. **Authorize the Mayor, Richard A. Moccia to enter into an agreement with Probuilt Construction for project #3169 (Gothic Arch Pavilion at Cranbury Park (28' x 52') for a sum not to exceed $79,999.00. Account #09106030-5777-C0366.**

Consent Calendar – continued

5. **Authorize the Mayor, Richard A. Moccia to enter into an agreement with Franky Schettino Memorial Tournament for the use of Calf Pasture Beach Softball fields for a Softball Tournament to be held Saturday, August 18, 2012 with a rain date of Saturday, August 25, 2012 from 9:00 AM – 6:00 PM. Estimated attendance 100+.**

6. **Approve the use of the Show Mobile by PAWS for "Paws in the Park" to be held at Taylor Farm on Saturday, October 6, 2012 with a rain date of Sunday, October 7, 2012 from 11:00 AM – 3:00 PM.**

7. **Authorize the Director of Public Works to issue a change order on contract (PM2011-1) Proposed Pavement Management Program by Alcaide Inc., d/b/a/ A & J Construction for the repaving, curbing and removal of pavement at Mathews Park for a sum not to exceed $96,299.68.Account #0911-7100-5777-C0368**

It is to be noted that the following item was initially on consent then removed, then added back on consent: VII. 8.

8. **Authorize the Mayor Richard A. Moccia, to execute an Agreement with Vision Government Solutions, Inc. to provide appraisal services to assist the Tax Assessor with the 2013 property revaluation, perform data conversion services, and to supply the City with CAMA software, for a total not to exceed $1,100,000.00.**
   Account No. 011321-5258

Mr. Miklave requested a five-minute recess for procedural clarification.
The meeting was recessed at 8:30 and reconvened back into public session at 8:35 p.m.

VI. <u>REPORTS: DEPARTMENTS, BOARDS, COMMISSIONS</u>

<u>A.BOARD OF ESTIMATE AND TAXATION</u>

1. RESOLVED, that a sum not to exceed $1,100,000 be and the same is hereby transferred from General Fund Balance to the Tax Assessor Department to cover 2013 property revaluation. Account No. 011321-5258.

Mr. Kimmel thanked the Finance Committee for the back up and stated that although it was very comprehensive he had questions on the process undertaken for the past evaluations in Norwalk in 2008 and asked for a definition of the term "full inspection revaluation."

Mr. Thomas Hamilton, Finance Director, and Mr. Michael Stewart, City Tax Assessor came forward to address questions. Mr. Stewart referred to the documentation provided and stated that the last revaluation of real estate in Norwalk was completed and implemented effective October 1, 2008. The revaluation completed for 2008 was full inspection revaluation, utilizing data mailers for all properties and approximately 7,500 physical inspections.

Board of Estimate & Taxation – continued

Mr. Kimmel asked why we needed to verify the revaluations, and Mr. Stewart replied that the state statues have been revised to allow data system certifications and the state requires revaluation inspections on record every five years. Mr. Kimmel asked how it is decided which method to use and Mr. Stewart explained that the sales comparison approach is most used to substantiate values and is defined as a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, with appropriate units of comparisons or marketing qualitative adjustments to the sale prices (or unit prices) of the comparable properties.

Mr. Stewart explained that there is then a hierarchy of methods and next preferred would be the cost method approach, which is derived for a property by estimating the current reproduction or replacement cost to construct the existing structure, deducting depreciation from the total cost, and adding the estimated land value.

Mr. Kimmel asked about the mailers, and Mr. Stewart replied that in preparation for utilizing the income approach, income and expense data forms were mailed to properties located in Norwalk that are potentially income producing. Mr. Hamilton added that Norwalk will do full physical inspections of all properties in 2013 versus 7500 that were done in 2008. He added that because of the attractive price, it made sense to the committee to have this full inspection process done to have complete documentation records for a better update of property values for the grand list.

Mr. Bondi asked about commercial properties and the feeling that they have been under appraised and that residential values have an unfair tax burden in the City. Mr. Hamilton replied that what they are striving for her is an attempt to quantify values both residential and commercial to be within an acceptable range.

Mr. Petrini asked to speak on the commercial value and stated that business has taken on more of a tax burden, and noted that it was important to look at both sides as business is the back-bone of the City. He asked that the approach should be “it is what it is”.

Mr. Igneri asked who does the full inspection the staff or the Vision company. Mr. Stewart replied that inspections are done and data is input by the Vision staff in accordance with the contract. He added that they will convert existing data from the base plate and it becomes their date once they physically touch every parcel. Mr. Petrini clarified that the data is not actually owned by the company, but remains data files that are property of the City.

**** MR. HILLIARD MOTIONED TO APPROVE THE FOLLOWING:
RESOLVED, THAT A SUM NOT TO EXCEED $1,100,000 BE AND THE SAME IS HEREBY TRANSFERRED FROM GENERAL FUND BALANCE TO THE TAX ASSESSOR DEPARTMENT TO COVER 2013 PROPERTY REVALUATION. ACCOUNT NO. 011321-5258.**
**** THE MOTION PASSED UNANIMOUSLY.**
**** MR. MILKAVE MOTIONED FOR AN AMENDMENT TO BE MADE TO THE RESOLUTION WITH THE FOLLOWING NAMES REPLACING AUTHORIZED NAMES AS LISTED STARTING ON LINE 12:**
The Mayor, the Comptroller, the Director of Finance, the Common Council President, thee Common Council Majority Leader, the Common Council Minority Leader, and the Chairman of the Finance Committee, and the City Clerk.

RESOLUTION WITH RESPECT TO THE AUTHORIZATION, ISSUANCE AND SALE OF NOT EXCEEDING $22,000,000 CITY OF NORWALK, CONNECTICUT GENERAL OBLIGATION REFUNDING BONDS

RESOLVED:

Section 1. Not exceeding $22,000,000 General Obligation Refunding Bonds (the "Refunding Bonds") of the City of Norwalk, Connecticut (the "City ") maybe issued in one or more series and in such principal amounts as the Mayor and the Director of Finance shall determine to be in the best interests of the City for the purpose of achieving net present value savings and/or to moderate debt service payments. The Refunding Bonds are hereby authorized to refund all or any portion of any one or more series of the City's outstanding General Obligation Bonds (the "Refunded Bonds"). The Refunding Bonds shall be issued and sold either in a negotiated underwriting or a competitive offering, at such time or times as the Mayor and the Director of Finance shall determine to be most opportune for the City. Each series of Refunding Bonds shall mature in such amounts and on such date or dates as shall be determined by the Mayor and the Director of Finance provided that no Refunding Bonds shall mature later than the final maturity date of the last maturity of any Refunded Bonds being refunded by such series. The Refunding Bonds shall bear interest payable at such rate or rates as shall be determined by the Mayor and the Director of Finance. The Refunding Bonds shall be executed in the name and on behalf of the City by the manual or facsimile signatures of the Mayor, the Comptroller, the Director of Finance, and the City Clerk, bear the City seal or a facsimile thereof, and be approved as to their legality by Robinson & Cole LLP, Bond Counsel. The Refunding Bonds shall be general obligations of the City and each of the Refunding Bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the City are pledged to the payment of the principal thereof and the interest thereon. The ~~aggregate~~ denominations, form, details, and other particulars thereof, including the terms of any rights of redemption and redemption prices, the designation of the certifying, paying, registrar ~~and~~ transfer agent, shall be subject to the approval of the Mayor and the Director of Finance. The ~~net~~ proceeds of the sale of the Refunding Bonds, after payment of underwriter's discount and ~~other~~ costs of issuance, shall be deposited in an irrevocable escrow account in an amount sufficient to pay the principal of, interest and redemption premium, if any, due on the Refunded Bonds to maturity or earlier redemption pursuant to the plan of refunding. The Mayor and the Director of Finance, are authorized to appoint an escrow agent and other professionals and to execute and deliver any and all escrow, investment and related agreements necessary to provide for such payments on the Refunded Bonds and to provide for the transactions contemplated hereby. The Mayor and the Director of Finance, are authorized to prepare and distribute preliminary and final Official Statements of the City for use in connection with the offering and sale of the Refunding Bonds, and they are hereby authorized to execute and deliver on behalf of the City a Bond Purchase Agreement, a Continuing Disclosure Agreement, a Tax Regulatory Agreement and such other documents necessary or desirable for the issuance of the Refunding Bonds and the payment of Refunded Bonds.

Section 2. This resolution shall be effective until June 30, 2013.

**** MOTION FOR AMENDMENT TO THE RESOLUTION PASSED WITH TWELVE VOTES IN FAVOR, NONE OPPOSED AND ONE ABSTENTION (HEMPSTEAD)**

A.FINANCE/CLAIMS COMMITTEE

1. Accept and Approve the Report of the Claims Committee
   Dated: May 10, 2012

Mr. Miklave recused himself from the item and left the Council Chambers.

**** MR. HILLIARD MOTIONED TO ACCEPT AND APPROVE THE REPORT OF THE CLAIMS COMMITTEE DATED: MAY 10, 2012.**
**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Miklave re-entered the Council Chambers for the remainder of the meeting.

OTHER

Mr. Hempstead noted that there should be an acknowledgement to United Technologies for the donation of flags. He added that this donation is greatly appreciated, and on behalf of the Council he extended a statement of sincere thanks and appreciation of this donation.

IX. MOTIONS POSTPONED TO A SPECIFIC DATE - none

X. SUSPENSION OF RULES- none

XII. ADJOURNMENT

**** MR. BONDI MOTIONED TO ADJOURN.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Marilyn Knox,
Telesco Secretarial Services