

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

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

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I. ROLL CALL

II. ACCEPTANCE OF MINUTES

Regular Meeting: March 28, 2023

III. PUBLIC PARTICIPATION

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS:

APPOINTMENTS:

REAPPOINTMENTS:

MAYOR'S REMARKS:

V. COUNCIL PRESIDENT

A. GENERAL COUNCIL BUSINESS:

RESIGNATION AND APPOINTMENTS

**COMMON COUNCIL
NORWALK, CONNECTICUT
RESIGNATIONS:**

**AGENDA
7:30 PM EST**

**APRIL 11, 2023
COUNCIL CHAMBERS**

APPOINTMENTS:

REAPPOINTMENTS:

B. CONSENT CALENDAR:

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

VII. COMMON COUNCIL COMMITTEES

A. PUBLIC WORKS COMMITTEE

1. Authorize the Mayor, Harry W. Rilling, to enter into any and all agreements and other documents necessary to extend through April 24, 2024, the Master Municipal Agreement for Construction Projects by and between the City of Norwalk and the State of Connecticut, acting through its Department of Transportation originally executed in April 2013.
2. Authorize the Mayor, Harry W. Rilling to enter into a Subordination Agreement and such other documents incidental thereto with Tower Plaza Associates LLC with respect to the City's Sanitary Sewer Easement recorded in Volume 479, Page 501 of the Norwalk Land Records and in connection with Tower Plaza Associates LLC's ELUR Application to DEEP.
3. Authorize the Purchasing Agent to issue a sole source purchase order to Able Tool and Equipment for a Chicago Pneumatic Compressor for an amount not to exceed \$27,049.00.
Account No. 09 23 4031 5777 C0313
4. Authorize the Mayor, Harry W. Rilling, to execute a no-cost Agreement between the City of Norwalk and Eyecycle, LLC. for collection and recycling of glass bottles and cans via popup events in the City of Norwalk.
5. Authorize the Mayor, Harry W. Rilling, to execute a no-cost Agreement between the City of Norwalk and Discover Books for placing a collection bin for used books at the Transfer Station.
6. Authorize the Purchasing Agent to increase the Purchase Order to Frontier Communications Parent, Inc. in the amount of \$100,000.00 for the East Avenue Advanced Utility Project No. 0301-0515NP. Partial funding from CTDOT.
Account No. 09 22 4021 5777 C0234
09 23 4021 5777 C0471
09 24 4021 5777 C0471
09 3 4021 5777 C0818

7. Authorize the Mayor, Harry W. Rilling, to execute an Agreement between the City of Norwalk and Tighe & Bond, Inc., for Professional Engineering Services required for the design of the Undergrounding of the Elizabeth Street Overhead Utilities - Project RD2023-2, for a sum not to exceed \$200,000.00.

Account No. 09 23 4021 5777 C0819
09 24 4021 5777 C0819

B. LAND USE AND BUILDING MANAGEMENT COMMITTEE

- 1a. Authorize the Purchasing Agent to issue a Purchase Order to Gabrielli Truck Sales of Milford, CT for the purchase of a Rack Body Truck to replace a decommissioned Norwalk Public Schools' truck for a total not exceed \$95,991.00.

Account No. 09235010 5777 C0814

- 1b. Authorize the NPS Facilities Dept. to issue additional charges for the Rack Body Truck for a total not to exceed \$9,599.00.

Account No. 09235010 5777 C0814

- 2a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with Pat Munger Construction Company Inc. for the Nathan Hale & West Rocks Middle Schools Restroom Renovations project for a total not to exceed \$578,000.00.

Account No. 09225010 5777 C0807

- 2b. Authorize Building Management to issue Change Orders on Contract for a total not to exceed \$57,800.00

Account No. 09225010 5777 C0807

- 3a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with HV Contractor Corporation for the City Hall First Floor Restrooms Refurbishment Project for a total not to exceed \$77,000.00

Account No. 09237100-5777-C0439

- 3b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$7,700.00.

Account No. 09237100-5777-C0439

C. ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

1. Approve the FY2024 Capital Budget with the noted amendments.
2. Authorize the Mayor, Harry W. Rilling, to enter into a lease agreement and such other documents necessary to lease thirty parking spaces from Norwalk Aerie, No. 588 Fraternal Order of Eagles, Inc. for two years for annual rent \$12,600.00 with three options to extend the term for a period of one year each at mutual agreed upon rent.

Account No. 016200 5265

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

**COMMON COUNCIL
NORWALK, CONNECTICUT**

**REGULAR MEETING MARCH 28, 2022
VIA TELECONFERENCE**

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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Mayor Rilling called the meeting to order at 7:33 p.m. and led the Assembly in reciting the Pledge of Allegiance.

Mayor Rilling asked for a Moment of Silence for the victims of the Covenant School in Nashville. He called for an end to gun violence.

I. ROLL CALL

Ms. Dixon called the Roll:

Council at Large:	Mr. Gregory Burnett	Mr. Edwin Camacho (7:37 P.M.)
	Mr. Joshua Goldstein	Ms. Nora Niedzielski Eichner
	Ms. Barbara Smyth	

District A: Ms. Nicol Ayers Mr. David Heuvelman

District B: Ms. Diana Revolus Ms. Darlene Young

District C: Mr. John Kydes Ms. Jenn McMurrer

District D:

District E: Mr. Thomas Livingston Ms. Lisa Shanahan

At Roll Call there were twelve (12) Council members present and three (3) absent (Mr. Camacho, Mr. Meek and Ms. Alterman). A Quorum was present.

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

II. ACCEPTANCE OF MINUTES

Special Meeting: March 7, 2023

**** MS. MCMURRER MOVED TO APPROVE THE MINUTES AS PRESENTED**
**** MOTION PASSED UNANIMOUSLY**

Regular Meeting: March 14, 2023

**** MS. SHANAHAN MOVED TO APPROVE THE MINUTES AS PRESENTED**
**** MOTION PASSED WITH ONE (1) ABSTENTION (MS. MCMURRER)**

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. Camacho joined the meeting at 7:37 p.m.

Mr. Howard Dixon spoke in support of the appointment of Ms. Toni to the Board of Ethics. He noted her position at the Norwalk Hospital.

Mr. Tod Bryant, President of the Norwalk Preservation Trust, spoke in support of the revisions to the demolition delay Ordinance. He said he was disappointed that they did not approve the 180 day delay, but this is a good start. It will make a difference in the codification of penalties. These penalties may have been a deterrent to what happened with the demolition of the home on Willow Street. These changes will safeguard historic buildings and other buildings in Norwalk.

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Common Council Chambers and Via Teleconference
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Ms. Dana Laird, Chair, Norwalk Historical commission spoke in support of the demolition delay Ordinance. She said it is important to save the physical fabric of the City.

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS: There were no resignations announced this evening.

APPOINTMENTS:

**** MS. MCMURRER MOVED TO APPROVE THE APPOINTMENT OF DAISY M. FRANKLIN TO THE FAIR HOUSING ADVISORY COMMISSION**

Ms. Young and Ms. Ayers spoke in support of the appointment.

**** MOTION PASSED UNANIMOUSLY**

REAPPOINTMENTS: There were no reappointments announced this evening.

MAYOR'S REMARKS:

Mayor Rilling announced that the City of Norwalk transitioned its website from .org to .gov. He announced that the City's MLK Corridor Initiative is making major investments in the South Norwalk community through the South Norwalk Investment Program.

Mayor Rilling acknowledged the passing of Carol Andreoli, the first female Fire Commissioner of the City of Norwalk. He expressed his gratitude for her service to Norwalk and extended his deep condolence to her husband, Pete.

Mayor Rilling wished those who celebrate a Happy Ramadan.

V. COUNCIL PRESIDENT

A. GENERAL COUNCIL BUSINESS:

RESIGNATION AND APPOINTMENTS

RESIGNATIONS: There were no resignations announced this evening.

APPOINTMENTS:

**** MR. GOLDSTEIN MOVED TO APPROVE THE APPOINTMENT OF PATRICIA F. TONI TO THE BOARD OF ETHICS**

Mr. Goldstein, and Ms. Young spoke in support of this appointment. Mayor Rilling also spoke in support.

**** MOTION PASSED UNANIMOUSLY**

REAPPOINTMENTS: There were no reappointments announced this evening.

B. CONSENT CALENDAR:

Mr. Burnett announced that Mr. Kydes would be reading this evening's Consent Calendar.

**** MR. KYDES MOVED TO APPROVE THE FOLLOWING CONSENT CALENDAR:**

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

VII. COMMON COUNCIL COMMITTEES

A. ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT FOR A HOUSING PLAN BETWEEN THE CITY OF NORWALK AND THE URBAN LAND INSTITUTE (ULI) IN AN AMOUNT NOT TO EXCEED \$80,000 BY WAY OF SOLE SOURCE PROCUREMENT. ACCOUNT NO. 133710 5796 AEC25

C. PUBLIC WORKS COMMITTEE

1. AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE ANY AND ALL DEEDS AND OTHER DOCUMENTS NECESSARY TO CONVEY 23,484± SQ. FT. OF 60 SOUTH SMITH STREET AS SHOWN ON RIGHT OF WAY SURVEY ENTITLED "TOWN OF NORWALK, MAP SHOWING LAND ACQUIRED FROM CITY OF NORWALK BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, WALK RAILROAD BRIDGE REPLACEMENT, SCALE 1" = 40' FEBRUARY 2022" PREPARED BY SCOTT A. HILL, P.E. DATED JANUARY 27, 2022. COMPENSATION TO THE CITY: \$378,000.00.

D. PUBLIC SAFETY AND GENERAL GOVERNMENT COMMITTEE

1. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO FIREMATIC SUPPLY COMPANY, INC, EAST YAPHANK, NY FOR THE PURCHASE OF TWO (2) FIRE ENGINES, FOR A SUM NOT TO EXCEED \$1,839,225.00.

ACCOUNT NO. 09233110 5777 C0437

2. AUTHORIZE THE DEPARTMENT OF PUBLIC WORKS TO HAVE EVERSOURCE ELECTRIC INSTALL ONE (1) NEW STREETLIGHT ON THE EXISTING UTILITY POLE AT THE EAST SIDE OF THE PROPERTY LOCATED AT 15 NAROMAKE AVENUE IN ACCORDANCE WITH THE ATTACHED PLAN AT AN APPROXIMATE COST OF \$25 PER MONTH.

ACCOUNT NO. 0140 21 5241

3. AUTHORIZE THE DEPARTMENT OF PUBLIC WORKS TO HAVE EVERSOURCE ELECTRIC TO INSTALL A NEW POLE AND THE ASSOCIATED WIRE FOR ONE (1) NEW STREETLIGHT ON THE WEST SIDE OF RAMPART ROAD AT THE INTERSECTION OF BEAUFORD ROAD WITHIN THE CITY RIGHT-OF-WAY IN ACCORDANCE WITH THE ATTACHED PLAN AT AN APPROXIMATE ONE-TIME COST OF \$2,500.00.

ACCOUNT NO. 0140 21 5241

4. AUTHORIZE THE DEPARTMENT OF PUBLIC WORKS TO HAVE EVERSOURCE ELECTRIC TO INSTALL ONE (1) NEW STREETLIGHT ON A NEWLY INSTALLED UTILITY POLE ON THE WEST SIDE OF RAMPART ROAD AT THE INTERSECTION OF BEAUFORD ROAD WITHIN THE CITY RIGHT-OF-WAY IN ACCORDANCE WITH THE ATTACHED PLAN AT AN APPROXIMATE COST OF \$25.00 PER MONTH.

ACCOUNT NO. 0140 21 5241

E. COMMUNITY SERVICES COMMITTEE

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS, OR AMENDMENTS AS MAY BE NECESSARY TO EXTEND THE STUDENT PRACTICUM/INTERNSHIP AGREEMENT BETWEEN THE CITY OF NORWALK HEALTH DEPARTMENT AND THE UNIVERSITY OF BRIDGEPORT.

2A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO APPLY FOR AND ACCEPT GRANT FUNDS FROM OPTIMUS HEALTH CARE INC. IN THE AMOUNT OF \$300,117

PER YEAR FOR CONTRACT PERIOD OCTOBER 1, 2022, THROUGH SEPTEMBER 30, 2027 FOR THE WOMEN, INFANTS, AND CHILDREN (WIC) PROGRAM.

2B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS, OR AMENDMENTS AS MAY BE NECESSARY TO IMPLEMENT THE WIC PROGRAM FOR THE PERIOD OCTOBER 1, 2022, THROUGH SEPTEMBER 30, 2027.

4. AUTHORIZE THE MAYOR, HARRY W. RILING TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS, OR AMENDMENTS AS MAY BE NECESSARY TO EXTEND THE AFTER SCHOOL PARTNERSHIP EXTENSION AGREEMENT WITH THE NORWALK HOUSING AUTHORITY BEGINNING JULY 1, 2023, THROUGH JUNE 30, 2026.

5. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS, OR AMENDMENTS AS MAY BE NECESSARY WITH EMILY MELNICK CONSULTING, LLC TO PERFORM STRATEGIC PLANNING CONSULTING SERVICES TO NORWALK COMMUNITY SERVICES DEPARTMENT IN THE AMOUNT OF \$10,000.00 TOTAL. FAMILY NAVIGATOR GRANT ACCOUNT # 352011-5258 \$ 8,437.50 & FAIR RENT ACCOUNT #011000-5272 \$ 1,562.50.

**** MOTION PASSED UNANIMOUSLY**

B. ORDINANCE COMMITTEE

**** MS. SHANAHAN MOVED TO APPROVE PROPOSED REVISIONS TO CHAPTER 55: DEMOLITION DELAY (SECTIONS 1 THROUGH 10).**

Ms. Shanahan turned this item over to Mr. Livingston who reviewed the changes to the Ordinance. The thanked all involved who worked on the proposed revisions. He asked Mr. Ireland, Chief Building Officer, if wanted to add anything. Mr. Ireland said this was a much better Ordinance than they had before and thanked Mr. Bryant. He added that he looked forward to enforcing this Ordinance.

Mr. Camacho offered two friendly amendments. He said he ran these proposed amendments by the Corporation Counsel who advised that these amendments would not require a return public hearing.

**** MR. CAMACHO MOVED THE FOLLOWING AMENDMENTS:**

§ 55-3. PERMIT REQUIRED, SHOULD READ AS FOLLOWS:

NO PROPERTY OWNER SHALL DEMOLISH ANY BUILDING, STRUCTURE, OR PART THEREOF WITHOUT FIRST OBTAINING A PERMIT FROM THE CHIEF BUILDING OFFICIAL.

§ 55-8. VIOLATION AND FINES; LAPSE OF PERMIT SHOULD READ AS FOLLOWS:

A. IN ADDITION TO ANY OTHER PENALTIES AND REMEDIES PROVIDED BY LAW, ANY PROPERTY OWNER WHO VIOLATES ANY PROVISION OF THIS CHAPTER SHALL BE FINED \$250 PER DAY, WITH EACH DAY OF SUCH VIOLATION CONSTITUTING A SEPARATE VIOLATION. ALL FINES IMPOSED UNDER THIS CHAPTER SHALL BE COLLECTED AND MADE PAYABLE TO THE CITY OF NORWALK. THE TOTAL AMOUNT OF ALL FINES IMPOSED ON A PERSON UNDER THIS CHAPTER FOR A SINGLE VIOLATION SHALL NOT EXCEED THE LESSER OF \$30,000 OR, IN THE CASE OF THE UNAUTHORIZED DEMOLITION OF BUILDING, STRUCTURE, OR PART THEREOF, 10% OF THE ASSESSED VALUE OF SUCH BUILDING, STRUCTURE OR PART THEREOF.

Ms. Niedzielski Eichner said she had hoped they would reconsider the 50-year timeframe in the Ordinance. She said that every regulation should be looked at for affordable housing. She said she hopes they will re-visit the Ordinance.

**** THE AMENDMENT PASSED UNANIMOUSLY**

**** THE MOTION AS AMENDED PASSED WITH ONE (1) VOTE IN OPPOSITION (MS. NIEDZIELSKI EICHNER)**

E. COMMUNITY SERVICES COMMITTEE

Ms. Revolus noted that it is Multiple Sclerosis Awareness Month.

Due to a potential conflict of interest, Ms. Revolus recused herself and left the meeting.

**** MR. HEUVELMAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS, OR AMENDMENTS AS MAY BE NECESSARY WITH THE NORWALK PARTNERSHIP – POSITIVE DIRECTIONS TO SERVE AS FIDUCIARY, TO SUPPORT NORWALK TEEN NIGHTS OUT IN THE AMOUNT**

OF \$50,000.00 TOTAL DURING THE PERIOD OF APRIL 1, 2023, TO AUGUST 30, 2023. ARPA ACCOUNT # 132010-5796 ACS02

Mr. Heuvelman spoke in support of this item. He said that even before the Pandemic, teens needed outlets and places to go.

Ms. Ana Vivian Estrella explained that this money was designated for Youth Services through ARPA.

Ms. Smyth said this was an extraordinary partnership and suggested thinking about how to fund this initiative after the ARPA funds run out.

Mr. Goldstein said he hoped this initiative was the first of what they can do for kids' mental health.

**** MOTION PASSED UNANIMOUSLY**

VIII. RESOLUTIONS FROM COMMON COUNCIL

There were no resolutions proposed this evening.

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

There were no motions postponed this evening.

X. SUSPENSION OF RULES

There were no suspension 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 8:24 p.m.

ATTEST: _____
Irene Dixon, City Clerk

CTDOT Agreement No. 3.08-18(23)
CTDOT CORE I.D. #13DOT0237AA

**AMENDMENT NO. 1
TO THE
MASTER MUNICIPAL AGREEMENT FOR CONSTRUCTION PROJECTS**

THIS AMENDMENT NO.1 TO THE MASTER MUNICIPAL AGREEMENT FOR CONSTRUCTION PROJECTS ("Amendment No. 1") is entered into by and between the STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION ("DOT") and the CITY OF NORWALK ("Municipality"). The DOT and the Municipality may each be referred to individually as a "Party," and collectively as the "Parties").

WHEREAS, the Parties entered into Agreement No. 11.29-02(12) dated April 25, 2013 ("Master Agreement") setting forth the responsibilities of the Parties relative to the ongoing administration and funding of municipal projects to construct roadways and other transportation-related facilities and structures that are eligible for government financial assistance over the duration of a ten-year term, expiring April 24, 2023;

WHEREAS, the Parties are preparing an updated master municipal agreement for construction projects to go in effect in succession to the Master Agreement;

WHEREAS, the Parties wish to extend the term of the Master Agreement until the effective date of the successor agreement to ensure there is no lapse in ability to issue PALs for projects; and

WHEREAS, the Commissioner is authorized to enter into this Amendment No. 1 pursuant to § 13a-98i and § 13a-165 of the Connecticut General Statutes.

NOW, THEREFORE, in consideration of the foregoing, the Parties agree as follows:

1. All capitalized terms used and not otherwise defined in this Amendment No. 1 shall have the meanings ascribed to them in the Master Agreement.
2. This Amendment No. 1 shall become effective upon execution by the Parties.
3. The Term of the Master Agreement shall extend for one (1) year through April 24, 2024, or until the effective date of the successor agreement, whichever occurs earlier ("Extension Term").
4. If the Parties do not finalize a successor agreement by April 24, 2024, the Agreement shall expire. While in-progress PALs will remain in effect pursuant to Section 13.4(a), no new PALs shall be issued to the Municipality.
5. The Municipality shall comply with the State of Connecticut Required Provisions attached to this Amendment No. 1 and hereby incorporated into the Master Agreement as Schedule N.

Schedule N

STATE OF CONNECTICUT REQUIRED PROVISIONS

For the purposes of this Schedule, references to "contract" or "Contract" mean the Master Agreement, and references to "contractor" or "Contractor" mean the Municipality."

1. Audit Clause. Audit Requirements. For purposes of this paragraph, the word "contractor" shall be deemed to mean "nonstate entity," as that term is defined in Section 4-230 of the Connecticut General Statutes. The contractor shall provide for an annual financial audit acceptable to CTDOT for any expenditure of state-awarded funds made by the contractor. Such audit shall include management letters and audit recommendations. The State Auditors of Public Accounts shall have access to all records and accounts for the fiscal year(s) in which the award was made. The contractor will comply with federal and state single audit standards as applicable.

2. Whistleblowing. This Contract may be subject to the provisions of Section 4-61dd of the Connecticut General Statutes. In accordance with this statute, if an officer, employee or appointing authority of the Contractor takes or threatens to take any personnel action against any employee of the Contractor in retaliation for such employee's disclosure of information to any employee of the contracting state or quasi-public agency or the Auditors of Public Accounts or the Attorney General under the provisions of subsection (a) of such statute, the Contractor shall be liable for a civil penalty of not more than five thousand dollars for each offense, up to a maximum of twenty per cent of the value of this Contract. Each violation shall be a separate and distinct offense and in the case of a continuing violation, each calendar day's continuance of the violation shall be deemed to be a separate and distinct offense. The State may request that the Attorney General bring a civil action in the Superior Court for the Judicial District of Hartford to seek imposition and recovery of such civil penalty. In accordance with subsection (f) of such statute, each large state contractor, as defined in the statute, shall post a notice of the provisions of the statute relating to large state contractors in a conspicuous place which is readily available for viewing by the employees of the Contractor.

3. Executive Orders and Other Enactments

As of the Effective Date of Amendment No. 1, Section 1 of Schedule K is deleted in its entirety and replaced with the following provision:

All references in this Contract to any Federal, State, or local law, statute, public or special act, executive order, ordinance, regulation or code (collectively, "Enactments") shall mean Enactments that apply to the Contract at any time during its term, or that may be made applicable to the Contract during its term. This Contract shall always be read and interpreted in accordance with the latest applicable wording and requirements of the Enactments. Unless otherwise provided by Enactments, the Contractor is not relieved of its obligation to perform under this Contract if it chooses to contest the applicability of the Enactments or CTDOT's authority to require compliance with the Enactments.

This Contract is subject to the provisions of Executive Order No. Three of Governor Thomas J. Meskill, promulgated June 16, 1971, concerning labor employment practices, Executive Order No. Seventeen of Governor Thomas J. Meskill, promulgated February 15, 1973, concerning the listing of employment openings and Executive Order No. Sixteen of Governor John G. Rowland promulgated August 4, 1999, concerning violence in the workplace, all of which are incorporated into and are made a part of this Contract as if they had been fully set forth in it.

This Contract may be subject to (1) Executive Order No. 14 of Governor M. Jodi Rell, promulgated

April 17, 2006, concerning procurement of cleaning products and services; and (2) Executive Order No. 61 of Governor Dannel P. Malloy promulgated December 13, 2017 concerning the Policy for the Management of State Information Technology Projects, as issued by the Office of Policy and Management, Policy ID IT-SDLC-17-04. If any of the Executive Orders referenced in this subsection is applicable, it is deemed to be incorporated into and made a part of this Contract as if fully set forth in it.

4. Consulting Agreements Representation. Pursuant to section 4a-81 of the Connecticut General Statutes, the person signing this Contract on behalf of the Contractor represents, to their best knowledge and belief and subject to the penalty of false statement as provided in section 53a-157b of the Connecticut General Statutes, that the Contractor has not entered into any consulting agreements in connection with this Contract, except for the agreements listed below or in an attachment to this Contract. "Consulting agreement" means any written or oral agreement to retain the services, for a fee, of a consultant for the purposes of (A) providing counsel to a contractor, vendor, consultant or other entity seeking to conduct, or conducting, business with the State, (B) contacting, whether in writing or orally, any executive, judicial, or administrative office of the State, including any department, institution, bureau, board, commission, authority, official or employee for the purpose of solicitation, dispute resolution, introduction, requests for information, or (C) any other similar activity related to such contracts. "Consulting agreement" does not include any agreements entered into with a consultant who is registered under the provisions of chapter 10 of the Connecticut General Statutes as of the date such contract is executed in accordance with the provisions of section 4a-81 of the Connecticut General Statutes.

Consultant's Name and Title

Name of Firm (if applicable)

Start Date

End Date

Cost

The basic terms of the consulting agreement are:

Description of Services Provided:

Is the consultant a former State employee or former public official? ☐ YES

☐ NO

If YES:

Name of Former State Agency

Termination Date of Employment

Memorandum

To: Members of the Public Works Committee
Members of the Common Council
Mayor Harry W. Rilling

From: Darin L. Callahan, Assistant Corporation Counsel

Cc: Mario Coppola, Corporation Counsel
Vanessa Valadares, Principal Engineer
Ralph Kolb, Senior Environmental Engineer

Date: March 16, 2023

Re: Request by Tower Plaza Associates, LLC concerning the City of Norwalk's
Easement at 120 New Canaan Avenue, Norwalk, Connecticut

Tower Plaza Associates, LLC (the "Company"), in accordance with Section 22a-133o of the Connecticut General Statutes ("C.G.S."), has applied for an Environmental Land Use Restriction ("ELUR") upon land it owns at 120 New Canaan Avenue, Norwalk, CT ("Subject Property") as a mechanism for complying with environmental laws in lieu of other abatement activities. In order for the Company to satisfy the statutory and regulatory requirements for issuance of an ELUR by the Department of Energy and Environmental Protection ("DEEP"), the Company must first obtain a subordination agreement¹ from any and all encumbrancers (e.g. - easement holders) holding an interest in the Subject Property.

(b) (1) No owner of land may record an environmental land use restriction on the land records of the municipality in which such land is located unless he simultaneously records documents which demonstrate that each person holding an interest in such land or any part thereof, including without limitation each mortgagee, lessee, lienor and encumbrancer, irrevocably subordinates such interest to the environmental land use restriction, provided the commissioner may waive such requirement if he finds that the interest in such land is so minor as to be unaffected by the environmental land use restriction. The commissioner shall waive the requirement to obtain subordination agreements for any interest in land that, when acted upon, is not capable of creating a condition contrary to any purpose of such environmental land use restriction. An environmental land use restriction shall run with land, shall bind the owner of the land and his successors and assigns, and shall be enforceable notwithstanding lack of privity of estate or contract or benefit to particular land.

¹ A subordination agreement is an agreement to alter the natural priority of interests in land such that a prior-in-right interest holder's interest in land becomes subject to a subsequent-in-right interest holders interest in land by an agreement commonly referred to as a "subordination agreement."

Conn. Gen. Stat. § 22a-1330(b)(1).

The City of Norwalk ("City") holds a sanitary sewer easement upon, over and under the Subject Property reserved within a Deed dated June 7, 1957 and recorded in Volume 479, Page 501 of the Norwalk Land Records (the "Easement"). The location of the Easement with reference to the portion of the Subject Property which will be subject to the ELUR is identified as Item No. 9 on a certain map entitled "Alta/HSPS Land Title Survey, Property of GHP Tower Plaza LLC, #120 New Canaan Avenue (a/k/a CT Rt. #123), Fairfield County, Norwalk, Connecticut" Scale 1" = 30' last revised on January 4, 2023 and prepared by Jones Engineering, LLC (the "Survey"). A copy of the Survey is attached hereto as Exhibit 1.

I, in coordination with the Public Works Department (Vanessa Valadares), have worked with the Company's representatives to address the request. Subject to required public approvals, the Parties appears to generally be in agreement that the form and substance of subject Subordination Agreement.

Based on the forgoing, we are recommending the following:

AUTHORIZE THE MAYOR, HARRY W. RILLING TO ENTER INTO A SUBORDINATION AGREEMENT AND SUCH OTHER DOCUMENTS INCIDENTAL THERETO WITH TOWER PLAZA ASSOCIATES LLC WITH RESPECT TO THE CITY'S SANITARY SEWER EASEMENT RECORDED IN VOLUME 479, PAGE 501 OF THE NORWALK LAND RECORDS AND IN CONNECTION WITH TOWER PLAZA ASSOCIATES LLC'S ELUR APPLICATION TO DEEP.

Tower Plaza Associates, LLC
Attn: Daniel Richman, Manager
Tower Plaza Associates, LLC
340 Madison Avenue, Suite 3E
New York, NY 10173

Re: Environmental Land Use Restriction
120 New Canaan Avenue
Norwalk, CT

**Certification of Agreement to Subordinate an Interest to an
Environmental Land Use Restriction**

The City of Norwalk, is the owner of the interest recorded at 479/501 of the municipal land records of Norwalk, Connecticut in a parcel of real property known as 120 New Canaan Avenue Norwalk, Connecticut which is currently owned by Tower Plaza Associates, LLC. I *Name of Person Signing this Document*, am authorized to enter into agreements on behalf of the City of Norwalk and have reviewed the draft subordination agreement, attached hereto, to the proposed Environmental Land Use Restriction (ELUR) also attached hereto, dated *Enter Date*.

In accordance with section 22a-133q-2(b)(6) of the Connecticut General Statutes, the City of Norwalk agrees, for the benefit of Tower Plaza Associates, LLC and the Commissioner of the Department of Energy and Environmental Protection, to execute the draft subordination agreement, for recordation on the Norwalk Land Records simultaneously with the ELUR, except that, if any substantive change is made to the restrictions or obligations set out in the proposed ELUR after the date of this agreement, the City of Norwalk shall not be required to execute the draft agreement and subordinate to such modified ELUR.

Printed: _____
Title: _____

_____ Date

SUBORDINATION AGREEMENT

The CITY OF NORWALK, a municipal corporation located in the County of Fairfield, State of Connecticut, having a principal office in Norwalk, Connecticut ("Norwalk"), is a holder of an Easement granted by David Rednick and Herbert Rogowsky, dated June 7, 1957, recorded June 10, 1957 in Volume 479 Page 501 of the Norwalk Land Records (the "Easement"; the area identified in the Easement is hereinafter referred to as the "Easement Area").

Tower Plaza Associates, LLC ("Land Owner") is the owner of certain land that the Land Owner acquired pursuant to a deed located at 120 New Canaan Avenue, Norwalk, Connecticut (the "Land"), which Land is subject to, and burdened by, the Easement.

Norwalk has been advised that the Land Owner will be recording a Declaration of Environmental Land Use Restriction and Grant of Easement granted by the Land Owner to the Commissioner of the Energy and Environmental Protection of the State of Connecticut in the Norwalk Land Records ("Grant") and Norwalk agrees for itself, its successors and assigns, in consideration of the Land Owner's agreements in this Subordination Agreement, that subject to the other terms and conditions in this Subordination Agreement, the Easement is hereby modified to make the Easement subject and irrevocably subordinate to said Grant and to the rights, covenants, restrictions and easements created by and under said Grant (collectively, the "Grant Interest"), but only with respect to that portion, if any, of the Easement Area that is actually located within the Subject Area (as defined and described in the Grant) so that Norwalk agrees to be bound by and to comply with the provisions of the Grant subject to the terms and conditions set forth herein, notwithstanding that the Easement was recorded prior to the Grant or this Subordination Agreement. After recording the Grant and this Agreement, Land Owner agrees to provide copies of the recorded documents to Norwalk and note the volume and page numbers in the spaces below and return same to Norwalk.

Notwithstanding anything to the contrary contained in this Subordination Agreement, the Land Owner, on its behalf and on behalf of its successors and assigns, acknowledges and agrees, as a covenant on and against the Land running with the Land, that this agreement by Norwalk to subordinate its Easement to the Grant is further conditioned upon the following: (1) that any expense incurred by Norwalk as a result of compliance with the Grant, the Grant Interests or with this Subordination Agreement or otherwise in connection with this Subordination Agreement (including but not limited to any expenses incurred by Norwalk in the enforcement of, or interpretation of, this Subordination Agreement) or as a consequence of the Easement being subordinate to the Grant and the Grant Interests, shall be borne entirely by the Land Owner, its successors and assigns, and shall be due and payable from same to Norwalk immediately upon demand by

Norwalk; and (2) that the Land Owner, its successors and assigns, each agrees to defend, indemnify, reimburse and hold harmless Norwalk from and against any and all costs, expenses, fees (including but not limited to attorneys', consultant and expert fees), liabilities, penalties, fines, claims, losses, obligations, orders, suits or damages (collectively, "Costs") arising out of, or in connection, with (i) the Grant, (ii) the Grant Interests, (iii) this Subordination Agreement, and (iv) any and all environmental conditions present in, on or under the Land unless such Costs are solely caused by Norwalk's intentional misconduct or gross negligence.

Land Owner, on its behalf and that of its successors and assigns, further acknowledges and agrees that nothing contained in this Subordination Agreement shall affect any other easement or easement right that Norwalk may hold including any that involve Land Owner property.

Notwithstanding anything to the contrary contained in this Subordination Agreement, if the Land Owner fails to timely perform any obligation imposed on the Land Owner under this Subordination Agreement within 30 days of Land Owner's receipt of a written notice of default from DEEP or Norwalk (including but not limited to the Land Owner's obligation hereunder to timely reimburse and indemnify Norwalk from any Costs) and if Land Owner has not cured such default or has no valid defense to the alleged default which Land Owner has asserted and is pursuing, within said 30-day period, then Land Owner agrees that any time after the expiration of said 30-day cure period Norwalk has the right to seek whatever remedy may be available to Norwalk either in law or equity, as well as to recover from Land Owner Norwalk's reasonable costs and expenses of enforcing Land Owner's obligations under this Subordination Agreement (including but not limited to attorneys', consultants, and expert fees incurred by Norwalk).

All notices required or permitted hereunder shall be sent via certified mail return receipt requested or nationally recognized overnight courier service as follows, provided that if Land Owner is no longer the owner of the Land then Norwalk shall be entitled to send such notice to the then current owner of the Land using the address for said current owner provided by the tax assessor of the municipality in which the Land is located:

To City of Norwalk:

City of Norwalk, Law Department
125 East Avenue, Norwalk, CT 06851
Attn: Corporation Counsel

To Land Owner:

Tower Plaza Associates, LLC
340 Madison Avenue, Suite 3E
New York, NY 10173

With Copy to:

City of Norwalk, Dept. of Public Works
125 East Avenue, Norwalk, CT 06851
Attn: Chief of Operations and Public Works

City of Norwalk, Mayor's Office
125 East Avenue, Norwalk, CT 06851
Attn: Harry W. Rilling

Land Owner understands, acknowledges and agrees that this Subordination Agreement is being provided by Norwalk without any representations, covenants or warranties of any kind.

The covenants and obligations imposed on the Land Owner in this instrument shall be covenants and obligations that run with the land and are binding on the Land Owner, its successors and assigns, and inure to the benefit of Norwalk, its successors and assigns.

This Subordination Agreement is governed by the laws of the State of Connecticut without resort to any conflict of law principals that would result in the application of the law of any state other than the State of Connecticut.

WITNESS the execution hereof under seal this ____ day of _____,
2023.

Signed and delivered in the presence of:

**TOWER PLAZA
ASSOCIATES, LLC**

Witness

BY: Daniel Richman
It's Manager
Duly Authorized

Print Name

Witness

Print Name

STATE OF NEW YORK)

) ss. New York City, 2023

COUNTY OF NEW YORK)

On this ____ day of _____, 2023, before me, the undersigned officer, personally appeared, Daniel Richman, who acknowledged himself to be the Manager of Tower Plaza Associates, LLC, and that as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as the free act and deed of said corporation.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

Signed and delivered in the presence of:

CITY OF NORWALK

Witness

BY: Harry W. Rilling
It's Mayor
Duly Authorized

Print Name

Witness

Print Name

STATE OF CONNECTICUT)
) ss. Norwalk _____, 2023
COUNTY OF FAIRFIELD)

On this ____ day of _____, 2023, before me, the undersigned officer, personally appeared, Harry W. Rilling, who acknowledged himself to be the Mayor of the City of Norwalk, and that as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation as the free act and deed of said municipal corporation.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

ELUR recorded in the Norwalk Land Records at Volume ____ Page ____ on _____, 2023

Subordination Agreement recorded in the Norwalk Land Records at Volume ____
Page ____ on _____, 2023.
64964551 v1-WorkSiteUS-034295/0002



Electronic Transmittal Form for DEEP Remediation and LUST Secure File Transfer (SFT)

DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
REMEDATION DIVISION
LEAKING UNDERGROUND STORAGE TANK COORDINATION PROGRAM

www.ct.gov/deep

This Electronic Transmittal Form must be completed and included as the cover sheet of your electronic document when uploading a document to the Connecticut SFT website. Requirements for Transmittals through the SFT website:

- Only document types identified in the dropdown lists in Part III below may be submitted through the SFT website.
 - Documents submitted through the SFT website must include all applicable figures, tables and laboratory data.
 - Files must be formatted as PDF/A and use the appropriate naming convention:
 - For Remediation Filings: **REM_RemID_DocumentType_DateofDocument**
Example: REM_1234_MonitoringReport_01-01-2001
 - For LUST Filings: **LUST_SiteAddress_Town_AbbreviationForDocumentType_DateofDocument**
Example: LUST_1MainStreet_Hartford_ESA_01-01-2001
- Note:** For "AbbreviationForDocumentType" use appropriate abbreviation at [Transmittal of Documents](#)

Part I: Primary Recipient*: Remediation Program (* required)

For Remediation documents: Primary Program*: Property Transfer Rem ID*: 14085	For LUST documents: UST Facility ID: Spill Case Number:
---	---

Part II: Site Information

Site Name*: State Of The Art Cleaners		
Site Address*: 120 New Canaan Avenue		
City/Town*: Norwalk	State: CT	Zip Code: 06850
Secondary Programs (complete as many as applicable for this document):		
Program: Select Secondary Program	Project ID:	
Program: Select Secondary Program	Project ID:	
Program: Select Secondary Program	Project ID:	
Program: Select Secondary Program	Project ID:	
Provide Project ID for each secondary program if it is known. Each program has a unique ID (i.e. Rem ID, Spill Case #, UST Facility ID, etc.)		

Part III: Document Information (document type required for appropriate program[s] only)

Remediation*: Environmental Use Restriction Submittal Form	
LUST*:	
Date of Document*: Select Date	Version: Draft

Part IV: Submitter Information

Name*: Joshua Kaplan
E-mail*: jkaplan@geoquestinc.com
Name of company/business this document is being submitted on behalf of: *
GeoQuest, Inc.



Environmental Use Restriction Submittal Form

DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
BUREAU OF WATER PROTECTION AND LAND REUSE
REMEDIATION DIVISION
ENVIRONMENTAL USE RESTRICTION PROGRAM

www.ct.gov/deep/remediation

The [Environmental Use Restrictions Regulations](#) (EUR Regulations), Regulations of Connecticut State Agencies (RCSA) sections 22a-133q-1 through 22a-133q-5, describe the process and identify the forms to be used for the preparation, approval, and recording of EURs. EURs can be recorded as an Environmental Land Use Restriction (ELUR) or a Notice of Activity and Use Limitation (NAUL). Reference to EUR within this form pertains to either ELUR or NAUL, as applicable.

The Commissioner is authorized by the EUR Regulations and Connecticut General Statutes (CGS) section 22a-133o to approve ELURs and NAULs. Licensed Environmental Professionals (LEPs) are authorized to approve ELURs for parcels undergoing voluntary remediation pursuant to section 22a-133y of the CGS and NAULs per RCSA section 22a-133q-3.

The [Remediation Standard Regulations](#) (RSRs) RCSA sections 22a-133k-1 through 22a-133k-3, inclusive, specifies the circumstances in which EURs are required. RCSA section 22a-133k-1(e) specifically summarizes the types of EURs required by the RSRs.

The purpose of this form is to document the preparation, approval, and recording of an EUR in one document from beginning to end.

Form and Fee Submittal Information

The [Electronic Document Transmittal Form](#) is embedded in this form to allow this form to be uploaded to the Remediation Division Connecticut [Secure File Transfer \(SFT\) website](#) in Word. In order for the Remediation Division to process this form, the fee required by RCSA sections 22a-133q-2 and 22a-133q-3 must be received by the Central Processing Division of the Department of Energy and Environmental Protection (DEEP), along with a completed [Fee Transmittal Form](#).

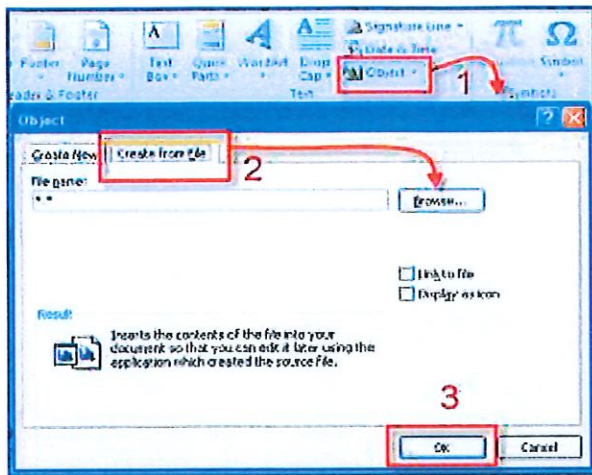
Questions

Questions and correspondence regarding EURs are to be directed to DEEP.EUR@ct.gov (RE: Property/Facility Name and Address).

NOTE:

Within this form, this symbol  denotes an area to electronically embed a document (see instructions below).

1. Select **Insert** on the toolbar.
2. In the **Text** group click the dropdown arrow for **Object** and select **Object**.
3. The **Object** dialog box will appear. Select **Create from File**.
4. Choose **Browse** and select the file to embed (saved as PDF, Word, or JPEG).
5. Click **Display as Icon**.
6. Click **OK**.



The buttons: [ELUR Forms](#) [NAUL Forms](#) appear throughout the form, and are links to the ELUR and NAUL webpages that contain required forms.

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Section A. Type of Submittal

Type of Submittal		Section(s) to Complete
Commissioner Approved ELUR (RCSA Section 22a-133q-2)		
A. Review of ELUR		
☒	Request for Commissioner Approved ELUR	B, C, E, F
B. Post Recording Process		
☐	Submittal of recorded ELUR documents and Certificate of Title	G

LEP Approved ELUR for a Parcel Undergoing Voluntary Remediation (CGS section 22a-133y)		
A. Review of ELUR		
☐	Request for Commissioner approval of subordination waiver(s)	B, C, E, F
B. Post Recording Process		
☐	Submittal of recorded ELUR documents and Certificate of Title	H

Commissioner Approved NAUL (RCSA Section 22a-133q-3)		
A. Review of NAUL		
☐	Request for Commissioner Approved NAUL	B, D, E, F
B. Post Recording Process		
☐	Submittal of recorded NAUL documents	I

LEP Approved NAUL (RCSA Section 22a-133q-3)		
B. Post Recording Process		
☐	Submittal of recorded NAUL documents	B, D, E, F, J

Section B. Owner Information

Part I. Parcel Information – Physical Location

Property/Facility Name: 120 New Canaan Avenue		
Other Name(s): State of the Art Cleaners		
Street Address: 120 New Canaan Avenue		
City/Town: Norwalk	State: CT	Zip Code: 06850
County: Fairfield		
Remediation Division Site Identification Number (REM ID#): 14085 / 7762		
For NAULs - Zoning District Identification with description: Zoning District		

Part II. Owner Information

Name of Parcel Owner: Tower Plaza Associates, LLC		
Primary Contact Name: Daniel Richman		
E-mail Address: daniel@developerscr.com		
Street Address: 340 Madison Avenue, Suite 3E		
City/Town: New York	State: NY	Zip Code: 10173
Phone Number: (212) 710-5253	Ext.: Enter Ext.	
CT Secretary of State Business ID# (as provided by Online Business Services): 1188293		

Part III. Party Recording EUR Information (if not owner)

Name of Party Responsible for EUR: GHP Tower Plaza LLC		
Primary Contact Name: Michael Cinicolo		
E-mail Address: mcinicolo@ghpoffice.com		
Street Address: 4 West Red Oak Lane, #200		
City/Town: White Plains	State: NY	Zip Code: 10604
Phone Number: (914) 642-9300	Ext.: Enter Ext.	

Part IV. Licensed Environmental Professional Information

Name: Joshua Kaplan		LEP License #: 588	
Firm Name: GeoQuest, Inc.			
E-mail Address: jkaplan@geoquestinc.com			
Street Address: 2 Barnard Lane			
City/Town: Bloomfield		State: CT	Zip Code: 06002
Phone Number: (860) 243-1757		Ext.: <i>Enter Ext.</i>	

Part V. Attorney Information

Name: Franca DeRosa		
Firm Name: Brown Rudnick LLP		
E-mail Address: fderosa@brownrudnick.com		
Street Address: 185 Asylum Street, 38th Floor		
City/Town: Hartford		State: CT Zip Code: 06103
Phone Number: (860) 509-6500		Ext.: <i>Enter Ext.</i>

Part VI. Land Surveyor Information

Name: James E. Jones		License #: 12239	
Firm Name: Jones Engineering, LLC			
E-mail Address: JJones@JonesEngineeringLLC.com			
Street Address: 962 Savage Street			
City/Town: Southington		State: CT	Zip Code: 06489
Phone Number: (860) 621-0700		Ext.: <i>Enter Ext.</i>	

Part VII. Program Involvement for the Parcel

- ☒ Property Transfer under sections 22a-134 through 22a-134e of the General Statutes
- ☐ Voluntary Remediation under section 22a-133x of the General Statutes
- ☐ Resource Conservation and Recovery Act (RCRA) Corrective Action Program
- ☐ State or Federal Superfund Program
- ☐ Final administrative (unilateral or consent) order issued by the Department or final judicial stipulated judgment which requires investigation and remediation of hazardous wastes or substances to achieve the requirements of the Remediation Standard Regulations (RSRs) sections 22a-133k-1 through 22a-133k-3, inclusive, of the Regulations of Connecticut State Agencies
- ☐ Other Department Program that requires investigation and remediation of hazardous wastes or substances to the satisfaction of the Commissioner or the RSRs
- Specify: [Enter Applicable Department Program](#)
- ☐ The parcel or release is subject to regulation pursuant to Part 761, Title 40 of the Code of Federal Regulations (40 CFR Part 761, PCBs)

Part VIII. Existing EURs Recorded on the Municipal Land Records

Are there **existing EURs** recorded for the property? ☒ **No** If yes, enter the following:

☐ ELUR ☐ NAUL

Parcel Owner Name: [Enter Owner Legal Name](#)

Date existing EUR recorded on the municipal land records: [Choose Date](#) Volume/Page: [Volume/Page](#)

Will the **proposed EUR** replace the **existing EUR(s)**? ☐ **No** If yes, a permanent release must be recorded simultaneously with the new EUR on the land records.

Part IX. Public Notice of Remediation

☒ Remediation at the parcel is in compliance with the requirements of RCSA Section 22a-133k-1(d)



Public Notice Affidavit:

Part X. Fee Transmittal Form

[ELUR Forms](#)

[NAUL Forms](#)



Copy Of Fee
Transmittal Form:



2296 EUR Fee Form
- 2022.pdf

Part XI. Affirmative LEP Statement

For 133y ELUR the affirmative determination statement as required by RCSA section 22a-133q-2(f)(1):



Affirmative LEP Statement for 133y:

For NAULs the affirmative determination statement as required by RCSA section 22a-133q-3(c)(2):



Affirmative LEP Statement for NAUL:

Section C. Preparation of ELUR

ELUR Forms

Forms prescribed by the Commissioner must be used in the preparation of an ELUR. Once prepared, the draft ELUR is embedded below.

With the exception of the supplemental information and factsheet, these documents when finalized, will be recorded on the municipal land records.

Draft ELUR document	
Draft Declaration and Property Description (Exhibit A)	
Draft EUR Overview (Exhibit B) <i>add EUR Opinions in table below</i>	 2296 EUR Opinion Overview Form.pdf
Draft Simplified Survey (Exhibit C)	
Draft Survey (Exhibit C)	

Draft Factsheet:



Factsheet:



2296 EUR
Factsheet.pdf

EUR Opinion (Exhibit B) AND Supplemental Information (SI)		EUR Opinions (Exhibit B) AND Supplemental Information (SI)	
Residential Activity – Soil (Non-PCBs)		Residential Activity – Soil (PCBs)	

EUR Opinion (Exhibit B) AND Supplemental Information (SI)		EUR Opinions (Exhibit B) AND Supplemental Information (SI)	
Inaccessible Soil (Non-PCBs)	 ELUR IS NonPCB - Inaccessible Soil.pdf  2296 Inaccessible Soil LEP Opinion Su	Inaccessible Soil and Residential Activity (PCBs)	
Soil Polluted with Pesticides (Residential Activity)		Soil Polluted with Pesticides (Industrial / Commercial Activity)	
Environmentally Isolated Soi	 ELUR EIS - Environmentally Isol  2296 Environmentally Isol	Alternative Release-Specific Direct Exposure Criteria	
Widespread Polluted Fill Variance		Engineered Control Variance – LEP Certification	
Engineered Control Variance – Commissioner Approval		Non-Aqueous Phase Liquids (NAPL) Variance	
Residential Activity – Groundwater		Vapor Mitigation	
Alternative Release-Specific Volatilization Criteria Alternative Method of Demonstrating Compliance with Volatilization Criteria		No Build Restriction	
Indoor Air Monitoring		Technical Impracticability Variance	
Groundwater Polluted with Pesticides		Other Supplemental Information	

Section D. Preparation of NAUL [NAUL Forms](#)

Forms prescribed by the Commissioner must be used in the preparation of a NAUL. Once prepared, the draft NAUL is embedded below. With the exception of the supplemental information forms and factsheet, these documents when finalized, will be recorded on the municipal land records.

Draft NAUL document	
Draft Declaration and Property Description (Exhibit A)	
Draft EUR Overview (Exhibit B) <i>add EUR Opinions in table below</i>	
Draft Simplified Survey (Exhibit C)	

Draft Survey (Exhibit C)

Draft Factsheet:

 Factsheet:

EUR Opinions (Exhibit B) AND Supplemental Information (SI)		EUR Opinions (Exhibit B) AND Supplemental Information (SI)	
Residential Activity – Soil (Non-PCBs)		Soil Polluted with Pesticides (Industrial / Commercial Activity)	
Inaccessible Soil (Non-PCBs)		Alternative Release-Specific Direct Exposure Criteria	
Soil Polluted with Pesticides (Residential Activity)		Engineered Control Variance – LEP Certification	
Environmentally Isolated Soil		Vapor Mitigation	
Widespread Polluted Fill Variance		No Build Restriction	
Engineered Control Variance – Commissioner Approval		Groundwater Polluted with Pesticides	
Residential Activity – Groundwater		Alternative Release-Specific Volatilization Criteria Alternative Method of Demonstrating Compliance with Volatilization Criteria	
Other Supplemental Information			

Section E. Signatory Responsibility and Ownership Form

Part I. Applicant Type and Duly Designated Agent

All Entities must include as Attachment A:

The deed that identifies the current owner of the parcel: [Volume/Page](#)

 Current Deed:

All Entities must include as Attachment B:

Unless the parcel is owned by an individual, provide documentation that demonstrates the duly designated agent is authorized to sign on behalf of the parcel owner (as described below).

 Duly Designated Authorization:

Applicant Type:	Documents Signed by:	Certification of Duly Designated Agent:
☐ Individual or Sole Proprietorship	The individual or proprietor or other duly designated agent	NA

☐ Corporation	Duly designated agent of the Corporation	Certified resolution of the Board of Directors or other appropriate documentation.
☐ Limited Partnership	A general partner or other duly designated agent	Certified resolution of the Partnership or other appropriate documentation.
☐ Municipality	A person authorized by charter or resolution of the board of selectmen or town council or other governing body	Certified copy of a Governing Body Resolution or other appropriate documentation.
☐ State or Federal Entity	A statutorily authorized official, duly authorized state employee, or other representative who has received legal delegation of authority	Copy of the statute or regulation authorizing the representative, certified copy of the delegation of authority for the representative or other appropriate documentation.
☐ Other Governmental or Quasi-Public Entity	A person who is authorized by such governmental or quasi-public entity	Describe Documentation Enter Description
☒ Limited Liability Company	Duly designated agent	Certified resolution of the Board of Directors or other appropriate documentation.
☐ Statutory Trust	Duly designated agent	Describe Documentation Enter Description
☐ Other Entity Type Not Listed Above Specify Type: Other Entity Type	Duly designated agent	Describe Documentation Enter Description

Part II. Duly Designated Agent

Name: Daniel Richman		
Title: Manager		
E-mail Address: daniel@developerscr.com		
Street Address: 340 Madison Avenue, Suite 3E		
City/Town: New York	State: NY	Zip Code: 10173
Phone Number: (212) 710-5253	Ext.: Enter Ext.	
Effective Date of Authorization: Choose Date		

Part III. Duly Designated Agent (if more than one Duly Designated Agent)

Name: <i>Enter Duly Designated Agent Name</i>		
Title: <i>Enter Title</i>		
E-mail Address: <i>Enter E-mail Address</i>		
Street Address: <i>Enter Street Address</i>		
City/Town: <i>Enter City/Town</i>	State: <i>State</i>	Zip Code: <i>Zip</i>
Phone Number: (<i>Area Code</i>) <i>Phone-Number</i>	Ext.: <i>Enter Ext.</i>	
Effective Date of Authorization: <i>Choose Date</i>		

Section F. Land Title Analysis

ELUR Forms

NAUL Forms

Forms prescribed by the Commissioner must be used in the preparation of the Land Title Analysis

Part I. Title Search Preparer Information

Name: Jill O'Connor		
Firm Name: Old Republic National Title Insurance Company		
E-mail Address: joconnor1@oldrepublictitle.com		
Street Address: 1 Post Road		
City/Town: Fairfield	State: CT	Zip Code: 06284
Phone Number: (203) 256-1510	Ext.: <i>Enter Ext.</i>	
Name of Client: Brown Rudnick LLP		

Part II. Title Search Information

Date of title search (must be less than 90 days prior to EUR submittal date): <i>Choose Date</i>
Number of items listed in the search: <i># of Items</i>

Title search per the requirements of RCSA section 22a-133q-2(b)(4) or 22a-133q-3(b)(4):



Title Search:

Title report per the requirements of RCSA section 22a-133q-2(b)(5) or 22a-133q-3(b)(5):



Table 1 Title Report: Review and Evaluation of Recorded Interests:



Table 2 Title Report: Survey Analysis and EUR Preliminary Parcel Owner Affidavit Analysis:

Part III. Title Report Preparer Information

Name: Kyle Johnson		
Firm Name: Brown Rudnick LLP		
E-mail Address: kjohnson@brownrudnick.com		
Street Address: 185 Asylum Street, 38th Floor		
City/Town: Hartford	State: CT	Zip Code: 06103
Phone Number: (860) 509-6500	Ext.: <i>Enter Ext.</i>	
Name of Client: GHP Tower Plaza LLC		

Part IV. EUR Preliminary Parcel Owner Affidavit and Attorney Statement

EUR Preliminary Parcel Owner Affidavit per the requirements of RCSA section 22a-133q-2(b)(7) and 22a-133q-3(b)(6):



EUR Preliminary Parcel Owner Affidavit:

For 133y and LEP Approved NAUL – provide the Attorney Statement per the requirements of RCSA section 22a-133q-2(f)(1) and 22a-133q-3(c)(2):



Attorney Statement of Compliance:

Section G. Commissioner Approved ELUR

Recording an ELUR and Post-Recording Submittals

After recording the fully executed ELUR in accordance with the process required by RCSA section 22a-133q-2(e), embed the following items:

- A certificate of title (COT) prepared by an attorney with a current and valid license to practice in the State of Connecticut:

Recorded ELUR document	
COT	
Recorded ELUR	
Recorded Survey (Exhibit C)	

Section H. LEP Approved ELUR (CGS section 22a-133y)

Recording an ELUR and Post-Recording Submittals

After recording the fully executed ELUR in accordance with the process required by RCSA section 22a-133q-2(f), embed the following items:

- A certificate of title prepared by an attorney with a current and valid license to practice in the State of Connecticut:

Recorded ELUR document 133y	
COT	
Recorded ELUR	
Recorded Survey (Exhibit C)	

Section I. Commissioner Approved NAUL

Recording a NAUL and Post-Recording Submittals

After recording the fully executed NAUL in accordance with the process required by RCSA section 22a-133q-3(e)(2), embed the following items:

Recorded NAUL document	
Recorded NAUL	
Recorded Survey	
EUR Opinion signed and sealed by LEP	
NAUL Parcel Owner Statement A statement in which the owner attests that there has been no change to the information provided in the owner's affidavit	
Title Search The title search as required by RCSA section 22a-133q-3(b)(4) updated to include any interest in the parcel listed on the land records at the time the NAUL was recorded.	

Section J. LEP Approved NAUL

Recording a NAUL and Post-Recording Submittals

After recording the fully executed NAUL in accordance with the process required by RCSA section 22a-133q-3(e)(3), embed the following items:

Recorded NAUL document	
Recorded NAUL	
Recorded Survey	
EUR Opinion signed and sealed by LEP	
NAUL Parcel Owner Statement A statement in which the owner attests that there has been no change to the information provided in the owner's affidavit	
Title Search The title search as required by RCSA section 22a-133q-3(b)(4) updated to include any interest in the parcel listed on the land records at the time the NAUL was recorded.	

Manuscript on the History of the School of the Virgin

2025. THE SELLER ASSUMES LIABILITY FOR THE ACCURACY OF INFORMATION PROVIDED. COUNTY OF LOS ANGELES, OFFICE OF THE CLERK, 1155 N. GARDEN STREET, SUITE 200, LOS ANGELES, CA 90012-1099.

[illegible]

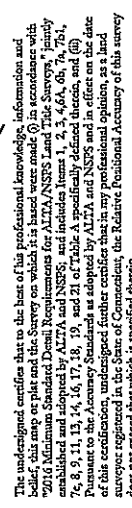
A. DECK ENCROACHMENT.(FIELD LOCATED 5/26/2022

Legend of Symbols & Abbreviations

	PROPERTY LINE
	BOUNDARY LINE
	ADJACENT LINE
	ADJACENT LINE
	ADJACENT LINE
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LAND AREA
7,080.0 SQ. FT.
2.00 ACRES

GOOD NOTES. Based on notes prepared by the Housing Laboratory Management Committee (ULMHC) available online at www2008.ulmhc.org.uk, and by sample planning note, prepared by the Housing Laboratory Management Committee (ULMHC) available online at www2008.ulmhc.org.uk, and by sample planning note, prepared by the Housing Laboratory Management Committee (ULMHC) available online at www2008.ulmhc.org.uk.



LEGAL DESCRIPTION
FOR
PROPOSED DECLARATION OF LAND
RESTRICTION AND GRANT OF EASEMENT
THAT PROPERTY LOCATED AT THE NEW GARDEN, PARKED
IN THE NORTH EAST CORNER OF THE NORTH AND
SOUTH EASEMENTS, COMMENCING AT THE

[illegible]

N/F
NORWALK CONGREGATE HOME
FOR THE ELDERLY
V-2422-P-297

PROPERTY OF
GHP TOWER PLAZA LLC
NEW CANAAN AVENUE (AKA CT. RT. #123)
FAIRFIELD COUNTY
NORWALK, CONNECTICUT

JONES
ENGINEERING, LLC
962 SAVAGE STREET
PO BOX 249
SOUTHINGTON, CT
PHONE: 860-621-0700
FAX: 860-621-0066

—RECEIVED BY MAIL IN 1958—
R. E. Jones



DEPT OF FINANCE
Purchasing Department
NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 2-24-23

DEPARTMENT: Fleet

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:

☐	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
☐	After solicitation of a number of sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)
☐	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
☒	The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote and the contract/agreement number)
☐	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
☐	Other, please explain:

TOTAL COST: 27,049.00

MUNIS Account: 0923 4031 5777 6277

VENDOR: ABLE TOOL AND EQUIPMENT

Purchasing Agent Signature		The Purchasing Agent		Department Head Signature	
Sharon Conners rs	Digitally signed by Sharon Conners	X	Supports	Chris Tane	
	Purchasing Agent Name		Does Not Support	Department Head Name	
	Date: 2023.03.07 16:32:19 -05'00'		Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	Date	



410 Burnham St
South Windsor, CT 06074
www.abletool.net
860-289-2020 Phone

Status: Quote

Quote #: q14549-1

Quote To: Wed 9/20/2022 0:00AM

Operator: RON BARNAS

Terms: NET 30

Customer #: 2202

Norwalk City Of

Phone 203-854-3205

DEPT OF PUBLIC WORKS
15 SO. SMITH ST.
NORWALK, CT 06856

Job Descr: Quote: CP 185 Compressor with Hose Reel- Sourcwell

PO #: Quote/Sourwell

Ordered By: Joe Grant

Salesman: JACOB OVERPECK 860-280-5639 JACOB@ABLETOOL.NET

Used at Address

DEPT OF PUBLIC WORKS
NORWALK, CT 06856

Chicago Pneumatic CP185 Compressor

** Pricing per Sourcwell Contract #/041719-ACC**

LEAD TIME 12-14 WEEKS

Qty	Key	Items Sold	Status	Each	Price
1	0072426210	Chicago Pneum. CPS185K08 T4F Compressor	Retail	\$23,104.00	\$23,104.00
	Lead Time 12-14 Weeks				
1	MS-1	Dual Hose Reel Assy.	Retail	\$2,005.00	\$2,005.00
1	FREIGHT-1	Shipping Costs	Retail	\$1,200.00	\$1,200.00

Quote valid for 30 days.

Quote	
This is a Quote Only	
Gross:	\$27,049.00
Subtotal:	\$27,049.00
Total:	\$27,049.00
Paid:	\$0.00
Amount Due:	\$27,049.00



DEPT OF FINANCE
Purchasing Department
NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 3/20/23

DEPARTMENT: DPW

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:

☒	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
☐	After solicitation of a number of sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)
☐	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
☐	The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote and the contract/agreement number)
☐	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
☐	Other, please explain: _____

TOTAL COST: 0 MUNIS Account: N/A

VENDOR: Eyerecycle, LLC

Purchasing Agent Signature	The Purchasing Agent		Department Head Signature
Sharon Conners Purchasing Agent Name	X	Supports	 Department Head Name
		Does Not Support	
Date		Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	Date

JUSTIFICATION:

There will be a one (1) year pilot program held twice per month, the Contractor shall collect all acceptable Redeemable bottles and cans set out for recycling and by residential customers in approved bags. The Contractor shall remove and dispose of all redeemable bottles and cans at no cost to Norwalk Municipality.

The city has researched companies in Fairfield County, that specialized in the collection of bottle recycling programs and no other company was available and will reduce the city's cost on the disposal.

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

Vendor 1: _____

Vendor 2: _____

EMERGENCY: Explain in detail the nature of the emergency



DEPT OF FINANCE
Purchasing Department
NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 3/20/23

DEPARTMENT: DPW

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:

☐	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
☒	After solicitation of a number of sources, competition is determined inadequate (record of source contacts and/or attempts to obtain pricing is attached)
☐	The compatibility of equipment, accessories, or replacement parts is of paramount consideration
☐	The item/service is available on a Cooperative Purchasing Agreement (please provide the organization name, quote and the contract/agreement number)
☐	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
☐	Other, please explain:

TOTAL COST: 0 MUNIS Account: N/A

VENDOR: Discover Books

Purchasing Agent Signature	The Purchasing Agent		Department Head Signature
Sharon Conners Purchasing Agent Name	Digitally signed by Sharon Conners Date: 2023.03.21 10:00	X Supports	 Department Head Name
		Does Not Support	
Date	Single Source Requires Common Council Authorization (in excess of \$20,000.00)?		Date

JUSTIFICATION:

Books are collected and are either sold, donated to various charities, or turned into pulp (to help make house insulation, paper products, etc). The contractor will provide all the weight collected from the bin on a monthly, quarterly, or annual basis so it can be added to the recycling reports. There are no costs involved, and will reduce the city's cost on the disposal.

The city has researched companies in Fairfield County, that specialized in the collection of books and no other company was available.

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

Vendor 1: Better World Books

Vendor 2: New Legacy Book

EMERGENCY: Explain in detail the nature of the emergency

Byrd, Dilene

From: Valadares, Vanessa
Sent: Monday, March 20, 2023 2:51 PM
To: Byrd, Dilene
Subject: Fw: Better World Books - Drop Box Interest

Vanessa Valadares, P.E.
Chief of Operations & Public Works
Department of Public Works



City of Norwalk, Connecticut
125 East Avenue
Norwalk, CT 06851
203-854-7902 office
203-722-1742 cell
203-857-0143 fax

From: Better World Books Client Services <clientservices@betterworldbooks.com>
Sent: Monday, March 20, 2023 2:47 PM
To: Valadares, Vanessa <VValadares@norwalkct.org>
Subject: Better World Books - Drop Box Interest

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

Hello,

Thank you for your time on the phone today. Unfortunately, we are not placing any new drop boxes at this time. When the program reopens, we will be considering placement at public/municipal libraries only.

Again, thank you for thinking of us.

Client Services


BetterWorldBooks®

55740 Currant Road
Mishawaka, IN 46545
O: 888-510-7103 ex 5830 **F:** 574-252-5884

betterworldbooks.com | facebook.com/betterworldbooks | twitter.com/bwbooks

www.newlegacybook.com

This website is hosted and managed by Homestead.
You can build your own website at homestead.com.



FORM 3789C (01/2002)

City of Norwalk, Connecticut

CUSTOMER'S BILLING NAME

We have completed a breakdown of the estimated cost for Frontier to perform the work involved in your recent request. The breakdown of costs for the required work is given below:

Total Engineering Cost =	<u>\$28,204.15</u>
Total Construction Cost =	<u>\$143,175.03</u>
Total Material Cost =	<u>\$120,437.90</u>
Total Outside Contractor Costs =	<u>\$306,967.08</u>
Total Cost =	<u>\$598,784.16</u>

PRICING IS VALID FOR 60 DAYS.

PREPARED BY:

ROUTING: CUSTOMER
WORK ORDER FOLDER



form 3789

2-24-2023
DATE**ESTIMATED COST FOR CUSTOMER REQUESTED TELEPHONE PLANT RELOCATION****CUSTOMER'S AUTHORIZATION**

CUSTOMER'S NAME City of Norwalk, Connecticut	CUSTOMER'S TELEPHONE NO./FAX NO. 203-854-7902 Vvaladares@norwalkct.org
CUSTOMER'S ADDRESS, CITY, STATE, ZIP CODE 125 East Main Street, Norwalk, CT 06581	CONTACT POINT Vanessa Vaalares PE Principle Eng.
BILLING ADDRESS (IF DIFFERENT FROM ABOVE):	CUSTOMER'S BILLING TELEPHONE NO. NA

We have made an estimate of the cost to Frontier Communications for the work involved in your recent request. This estimate and a description of the required work is shown below.

Only Frontier's costs have been included in this estimate. Any costs involving other utilities, etc., associated with your request are not a part of this agreement and must be handled by you on a separate basis.

It is mutually understood by Frontier and the customer that the signing of this authorization form constitutes a binding contract subject to the condition that Frontier receives signed authorization and an advance payment of the entire estimated cost. It is also understood that performance of this work will be scheduled with consideration for Frontier's normal requirements to provide telephone service.

If you wish to have requested work scheduled, please:

Sign the authorization below, retaining a copy for your records.

Forward the signed authorization with an advance payment for the entire estimated cost.
A return envelope has been included. This amount is an estimate only. When work is completed, any additional charges may be billed to you. Any overpayment will be refunded to you.

Indicated below are the number of days advance notification required to properly schedule this job.

PURPOSE OF WORK Relocate aerial equipment to UG	LOCATION OF WORK East Ave (between Fort Point and Olmstead)			
DESCRIPTION OF WORK Place conduit, place cables, cut over and remove aerial plant.				
ESTIMATED COST \$598,784.16	NOTIFICATION 60 Days	ENGINEER John Main	TELEPHONE 203-909-4917	PROJECT NO. 3251991

Authorization:

I do hereby warrant that I am empowered to authorize performance of the above described work, that I do so, and that I agree to assume responsibility for all costs incurred by Frontier associated with this work.

AUTHORIZATION SIGNATURE

PRINT SIGNATURE

TITLE/COMPANY NAME

CONTROLLER'S USE ONLY

DATE FWD. TO CUSTOMER

REMARKS

MAIL TO: : Frontier-SPB
PO BOX 639406
Cincinnati, OH 45263-9406

Overnight: Frontier Communication Corp
Fifth Third Bank
Wholesale Lockbox 639406
5050 Kingsley Drive
Cincinnati, Ohio 45227



Estimate for Make Ready Work/Billing Authorization

07/02/20

TO: City of Norwalk
ID & LIC No: 121-1002

REVISED
City: Norwalk

APP NAME: City of Norwalk
Conversation #: N/A

Pursuant to your Structure Access Request, an estimate of charges for Make Ready work has been prepared. Following is a summary of the charges.

When work is completed, any additional charges may be billed to you. Any overpayment will be refunded to you. Final billing will occur 90 days after the completion of all associated work

BILLABLE Project Number	3246065	LIC: 121-1002, CONV: TK2227862			
Frontier MR Cost Estimate	Estimate	Frontier Detailed Work Description	Billable Project Items - Frontier	Item Cost - Frontier	Total Cost Frontier Construction- Estimate
Frontier Plant Construction Labor	\$ 22,018.96	HEAD GUY & ATTACHMENTS (PER EACH GUY)	0	\$ 457.47	\$ -
Frontier Plant Material	\$ 2,090.00	REMOVE ACCESSIBLE ANCHOR OR GUY, HEAD GUY, AND ATTACHMENTS	0	\$ 468.23	\$ -
Frontier Police Protection	\$ 14,700.00	ANCHOR PLACE ACCESSIBLE NEW	0	\$ 609.96	\$ -
Frontier Misc. Cost		SINGLE MOVES - CABLE / TERMINALS - MOVE / TRANSFER	2	\$ 309.98	\$ 619.96
Post Construction Inspection	\$ 330.00	CABLES / TERMS / DROPS / ATTACHMENTS - MOVE /TRANSFER	80	\$ 228.74	\$ 18,299.20
Total Frontier Estimate	\$ 39,138.96				
		DOWN GUY - PLACE (one location)	0	\$ 309.98	\$ -
		DOWN GUY - PLACE (2 Location)	0	\$ 309.98	\$ -
		DOWN GUY - PLACE (3 Locatation)	0	\$ 309.98	\$ -
		DOWN GUY - PLACE (With NEW Pole)	0	\$ 309.98	\$ -
		GUY & ATTACHMENT (ONLY) - MOVE OR RE TENSION	10	\$ 309.98	\$ 3,099.80
		MGN BOND CATV	0	\$ 396.47	\$ -
Total Frontier Project Hours	169.00	POLE - REMOVE ACCESSIBLE (one Pole Only)	0	\$ 609.96	\$ -
Frontier Construction Hourly Rate	\$ 114.35	POLE PLACE - ACCESSIBLE (One Pole Only)	0	\$ 1,829.88	\$ -
		CUT & KICK POLE REPLACEMENT Extra Cost	0	\$ 897.00	\$ -
Poles with Frontier Make Ready	26	LLC/BOC/DRYER/APP CASE -MOVE / TRANSFER	0	\$ 742.72	\$ -
		Grand Total - Frontier Items	92		\$ 22,018.96

REVISED

Required Deposit \$ 39,138.96

REVISED

Applicant must return Billing Authorization (This form with bottom half completed) and the required deposit for desired work within 45 days for Make Ready work to keep the Structure Access Request active. *Payments should be mailed to:*

Frontier Communications – SPB, P.O. Box 639406, Cincinnati, OH 45263-9406

SIGNED Make Ready Estimate should be emailed to Nancy.C.Daley@ftr.com

By: Diana V. Hunt

(Signed) Diana Hunt
Structure Access Manager
(Title)

(203) 771-5573 diana.v.hunt@ftr.com

(Contact Info
09/12/2022
(Date)

Billing Authorization (To be completed by Applicant)

Pursuant to Structure Access Request, number 121-1002 Frontier is authorized to proceed as indicated and bill all applicable charges:

☐ Frontier to complete the indicated Make Ready work required. Required deposit is attached

☐ Applicant requests no additional work be done at this time and that the Structure Access Request be canceled, a final bill be rendered for work performed.

By: _____
(Signed - Applicant)

() - _____
(Telephone number) (ext #)

(Title)

(Date)

**CITY OF NORWALK**

PURCHASING DEPARTMENT
CITY HALL
P.O. BOX 5125 - 125 EAST AVENUE
NORWALK, CT 06856-5125
WWW.NORWALKCT.ORG

TEL: (203) 854-7712
FAX: (203) 854-7817
EMAIL: PURCHASING@NORWALKCT.ORG

PURCHASE AGREEMENT

Fiscal Year 2023 Page 1 of 1

THIS NUMBER MUST APPEAR ON ALL PACKAGES, LABELS, INVOICES, ETC.

Purchase Order Number **02300822**
Purchase Order Date **02/17/2023**
Department **PUBLIC WORKS-ADMINISTRATION**

Bill To 9999
CITY OF NORWALK
PURCHASING DEPARTMENT
P.O. BOX 5125
NORWALK, CT 06856-5125

Ship To 4010
PUBLIC WORKS ADMINISTRATION
CITY HALL - 125 EAST AVE.
PO BOX 5125
NORWALK, CT 06856-5125

Vendor 121174
THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY
DBA: FRONTIER COMMUNICATIONS OF CONNECTICUT
401 MERRITT 7
NORWALK, CT 06851

Forward all invoices, in duplicate, to:
Accounts Payable Dept.- City of Norwalk
125 East Ave - Room 233
P.O. Box 5125
Norwalk, CT 06856-5125

AP Invoice & Payment Inquiries: 203-854-7715 or
AccountsPayable@norwalkct.org

VENDOR PHONE NUMBER	VENDOR EMAIL	VENDOR NUMBER	REQUISITION NUMBER	BUYER NAME	DELIVERY REFERENCE
---------------------	--------------	---------------	--------------------	------------	--------------------

		121174	230931	Purchasing approve Id	
--	--	--------	--------	-----------------------	--

NOTES

EAST AVENUE ADVANCE UTILITY PROJECT NO 0301-0515NP

The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading

ITEM #	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
1	EAST AVENUE ADVANCED UTILITY PROJECT NO. 0301-0515NP PER COUNCIL ACTION 11-8-22. <i>TO ENCUMBER FUNDS ONLY-DO NOT MAIL OUT</i> <i>This is not a valid contract document.</i> <i>Contracts authorizing performance will be issued through the Mayor's Office.</i> STL- / / <i>while, green & pink copies)</i> GL #: 09124021 - 5777 - C0471	1.0000	EACH	\$5,578.3800	\$5,578.38
2	EAST AVENUE ADVANCED UTILITY PROJECT NO. 0301-0515NP PER COUNCIL ACTION 11-8-22 GL #: 09234021 - 5777 - C0471	1.0000	EACH	\$544,421.6200	\$544,421.62

GL SUMMARY

09124021 - 5777 - C0471	\$5,578.38
09234021 - 5777 - C0471	\$544,421.62

IMPORTANT THE TERMS ON THE REVERSE SIDE AND/OR AS REFERENCED IN THE DESCRIPTION AREA ARE PART OF THIS ORDER. DO NOT ACCEPT THIS ORDER UNLESS YOU AGREE THAT THESE TERMS PREVAIL OVER ANY INCONSISTENT PROVISIONS CONTAINED IN YOUR ORDER.

Approver Name: Sharon Connors

Approval Date: 12/19/2022

PURCHASING AGENT

Total Est. Price \$550,000.00

Purchase Order Total \$550,000.00



CITY OF NORWALK
Paul L. Sotnik, P.E.
Senior Civil Engineer
psotnik@norwalkct.org
P: 203-854-7891 / F: 203-857-0143
Norwalk City Hall
125 East Avenue, P.O. Box 5125
Norwalk, CT 06856-5125

MEMORANDUM

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

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

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

REF: Consultant Selection for Design Services for Construction Documents for the Undergrounding of Elizabeth Street Overhead Utilities - Project RD2023-2

DATE: March 30, 2023

The City of Norwalk Department of Public Works through the City Purchasing Department solicited proposals (RFP's) from qualified Consulting Engineering firms to provide engineering design services that include the comprehensive design and preparation of construction contract bid documents, including both plans and specifications, obtaining all required permits and potential construction administration/inspection services if needed for the above referenced Project consisting of the undergrounding of the existing Elizabeth Street Overhead Utilities required to convert the existing overhead system to a fully functioning underground system.

On March 29, 2023, the Purchasing Agent received and opened the one (1) proposal package that was received from qualified engineering firms for the above referenced project in response to the City's RFP. The package was received from Tighe & Bond, Inc. with Lump Sum prices based upon the various phases of design work (30% - \$56,000.00, 60% - \$42,500.00, 90% - \$46,000.00, 100% - 29,000.00 and Construction Administration Services as Requested by the City - \$15,500.00) with a total amount of \$189,000.00. An amount of \$11,000.00 (approximately 5.8%) has been added to the value of the proposed Agreement as a contingency. I have attached a copy of the RFP results received for your reference.

I have reviewed the proposal that was submitted by Tighe & Bond, Inc. and based upon that proposal and their proposed approach to this Project, the qualifications of the Project Team that they have proposed to assign to this Project, as well the quality record of work that they have previously done for the City of Norwalk on past Project assignments, it would be my recommendation that Tighe & Bond, Inc. be offered a

contract for Professional Engineering Services for this Project for an amount not to exceed \$200,000.00.

Therefore, I would like to request that the following item be included on the agenda for the April 4, 2023 meeting of the Public Works Committee of the Common Council for approval.

- 1.) Authorize the Mayor, Harry W. Rilling, to execute an Agreement between the City of Norwalk and Tighe & Bond, Inc., for Professional Engineering Services required for the design of the Undergrounding of the Elizabeth Street Overhead Utilities - Project RD2023-2, for a sum not to exceed \$200,000.00.

Account No. 09 23 40210 5777 C0819

Account No. 09 24 40210 5777 C0819

A copy of the Request for Proposals (RFP) for Purchasing Department Project 4265 – DPW Project RD2023-2 – Undergrounding of Elizabeth Street Overhead Utilities, can be reviewed by following the link below.

<https://www.norwalkct.gov/DocumentCenter/Index/1713>

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

03/29/2023

NORWALK PURCHASING DEPARTMENT

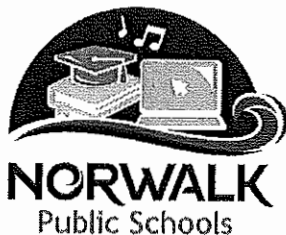
RESPONSE SUMMARY - PROJECT #4265

Undergrounding of Elizabeth Street Overhead Utilities

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

VENDOR	ELECTRONIC SUBMISSION (ATTACHED)	HARD COPY SUBMISSION
TIGHE & BOND	YES	YES

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



William Hodel
Director of Facilities & Maintenance
hodelw@norwalkps.org

P: 203-854-4053 / F: 203-854-4005

125 East Avenue, PO BOX 6001
Norwalk, CT 06852-6001

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: WILLIAM HODEL, DIRECTOR OF FACILITIES & MAINTENANCE

RE: NPS – PURCHASE OF PROPANE FUELED RACK BODY TRUCK

DATE: MARCH 28, 2023

In order to meet the heavy demands of the district, NPS was utilizing a gasoline powered rack body truck since 2004. This truck has very high mileage and has exceeded its useful life. Currently due to major rust and needed safety repairs, it has been fully decommissioned and, therefore, it is no longer in use.

NPS has committed that all replacement vehicles will utilize alternative fuels.

The request for the replacement of an industrial grade propane fueled rack body truck with accessories was originally approved in the capital budget. The City Purchasing Agent sent out a formal request for bid, and one response was received from Gabrielli Truck Sales of Milford.

The 2023 model gasoline engine is not yet approved by the EPA for propane conversation. The engine of the new truck will be ordered and powered by gasoline with intent to upfit to propane once approval is received by the EPA. Once this engine is certified by EPA for propane, the truck will be ready for this upfit and gasoline will no longer be utilized.

ACTION REQUESTED:

- a. **Authorize the Purchasing Agent to issue a Purchase Order to Gabrielli Truck Sales of Milford, CT for the purchase of a Rack Body Truck to replace a decommissioned Board of Education truck for a total not exceed \$95,991.00. Funds are available in Acct. #09235010 5777 C0814.**
- b. **Authorize the NPS Facilities Dept. to issue additional charges for the Rack Body Truck for a total not to exceed \$9,599.00. Funds are available in Acct. #09235010 5777 C0814.**

cc: Sandra Faoies
Lunda Asmani
Nina Laria
George Sevc
Sharon Conners

CITY OF NORWALK PURCHASING DEPARTMENT

1.1 RESPONSE FORM

Vendor Name - Bridge-Haven Truck Sales dba Gabrielli Truck Sales		
Address - 401 Old Gate Lane		
Phone - (203) 877-3281 Ext 5122	Fax -	Email - rmocarski@gabriellitruck.com
Manager - Richard Mocarski		Fed ID# 06-0891779

The undersigned hereby declares that he has or they have carefully examined the plans, specifications and project site and has satisfied himself 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.

The undersigned further agrees, in case of variations of quantities from those shown or specified, the following unit prices will be used in adjusting the contract price. If quantities are authorized by the City, the following amount will be added to the contract as required. Unless otherwise noted, each UNIT PRICE shall include all equipment, tools, labor, permits, fees, etc., incidental to the installation and completion of the work involved.

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

1. Replacement Rack Body Truck:

PRODUCT	YEAR	PRICE	SUBSTITUTION TO SPECIFICATIONS	
			YES (provide documentation)*	NO
Replacement Rack Body Truck (as outlined and described in Section 2 - Project Specifications/Scope of Work)	2023	95,991.00		X

*See Section 2 Project Specifications/Scope of Work, Vehicle Specifications 1. Substitutions

NOTE: Shipping, freight, warranties & delivery costs to be included in the Total Bid Cost listed above.

2. Delivery: Number of calendar days after receipt of order 180.

B. Rack Body Truck Replacement

2023 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

As Configured Vehicle

Code	Description
<u>Base Vehicle</u>	
F5H	Base Vehicle Price (F5H)
<u>Packages</u>	
660A	Order Code 660A Includes: - Engine: 7.3L 2V DEVCT NA PFI V8 Gas - Transmission: TorqShift 10-Speed Automatic 10R140 with neutral idle and selectable drive modes: normal, eco, slippery roads, tow/haul and off-road. - Wheels: 19.5" x 6" Argent Painted Steel Hub covers/center ornaments not included. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage, driver's side manual lumbar and 2 -way adjustable driver/passenger headrests. - Radio: AM/FM Stereo w/MP3 Player Includes 4 speakers. - SYNC 4 Includes 8" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and steering wheel audio controls
<u>Powertrain</u>	
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas
44G	Transmission: TorqShift 10-Speed Automatic 10R140 with neutral idle and selectable drive modes: normal, eco, slippery roads, tow/haul and off-road.
X8L	Limited Slip w/4.88 Axle Ratio
68U	GVWR: 19,000 lbs Payload Upgrade Package Includes upgraded frame and upgraded rear-axle. Note: See Order Guide Supplemental Reference for further details on GVWR and payload ranges.

Wheels & Tires

TGM	Tires: 225/70R19.5G BSW Traction Includes 4 traction tires on the rear and 2 A/P tires on the front.
64Z	Wheels: 19.5" x 6" Argent Painted Steel Hub covers/center ornaments not included.

Seats & Seat Trim

A	HD Vinyl 40/20/40 Split Bench Seat includes center armrest, cupholder, storage, driver's side manual lumbar and 2 -way adjustable driver/passenger headrests.
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Other Options

PAINT	Monotone Paint Application
145WB	145 th Wheelbase
STD0D	Radio: AM/FM Stereo w/MP3 Player includes 4 speakers. Includes: - SYNC 4 Includes 8" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and steering wheel audio controls.
473	Snow Plow Prep Package Includes pre-selected springs (see order guide supplemental reference for springs/FGAWR of specific vehicle configurations). Note 1: Restrictions apply; see supplemental reference or body builders layout book for details. Note 2: Also allows for the attachment of a winch. Note 3: Highly recommended to add (86M) dual battery on 7.3L gas engines. Adding (67B) 397 amp alternators for diesel engine is highly recommended for max output. Includes: - 250 Amp Alternators
98G	CNG/Propane Gaseous Engine Prep Package Includes hardened engine intake valves and valve seats. Note: This package does not include CNG/propane fuel tanks, lines, etc. Vehicle will be equipped with the standard factory gasoline fuel system. Additional equipment combined with certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG/propane fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide . Ford Motor Company does not provide an exhaust or evaporative emissions certificate with this option when converted to use CNG or propane fuel. Ford does not represent that a vehicle converted

to use CNG or propane will comply with all applicable U.S. or Canadian safety standards. It is the responsibility of the final stage manufacturer (bodybuilder, installer, alter or subsequent stage manufacturer) to determine that any vehicle converted to use CNG or propane complies with U.S. federal, California or Canadian exhaust and evaporative emission requirements, federal fuel economy standards, U.S. and Canadian safety standards, labeling and any other requirements.

41P	Transfer Case Skid Plates
86M	Dual 68 AH/65 AGM Battery
67E	250 Amp Alternators
18B	Platform Running Boards
59H	Center High-Mounted Stop Lamp (CHMSL)
C09	Priced DORA

Fleet Options

WARANT

Fleet Customer Powertrain Limited Warranty

Requires valid FIN code. *OPTION NOT AVAILABLE
2023 MUNICIPAL ORDERS CLOSED 1/13/23.*
Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5- years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.

Emissions

425	50-State Emissions System
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Exterior Color

Z1_01 Oxford White

Interior Color

AS_03 Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat

Upfit Options

88564 Parkhurst Platform Body W/Plow & Sander

Warranty

Standard Warranty

Basic Warranty

Basic warranty 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty 60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty 60 months/60,000 miles



CITY OF NORWALK
 JoAnn Acquarulo, Asst. Buildings and Facilities Manager
 jacquarulo@norwalkct.org P: 203-854-7332
 Norwalk City Hall
 125 East Avenue, PO Box 5125
 Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: JOANN ACQUARULO, ASST. BUILDINGS AND FACILITIES MANAGER

RE: **NATHAN HALE & WEST ROCKS MIDDLE SCHOOLS – RESTROOM RENOVATION PROJECT**

DATE: MARCH 29, 2023

In April 2021 the City approved Capital Budget Funds in the amount of \$1,500,000 for restroom improvements at middle schools (Nathan Hale, West Rocks and Roton). The work required in the bathrooms varied from minor to substantial renovations. Most of the minor improvements were completed in the summer of 2021 (for approximately \$250,000) and at this time, we are proceeding with the implementation of remaining improvements that were identified.

Project Description:

Many of the restrooms at the Nathan Hale & West Rocks Middle Schools are original to the buildings and have not been updated. The scope of work for this summer includes:

- Epoxy Finishes – Repair and patch existing wall and floor tiles and finish with epoxy paint.
- Toilet Partition System – Toilet compartments, urinal screens, and coat hooks.
- Toilet Accessories – Grab bars (other accessories to be provided by Norwalk Public Schools)
- Plumbing Fixtures – Sinks, faucets, toilets, and urinals (as needed).
- Misc. Repairs – Patching walls/ceilings and replacement of ceiling tiles as required. Note, most ceiling and light fixtures (with new LED) were replaced as part of 2021 Maintenance and Repair Project.
- Replace and install new emergency light fixtures in order to comply with fire codes.

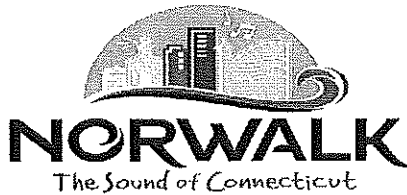
Recently, Gill & Gill Architects prepared construction documents and the Purchasing Department advertised the project for bids. A total of 8 bids were received and the following is a summary of the firms and their bid amounts:

Firm	Base bid	Alternate #1a	Alternate #1b	Total Amount
Pat Munger Construction Company Inc.	\$ 526,820.00	\$ 22,885.00	\$ 28,295.00	\$ 578,000.00
Diversity Construction Group, LLC.	\$ 613,000.00	\$ 16,000.00	\$ 17,000.00	\$ 646,000.00
A.V. Tuchy, Inc.	\$ 644,900.00	\$ 21,275.00	\$ 20,125.00	\$ 686,300.00
Zeiss Construction Corp, LLC	\$ 763,900.37	\$ 85,000.00	\$ 96,000.00	\$ 944,900.37
A.Secondino & Son, Inc.	\$ 919,815.00	\$ 17,313.00	\$ 21,453.00	\$ 958,581.00
Titan Enterprises, Inc.	\$ 933,800.00	\$ 20,500.00	\$ 19,900.00	\$ 974,200.00
VASE Management, LLC	\$ 951,789.00	\$ 22,650.00	\$ 22,650.00	\$ 997,089.00
Action Construction, Inc.	\$ 1,151,500.00	\$ 27,000.00	\$ 27,000.00	\$ 1,205,500.00

Base bid includes approximately 24 (West Rocks -14 and Nathan Hale -10) multi-stalls restrooms and 20 (West Rocks -8 and Nathan Hale – 12) single occupancy restrooms. Alternate #1a consists of application of epoxy paint in 6 additional single occupancy restrooms at Nathan Hale and Alternate #1b consists of application of epoxy paint in 5 additional single occupancy restrooms at West Rocks.

Upon receipt of the bids followed by a scope review with the apparent low bidder, we hereby recommend the award of this project to Pat Munger Construction Company Inc. in the amount of \$578,000.00 to include base bid and Alternate #1a & #1b.

- a. **Authorize the Mayor, Harry W. Rilling, to execute an agreement with Pat Munger Construction Company Inc. for the Nathan Hale & West Rocks Middle Schools Restroom Renovations project for a total not to exceed \$578,000.00. Acct. #09225010 5777 C0807.**
- b. **Authorize Building Management to issue Change Orders on Contract for a total not to exceed \$57,800.00 Acct. #09225010 5777 C0807.**



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

TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING & FACILITIES MANAGER 

RE: CITY HALL FIRST FLOOR RESTROOM RENOVATION

DATE: MARCH 29, 2023

Norwalk City Hall was renovated in 1987. The first-floor men's and women's restrooms receive a large amount of use. The bathroom partitions had previously been electrostatically refinished however, surface rusting continued to be a problem. The proposed renovation project consists of installation of countertops, sinks, partitions, and painting. Existing toilets and plumbing components will remain.

On March 6th, 2023, the City's Purchasing Department solicited bids for the First Floor Restroom Refurbishment Project and they received 3 bids. Based on the bid summary below, the Office of Building Management recommends the awarding of this project to HV Contractor Corporation as the apparent low bidder:

FIRM	BASE AMOUNT
HV Contractor Corporation	\$77,000.00
Re-Tech LLC.	\$79,300.00
KAFA Group LLC	\$95,800.00
Titan Enterprises.	Non-Conforming Bid

ACTION REQUESTED:

- a. Authorize the Mayor, Harry W. Rilling, to execute an agreement with HV Contractor Corporation for the City Hall First Floor Restrooms Refurbishment Project for a total not to exceed \$77,000.00 Funds are available from account # 09237100-5777-C0439.
- b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$7,700.00. Account # 09237100-5777-C0439

Economic and Community Development Committee – April 6, 2023, FY24 Capital Budget Adjustments

Fiscal Year 2024 Capital Budget Amendments, as voted on by the Economic and Community Development Committee on Thursday, April 6, 2023.

Item	Department Request	Mayor Recommendation	Department Request
Board of Education #3 – Instructional Technology (C0112)	\$1,735,000	\$850,000	-\$50,000
Board of Education #4 – Brookside Montessori Program Expand (NEW)	\$360,000	\$0	+\$75,000
Board of Education #11 – School Projects	\$454,130	\$275,000	-\$25,000



CITY OF NORWALK
Harry W. Rilling
Mayor
hrilling@norwalkct.org
P: 203-854-7294 / F: 203-854-7939
Norwalk City Hall
125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

March 21, 2023

Members of the Board of Estimate and Taxation
Members of the Common Council
Members of the Planning Commission
City of Norwalk

My fellow residents:

In accordance with the City Code, I have completed my review and herewith transmit my recommendations for the FY 2023-2024 Capital Budget and recommend a total capital budget of \$37,740,145. Of the total recommended amount, \$1,199,453 will be financed from grants and other non-general fund sources, leaving a balance to be financed and repaid from the General Fund of \$36,540,692. This total recommendation is \$6,420,535 greater than the Finance Department's recommendation.

My Capital Budget recommendation reflects my continued commitment to increasing walkability by building upon our transportation infrastructure through funding to install more sidewalks and crossroads. It enhances livability by improving traffic and congestion conditions around the City. It demonstrates my commitment to investing in our students, school and park playgrounds and green spaces, while supporting our community's treasures, such as our libraries, arts programs and historical museums. It proactively addresses the threats of climate change by investing in our drainage/flooding prevention program and efforts to support cost-effective, sustainable, and resilient infrastructure. Additionally, it prioritizes investments in public safety to make sure our Fire and Police Departments have the most up-to-date protective equipment to ensure our resident's safety and well-being.

It's important to note that the approved Capital Budget project does not appear on our debt service repayments immediately. Each project takes time to complete and is accompanied by a prudent plan. We are cognizant of balancing the critical investment needs of everyone in our community while also being mindful of finalizing a fiscally responsible budget that does not jeopardize residents' ability to continue to afford to live in our beloved community.

The total FY 2023- 2024 Capital Budget was forwarded by the Planning and Zoning Commission, and it was their determination that every project that has been recommended for funding is consistent with Norwalk's Citywide Plan of Conservation & Development (POCD).

The following pages fully detail the changes that differ from the Chief Financial Officer. I did, however, want to provide further details to you on specific projects.

Walkability:

I am recommending \$3 million towards our city's sidewalks, curbs, and crosswalks. This includes \$350,000 towards sidewalks at Hunt Street and Witch Lane, \$30,000 towards protected crosswalks and \$250,000 towards our Safe Routes to School projects. Investments to increase sidewalks, curbs and crosswalks represent support for a community that encourages active mobility among residents to enhance their quality of life. This funding also aligns with my vision to improve accessible and sustainable forms of transportation for pedestrians, cyclists, and walkers.

I am also recommending \$300,000 for Norwalk River Valley Trail maintenance to increase the quality of life for residents.

Livability:

I am recommending \$7 million for the pavement management program to help improve and modernize our roads, so they are safer and user-friendly for all modes of transportation, including drivers, cyclists, and pedestrians. We are also focused on paving roads that are not only older and need to be repaved but roads with high pedestrian and car traffic.

I am also recommending several investments in traffic improvements around the City, including \$500,000 towards improving traffic circulation at Tracy Magnet School, \$100,000 towards the Seaview Avenue Corridor design, \$100,000 towards the design of improvements on Gregory Boulevard at the intersection of 5th Street and Marvin Circle, \$1,300,000 for East Avenue Corridor improvements and \$60,000 towards traffic system enhancement efforts. This funding will help Norwalk further improve safety for pedestrians, cyclists, drivers and all residents.

Public Safety:

I am recommending \$3.6 million for our Fire and Police Departments to ensure they have the most up-to-date protective equipment and gear for the benefit of our resident's safety and security.

Sustainability:

I am recommending \$2.5 million for the City's drainage/flooding prevention program. This includes \$2 million for watercourse maintenance, \$400,000 for general drainage, and \$100,000 for stormwater management project plans. Climate change is one of the biggest threats that we're facing, and Norwalk needs to continue to protect and enhance our natural environment for the benefit of residents and future generations. The City's infrastructure needs to be resource-efficient, well-maintained, cost-effective, sustainable, and resilient, and this funding is another smart investment in our long-term environmental community resiliency plans.

I am also recommending \$160,000 towards expanding our fleet of electric vehicles and continuing to support our electric infrastructure, as well as \$50,000 towards our commitment to creating more green spaces through our open space fund.

Additionally, I am recommending \$50,000 for tree planting, following our \$1 million commitment from our FY 2022-2023 Capital Budget through funding we secured from the American Rescue Plan Act. This funding allows us to continue to plant trees over the next two years, providing several benefits to the community's health and our environment. Trees provide shade and cooler temperatures, filter the air we breathe, slow down traffic, and create a more pleasant ambiance that adds value to residents' overall well-being.

Parks and Enjoying the Outdoors:

I am recommending \$210,000 for school and park playgrounds, \$475,000 for basketball and tennis court upgrades, \$50,000 towards athletic field improvements, and \$100,000 for improvements to Casagrande Field's new scoreboard at Brien McMahon High School. Over the last few years, we've seen an increase in how much people value and utilize our fields and parks. These facilities often give families a place to exercise or take their kids to get outside and enjoy the fresh air, and we want to continue to update these valuable resources.

I am also recommending \$1,800,000 towards improving the marina docks at Veterans Park, \$100,000 for maintaining Oyster Shell Park and \$150,000 for Calf Pasture Beach improvements. Norwalkers deeply value our parks, green spaces, and incredible beaches, and this funding is critical to maintaining these assets and helping to expand equity across our community.

Education:

I am recommending over \$4 million towards our students, including \$650,000 for brand-new air conditioning systems, \$850,000 for instructional technology to ensure all students have access to a world-class digital education and \$300,000 for new band instruments within the school's musical programs.

This recommendation also includes \$1 million for enhanced school security to prioritize our students' and educators' safety and protection.

Library:

I am recommending approximately \$207,000 for our libraries, including \$26,000 for integrated library upgrades, \$20,000 for new reading room furniture and \$125,000 for a new carpet at the Main Library at 1 Belden Avenue. Libraries are the heart and soul of every community, and this funding will allow more Norwalkers improved access to enjoy the critical resources that our libraries offer.

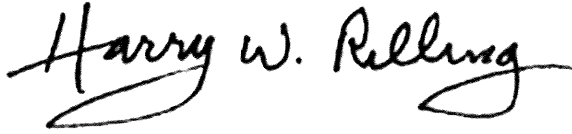
Arts and Culture:

I am recommending \$200,000 for the Arts in Public Spaces program, \$10,000 for public art maintenance, \$10,000 for the Historical Society's Museum Collection and \$1,250,000 for repairs for the Lockwood-Mathews Mansion. Norwalk's thriving arts and culture scene, which includes our museums, historic buildings, public art and more, best reflects our values regarding the importance of demonstrating inclusivity, education and history, and we must continue to invest in them.

My Capital Budget recommendation reflects the City of Norwalk's ongoing priorities and commitment to serving everyone's needs while enhancing the quality of life for all our residents to the best of our

ability. I am grateful to the departments and Planning and Zoning Commission for their reviews and recommendations to the FY 2023-2024 Capital Budget. Norwalk is an incredible community, and we will continue to invest in its greatest resource, its people, whether that's our students, our families, or our hardworking residents. My budget recommendations aim to strike a fair, equitable, and balanced approach to meet the needs of everyone in our community while being fiscally responsible.

Respectfully submitted,

A handwritten signature in black ink that reads "Harry W. Rilling". The signature is written in a cursive style with a large, sweeping "H" and a long, horizontal flourish at the end.

Mayor Harry W. Rilling

City of Norwalk and NPS/Board of Ed

Mayor Recommended -- FYE 2024 Capital Budget

Totals by Division

March 21, 2023

	in US\$	
	FY24 Dept Requested	FY24 Mayor Recommended
BOARD OF EDUCATION	\$7,049,130	\$4,025,000
Subtotal -- Board of Education	\$7,049,130	\$4,025,000
<u>City Departments</u>		
OPERATIONS AND PUBLIC WORKS	\$34,070,078	\$21,200,000
ECONOMIC & COMMUNITY DEVELOPMENT	\$11,095,419	\$6,098,000
FIRE DEPARTMENT	\$5,443,000	\$2,752,000
POLICE DEPT & COMBINED DISPATCH	\$965,535	\$845,535
FINANCE DEPARTMENT (incl IT)	\$1,368,000	\$1,368,000
COMMUNITY SERVICES	\$541,661	\$252,157
Subtotal -- City Departments	\$53,483,693	\$32,515,692
Grand Total -- City and Board of Ed	\$60,532,823	\$36,540,692

Enterprise Funds

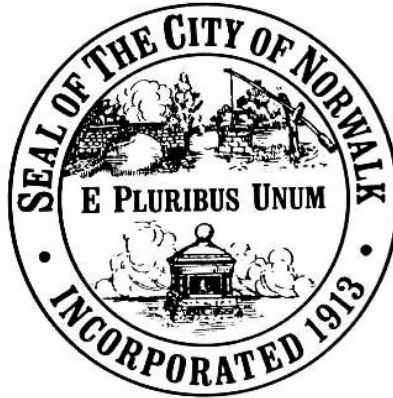
PARKING AUTHORITY	\$1,050,000	\$1,050,000
WPCA	\$10,850,000	\$10,850,000
Total -- Enterprise Funds	\$11,900,000	\$11,900,000
Total to be bonded		\$48,440,692

City of Norwalk and NPS/Board of Ed										
Dept Requested and CFO Recommended FYE 2024 Capital Budget										
3/21/23 4:46 PM										
Division	Subdivision	Rank	ProjectName	Proj ID	FYE 2023 Council Approved	FYE 2024 Department Request	FYE 2024 Department Revenue	FYE 2024 Request Net of Revenue	FYE 2024 CFO Recommend	FYE 2024 Mayor Recommend
FINANCE DEPT	ACCOUNTING & TSY		OFFICE SPACE SECURITY MODIFICATION	C0812	70,000	-	-	-	-	-
FINANCE DEPT	ACCOUNTING & TSY	1	TIME & ATTENDANCE TIME CLOCKS	NEW		150,000	-	150,000	150,000	150,000
FINANCE DEPT	INFORMATION TECH	1	INFORMATION TECHNOLOGY PROJECTS	C0375	683,770	1,178,000	-	1,178,000	1,178,000	1,178,000
FINANCE DEPT	MGT & BUDGETS	1	DIGITAL BUDGET BOOK	NEW	-	40,000	-	40,000	40,000	40,000
FINANCE DEPT Total					753,770	1,368,000	-	1,368,000	1,368,000	1,368,000
COMM SVCS	FAIR RENT	1	ADA COMPLIANCE	C0813	80,000	-	-	-	-	-
COMM SVCS	HEALTH ADMIN	1	SECURITY SYSTEM	NEW	-	45,000	-	45,000	45,000	45,000
COMM SVCS	LIBRARY ADMIN	1	ADA COMPLIANT DOOR HANDLES	NEW	-	44,200	-	44,200	-	-
COMM SVCS	LIBRARY ADMIN	2	LIBRARY VAN	NEW	-	80,419	-	80,419	-	-
COMM SVCS	LIBRARY ADMIN	3	INTEGRATED LIBRARY (ILS) UPGRADE	NEW	-	25,657	-	25,657	25,657	25,657
COMM SVCS	LIBRARY ADMIN	4	TECHNOLOGY UPGRADES	C0828	15,100	6,500	-	6,500	6,500	6,500
COMM SVCS	LIBRARY ADMIN	5	BAKER & TAYLOR PRE-PROCESSING	NEW	-	60,000	-	60,000	-	-
COMM SVCS	LIBRARY ADMIN	6	NORWALK NEWSPAPER DIGITIZATION	C0548	33,000	119,692	-	119,692	30,000	30,000
COMM SVCS	LIBRARY ADMIN	8	MAIN LIBRARY FIRST FLOOR CARPET	NEW	-	125,000	-	125,000	-	125,000
COMM SVCS	LIBRARY ADMIN	9	BUSINESS CENTER	NEW	-	15,193	-	15,193	-	-
COMM SVCS	LIBRARY ADMIN	10	MAIN LIBRARY ADULT READING FURNITURE	NEW	-	20,000	-	20,000	-	20,000
COMM SVCS	LIBRARY ADMIN		SONO BRANCH REPURPOSING	C0605	207,949	-	-	-	-	-
COMM SVCS Total					336,049	541,661	-	541,661	107,157	252,157
POLICE DEPT	ADMINISTRATION	1	CARS & VANS	C0865	550,377	870,000	-	870,000	750,000	750,000
POLICE DEPT	ADMINISTRATION	2	MARINE UNIT	NEW	-	-	-	-	-	-
POLICE DEPT	ADMINISTRATION	3	YAMAHA OUTBOARD ENGINES	NEW	-	95,535	-	95,535	-	95,535
POLICE DEPT	ADMINISTRATION		FARO 360 SCANNER	C0809	110,000	-	-	-	-	-
POLICE DEPT Total					660,377	965,535	-	965,535	750,000	845,535
FIRE DEPT	FIREFIGHTING	1	SCBA FACEPIECE / REGULATOR REPLACE	C0310	-	454,000	-	454,000	454,000	454,000
FIRE DEPT	FIREFIGHTING	2	PROTECTIVE GEAR REPLACEMENT	NEW	-	200,000	-	200,000	200,000	200,000
FIRE DEPT	FIREFIGHTING	3	STATION 4 ADDITION / RENOVATION	NEW	-	2,500,000	-	2,500,000	-	-
FIRE DEPT	FIREFIGHTING	4	APPARATUS REPLACEMENT	C0437	1,350,000	1,900,000	-	1,900,000	1,900,000	1,900,000
FIRE DEPT	FIREFIGHTING	5	REPLACE SHIFT COMMANDER VEHICLE # 2	C0487	-	150,000	-	150,000	-	-
FIRE DEPT	FIREFIGHTING	6	STATION 5 MEADOW ST BATHROOM RENO	NEW	-	88,000	-	88,000	88,000	88,000
FIRE DEPT	FIREFIGHTING	7	VEHICLES – FIRE MARSHAL STAFF	C0486	75,000	75,000	-	75,000	75,000	75,000
FIRE DEPT	FIREFIGHTING	8	LIGHT & ELECTRIC UPGRADE MECHANICS GAR	NEW	-	41,000	-	41,000	-	-
FIRE DEPT	FIREFIGHTING	9	BUILDING REPAIRS VARIOUS STATIONS	C0385	87,500	35,000	-	35,000	35,000	35,000
FIRE DEPT	FIREFIGHTING	10	GENERAC INDUSTRIAL GENERATOR	NEW	-	-	-	-	-	-
FIRE DEPT	FIREFIGHTING		REFURBISHED FIRE BOAT/MATCHING FUNDS	C0810	60,000	-	-	-	-	-
FIRE DEPT	FIREFIGHTING		STATION 5 ROOF REPLACEMENT	C0796	55,000	-	-	-	-	-
FIRE DEPT	FIREFIGHTING		LADDER TRUCK REFURBISHMENT	C0811	117,000	-	-	-	-	-
FIRE DEPT Total					1,744,500	5,443,000	-	5,443,000	2,752,000	2,752,000

City of Norwalk and NPS/Board of Ed										FYE 2024 Capital Budget													
Dept Requested and CFO Recommended										FYE 2023				FYE 2024				FYE 2024					
3/21/23 4:46 PM										Council				Department				Request					
Division	SubDivision	Rank	ProjectName	Proj.ID	Approved				Request				Revenue				Net of Revenue						
ECON & COMM DEV	ART COMMISSION	1	ARTS IN PUBLIC PLACES PROGRAM	C0804	50,000				200,000				200,000				200,000						
ECON & COMM DEV	ART COMMISSION	2	PUBLIC ART INVENTORY	NEW	-				161,450				-				-						
ECON & COMM DEV	ART COMMISSION	3	PUBLIC ART MAINTENANCE	NEW	-				10,000				10,000				10,000						
ECON & COMM DEV	CHIEF OF ECD	1	SMALL BUSINESS MAIN ST PROGRAM	C0773	150,000				150,000				150,000				150,000						
ECON & COMM DEV	CHIEF OF ECD	2	MAIN LIBRARY EXPANSION PROJECT	C0662	-				-				-				-						
ECON & COMM DEV	CODE ENFORCE	1	STREETSCAPE IMPROVEMENTS	C0806	150,000				150,000				150,000				150,000						
ECON & COMM DEV	P & Z COMMISSION		PLOTTER	C0822	9,955				-				-				-						
ECON & COMM DEV	P & Z COMMISSION	1	NORDEN FEASIBILITY STUDY	NEW	-				50,000				50,000				50,000						
ECON & COMM DEV	P & Z COMMISSION	2	GENERAL CODE MAP LINK	NEW	-				28,000				28,000				28,000						
ECON & COMM DEV	TMP	1	ROADWAY DESIGN & RECONSTRUCTION	C0824	250,000				500,000				500,000				500,000						
ECON & COMM DEV	TMP	2	TRAFFIC SIGNAL EQUIPMENT	C0232	600,000				250,000				250,000				-						
ECON & COMM DEV	TMP	3	GREGORY BLVD AT 5TH ST/MARVIN CIRCLE	C0825	100,000				100,000				100,000				100,000						
ECON & COMM DEV	TMP	4	NEW SIDEWALK CONSTRUCTION	C0849	250,000				700,000				700,000				500,000						
ECON & COMM DEV	TMP	5	TRAFFIC SYSTEM ENHANCEMENT	C0528	50,000				60,000				60,000				60,000						
ECON & COMM DEV	TMP	6	SEAVIEW AVENUE CORRIDOR IMPROVEMENTS	C0599	50,000				100,000				100,000				100,000						
ECON & COMM DEV	TMP	7	SAFE ROUTES TO SCHOOL	C0441	250,000				250,000				432,450				250,000						
ECON & COMM DEV	TMP	8	TRACY MAGNET CIRCULATION IMPROVE	NEW	-				500,000				500,000				500,000						
ECON & COMM DEV	TMP	9	WALL ST CORRIDOR IMPROVE PHASE I, II, III	C0800	250,000				500,000				500,000				500,000						
ECON & COMM DEV	TMP	10	PAVEMENT MARKINGS & SIGNAGE	C0562	-				200,000				200,000				200,000						
ECON & COMM DEV	TMP	11	EAST AVENUE CORRIDOR IMPROVE	NEW	-				750,000				750,000				300,000						
ECON & COMM DEV	TMP	12	NORWALK RIVER VALLEY TRAIL	C0777	50,000				300,000				300,000				300,000						
ECON & COMM DEV	TMP	13	STREET LIGHTS	NEW	-				75,000				75,000				75,000						
ECON & COMM DEV	TMP	14	TRAFFIC DATA	NEW	-				60,000				60,000				-						
ECON & COMM DEV	TMP	15	PROTECTED CROSSWALKS	C0581	30,000				35,000				35,000				30,000						
ECON & COMM DEV	TMP	16	PEDESTRIAN CROSSWALK - 40 CROSS ST.	C0823	35,000				275,000				275,000				-						
ECON & COMM DEV	TMP	17	HUNT STREET/ WITCH LANE SIDEWALKS	C0775	-				350,000				350,000				350,000						
ECON & COMM DEV	TMP	18	WASHINGTON STREET STREETSCAPE IMPROVE	NEW	-				-				-				-						
ECON & COMM DEV	TMP	19	NORTH MAIN STREET CORRIDOR IMPROVE	NEW	-				-				-				-						
ECON & COMM DEV	TMP	20	ROWAYTON VILLAGE MOBILITY AND SAFETY	NEW	-				-				-				-						
ECON & COMM DEV	TMP	21	CALF PASTURE BEACH ROAD IMPROVE	NEW	-				-				-				-						
ECON & COMM DEV	BUS DEV & TOUR	1	NORWALK SPECIAL EVENTS	NEW	-				150,000				150,000				150,000						
ECON & COMM DEV	BUS DEV & TOUR	2	ARTS AND CULTURE PLAN	C0802	-				30,000				30,000				-						
ECON & COMM DEV	BUS DEV & TOUR	3	ENTREPRENEURSHIP MICROGRANT PROGRAM	C0803	-				-				-				-						
ECON & COMM DEV	HISTORICAL COMM	1	L-M MANSION CODE & REPAIR	C0186	3,000,000				4,500,000				1,581				4,498,419						
ECON & COMM DEV	HISTORICAL COMM	2	SMITH STREET BUILDINGS	C0430	-				160,000				160,000				-						
ECON & COMM DEV	HISTORICAL COMM	3	ADA ACCESS MILL HILL & MASTER	C0521	18,000				-				-				-						
ECON & COMM DEV	HISTORICAL COMM	4	MUSEUM COLLECTION	C0533	10,000				85,000				85,000				10,000						
ECON & COMM DEV	HISTORICAL COMM	5	CEMETERY SITE WORK	C0294	10,000				125,000				125,000				10,000						
ECON & COMM DEV	HISTORICAL COMM	6	LOCKWOOD HOUSE - ADA	C0549	-				75,000				75,000				75,000						
ECON & COMM DEV	HISTORICAL COMM	7	WPA MURALS	C0574	-				50,000				50,000				-						
ECON & COMM DEV	REDEVELOPMENT	1	URBAN CORE INFRASTRUCTURE	C0663	-				250,000				250,000				250,000						
ECON & COMM DEV	REDEVELOPMENT	2	SONO WHARF / HARBOR LOOP TRAIL	NEW	-				350,000				350,000				-						
ECON & COMM DEV	REDEVELOPMENT		AFFORDABLE HOUSING	C0288	359,389				-				-				-						
ECON & COMM DEV	REDEVELOPMENT		SONO TRAIN RDWY & INFRA IMPROVE	C0826	3,000,000				-				-				-						
ECON & COMM DEV	REDEVELOPMENT		FUNDS MATCH DECD \$3M - WEST AVE, QUINCY	C0827	1,100,000				-				-				-						
ECD Total					9,772,344				11,529,450				434,031				11,095,419						
																	3,698,000						
																	6,098,000						

City of Norwalk and NPS/Board of Ed										
Dept Requested and CFO Recommended FYE 2024 Capital Budget										
3/21/23 4:46 PM										
Division	SubDivision	Rank	ProjectName	Proj ID	FYE 2023 Council Approved	FYE 2024 Department Request	FYE 2024 Department Revenue	FYE 2024 Request Net of Revenue	FYE 2024 CFO Recommend	FYE 2024 Mayor Recommend
OPS AND PW	OPERATIONS		SALT SHED DOOR REPLACEMENT	C0815	75,000	-		-		
OPS AND PW	OPERATIONS	1	ELECTRICAL UPGRADES / CHARGING STATION	NEW	-	50,000		50,000	50,000	50,000
OPS AND PW	SOLID WASTE	1	TRUCK SCALE REPLACEMENT	C0798	250,000	100,000		100,000	-	100,000
OPS AND PW	ENGINEERING	A1	STRUCTURAL INSPECTION / REPAIRS	C0617	35,000	235,000		235,000	235,000	235,000
OPS AND PW	ENGINEERING	A2	BRIDGE REPAIRS	C0315	200,000	450,000	418,509	31,491	450,000	450,000
OPS AND PW	ENGINEERING	A3	WEST CEDAR STREET BRIDGE	C0642	715,000	100,000	346,913	(246,913)	100,000	100,000
OPS AND PW	ENGINEERING	A4	PERRY AVENUE BRIDGE RAILS	NEW	-	75,000		75,000	75,000	75,000
OPS AND PW	ENGINEERING	B1	PAVEMENT MANAGEMENT PROGRAM	C0021	6,000,000	9,420,000		9,420,000	6,000,000	7,000,000
OPS AND PW	ENGINEERING	B2	SIDEWALKS AND CURBS	C0318	2,425,000	4,150,000		4,150,000	2,500,000	2,500,000
OPS AND PW	ENGINEERING	B3	GENERAL DRAINAGE	C0302	-	600,000		600,000	400,000	400,000
OPS AND PW	ENGINEERING	B4	FOOTPATH REPLACEMENT	C0503	-	300,000		300,000	200,000	200,000
OPS AND PW	ENGINEERING	C1	HEATHER LN / LOCKWOOD LN STORM DRAIN	NEW	-	4,000,000		4,000,000	-	
OPS AND PW	ENGINEERING	C10	DREDGING MARINAS AND EASEMENTS	C0281	-	-		-	-	
OPS AND PW	ENGINEERING	C2	WATERCOURSE MAINTENANCE	C0440	-	2,500,000		2,500,000	2,000,000	2,000,000
OPS AND PW	ENGINEERING	C3	NEW CANAAN AVE / PONUS AVE STORM DRAIN	NEW	-	2,000,000		2,000,000	-	
OPS AND PW	ENGINEERING	C4	GLENDENNING ST / CANNON ST STORM DRAIN	NEW	-	385,000		385,000	-	
OPS AND PW	ENGINEERING	C5	STORMWATER MANAGEMENT PLAN	C0425	-	200,000		200,000	100,000	100,000
OPS AND PW	ENGINEERING	C6	LAWRENCE ST STORM DRAINAGE	NEW	-	100,000		100,000	-	
OPS AND PW	ENGINEERING	C7	GLENWOOD AVE STORM DRAINAGE	NEW	-	-		-	-	
OPS AND PW	ENGINEERING	C8	NORWALK RIVER FLOOD CONTROL	C0643	-	-		-	-	
OPS AND PW	ENGINEERING	C9	COASTAL RESILIENCY	NEW	-	-		-	-	
OPS AND PW	ENGINEERING	D1	TREE PLANTING DPW	C0233	-	-		-	-	
OPS AND PW	ENGINEERING	E1	EAST AVENUE RDWY & BRIDGE RECONSTRUCT	C0471	2,000,000	1,000,000		1,000,000	1,000,000	1,000,000
OPS AND PW	ENGINEERING	E2	ELIZABETH ST ST SCAPE & UNDERGROUND	C0819	200,000	100,000		100,000	100,000	100,000
OPS AND PW	ENGINEERING	E3	GRANT LOCAL MATCHING FUNDS	C0816	450,000	450,000		450,000	450,000	450,000
OPS AND PW	ENGINEERING	E4	GREEN INFRASTRUCTURE	NEW	-	-		-	-	
OPS AND PW	ENGINEERING	E5	STATE NON-PART CITY STANDARD AMENITIES	C0818	200,000	-		-	-	
OPS AND PW	ENGINEERING	E6	RIGHT-OF-WAY USE POLICY STUDY	NEW	-	-		-	-	
OPS AND PW	ENGINEERING	E7	AERIAL TO UNDERGROUND UTILITIES	NEW	-	-		-	-	
OPS AND PW	ENGINEERING	E8	INFRASTRUCTURE REINVEST (CAP RESERVE)	C0817	100,000	-		-	-	
OPS AND PW	FLEET MAINT	1	FLEET REPLACEMENT	C0313	995,000	955,000		955,000	-	600,000
OPS & PW Total					13,570,000	27,170,000	765,422	33,014,578	13,660,000	15,360,000

City of Norwalk and NPS/Board of Ed																			
Dept Requested and CFO Recommended FYE 2024 Capital Budget																			
3/21/23 4:46 PM										FYE 2023	FYE 2024	FYE 2024	FYE 2024	FYE 2024	FYE 2024	FYE 2024	FYE 2024	FYE 2024	
Division	SubDivision	Rank	ProjectName	Proj ID	Council	Approved	Department	Request	Revenue	Department	Request	Net of Revenue	Request	Revenue	Request	Revenue	Request	Revenue	Recommend
BUILDING MAINT	BUILDING MAINT	H01	CITY HALL REPAIRS & IMPROVEMENTS	C0439		235,000		155,000				155,000			155,000			155,000	FYE 2024
BUILDING MAINT	BUILDING MAINT	H02	ROOSEVELT CENTER IMPROVEMENTS	NEW		-		635,500				635,500			635,500			535,000	Mayor
BUILDING MAINT	BUILDING MAINT	H03	BEN FRANKLIN IMPROVEMENTS	C0295		120,000		280,000				280,000			280,000			190,000	Recommend
BUILDING MAINT	BUILDING MAINT	H04	NATHANIEL ELY IMPROVEMENTS	C0266		-		275,000				275,000			275,000			275,000	
BUILDING MAINT	BUILDING MAINT	H05	PUBLIC WORKS CENTER IMPROVEMENTS	C0119		95,000		420,000				420,000			420,000			420,000	
BUILDING MAINT	BUILDING MAINT	H06	VARIOUS CITY BLDG REPAIRS	C0476		50,000		50,000				50,000			50,000			50,000	
BUILDING MAINT	BUILDING MAINT	H07	POLICE FACILITIES	C0137		50,000		200,000				200,000			200,000			200,000	
BUILDING MAINT	BUILDING MAINT	H08	VARIOUS BLDGS ENERGY CONSERVATION	C0327		25,000		30,000				30,000			30,000			-	
BUILDING MAINT	BUILDING MAINT	H09	BRANCH LIBRARY IMPROVEMENTS	C0644		-		-				-			-			-	
BUILDING MAINT	BUILDING MAINT	H10	MAIN LIBRARY	C0133		-		20,000				20,000			20,000			20,000	
BUILDING MAINT	BUILDING MAINT	H11	ELECTRICAL SYSTEMS SURVEYS	NEW		-		-				-			-			-	
BUILDING MAINT	BUILDING MAINT	H12	ENVIRONMENTAL REMEDIATION	C0543		20,000		20,000				20,000			20,000			20,000	
BUILDING MAINT	BUILDING MAINT	H13	SIDEWALK & CURB BLDG MGT	C0583		-		-				-			-			-	
BUILDING MAINT	BUILDING MAINT	H14	FIRE HEADQUARTERS	NEW		-		-				-			-			-	
BUILDING MAINT	BUILDING MAINT	H15	HEALTH DEPARTMENT	C0645		38,000		-				-			-			-	
BUILDING MAINT	BUILDING MAINT	H16	98 SOUTH MAIN	NEW		-		-				-			-			-	
BLDNG MAINT Total											633,000	2,085,500	-	2,085,500	1,865,000	1,865,000	1,985,000	250,000	
REC & PARKS	PARK MAINT	1	PARKS GARAGE REPAIRS	C0472		-		250,000				250,000			-			-	
REC & PARKS	PARK MAINT	2	VEHICLES	C0486		276,000		285,000				285,000			110,000			110,000	
REC & PARKS	PARK MAINT	3	CALF PASTURE BEACH	C0365		1,800,000		150,000				150,000			150,000			150,000	
REC & PARKS	PARK MAINT	4	BASKETBALL & TENNIS COURTS	C0321		160,000		775,000				775,000			300,000			475,000	
REC & PARKS	PARK MAINT	5	SCHOOL & PARK PLAYGROUNDS	C0364		410,000		210,000				210,000			210,000			210,000	
REC & PARKS	PARK MAINT	6	ATHLETIC FIELDS	C0771		150,000		50,000				50,000			50,000			50,000	
REC & PARKS	PARK MAINT	7	VETERANS PARK	C0367		600,000		1,800,000				1,800,000			1,800,000			1,800,000	
REC & PARKS	PARK MAINT	8	BROAD RIVER BASEBALL COMPLEX	C0658		-		1,000,000				1,000,000			-			-	
REC & PARKS	PARK MAINT	9	TREE PLANTING	C0830		50,000		50,000				50,000			50,000			50,000	
REC & PARKS	PARK MAINT	10	PAVING SIDEWALK PROJECTS	C0588		50,000		50,000				50,000			50,000			50,000	
REC & PARKS	PARK MAINT	11	BACKSTOPS AND FENCING	C0131		50,000		50,000				50,000			50,000			50,000	
REC & PARKS	PARK MAINT	12	CRANBURY PARK	C0366		-		250,000				250,000			250,000			250,000	
REC & PARKS	PARK MAINT	13	OYSTER SHELL PARK	C0821		250,000		350,000				350,000			-			100,000	
REC & PARKS	PARK MAINT	14	PARKS SUSTAINABILITY	NEW		-		160,000				160,000			-			160,000	
REC & PARKS	PARK MAINT	15	OPEN SPACE FUND	C0372		50,000		50,000				50,000			-			50,000	
REC & PARKS	PARK MAINT	16	CASAGRANDE FIELD & SCOREBOARD	C0820		560,000		100,000				100,000			100,000			100,000	
REC & PARKS	PARK MAINT		TESTA FIELD	NEW		-		-				-			-			-	
REC & PARKS	PARK MAINT		IRVING FREESE PARK	C0657		425,000		-				-			-			-	
REC & PARKS Total											4,831,000	5,580,000	-	5,580,000	3,120,000	3,120,000	3,855,000	3,120,157	
Sub-Total City Departments											32,376,040	54,683,146	1,199,453	53,483,693	27,320,157			32,515,692	



City of Norwalk, CT

Credit Impact of Proposed Debt

January 27, 2022



Introduction

Task: Munistat was requested to analyze the impact of proposed capital borrowing requests on the City's bond rating over the next 15 fiscal years.

Approach: Munistat first calculated certain credit metrics based on the proposed capital borrowing requests, and then compared the resulting credit metrics to the credit factors for debt as outlined under Moody's Investors Service's US Local Government, General Obligation Debt Methodology. Munistat assumed that all City non-debt credit factors would remain constant in an effort to isolate the effects of the proposed debt on the City's credit rating. Munistat focused on Moody's Investor Service rating methodology because it was the most influenced by changes in debt levels and because it produced the lowest rating score in a baseline analysis.



Assumptions

Future Borrowings: Future borrowing were modeled based on the following:

- Existing Authorized-but-Unissued debt of \$217MM would be issued over the next 7 years (\$31MM/year)
- Future City debt would be in the amount of \$35MM/year including BOE maintenance projects but excluding BOE future Major Facilities Projects
- Future BOE debt for Major Facilities Projects based on BOE October 2021 model of \$425MM over the next 25 years (\$18MM/year)



Assumptions

Interest Rates

- Assumes 1.00% increase in interest rates in CY 2022 and 2023
- Assumes 0.75% increase in interest rates in CY 2024 and 2025
- Assumes 0.25% increase in interest rates in CY 2026 to 2028
- Assumes interest rates will be constant CY 2029 to 2037

Operating Budget Growth

- Assumes 4% growth per year for non-debt service expenditures. Future debt service is based on amounts determined in the analysis

Grand List Growth

- Assumes 0.25% grand list growth per year



Moody's Scorecard Rating Methodology

Factors & Sub-Factors	Weights
Factor 1: Economy/Tax Base	30%
Full Value (market value of taxable property)	10%
Full Value per Capita	10%
Median Family Income	10%
Factor 2: Finances	30%
Fund Balance as % of Operating Revenue	10%
5-Year Dollar Change in Fund Balance as % of Revenues	5%
Cash Balance as % of Revenues	10%
5-Year Dollar Change in Cash Balance as % of Revenues	5%
Factor 3: Management	20%
Institutional Framework	10%
Operating History: 5-Year Average of Operating Revenues / Operating Expenditures	10%
Factor 4: Debt/Pensions	20%
Net Direct Debt / Full Value	5%
Net Direct Debt / Operating Revenue	5%
3-Year Average of Moody's Adjusted Net Pension Liability / Full Value	5%
3-Year Average of Moody's Adjusted Net Pension Liability / Operating Revenues	5%



Moody's Scorecard Rating Methodology

- Moody's Methodology incorporates a scorecard tool to provide a composite score of an issuer's credit profile. The scorecard outcome will not match the final rating in every case as: 1) the rating incorporates forward-looking elements that may not be captured in historic data; 2) the importance of one factor may escalate and transcend its prescribed weight under the methodology.
- Since the scorecard produces a composite score based on a number of underlying credit factors, it is important to keep in mind that an issuer does not need to achieve a Aaa score on all factors to arrive at a Aaa final rating. For example, an issuer could score less than Aaa for a credit factor with a lower weighting (e.g. debt) and still achieve a final rating of Aaa.
- In fact, the City has not historically achieved a Aaa score for all credit factors, including debt.



Moody's Scorecard Rating Methodology

- Additionally, it is important to point out that if the City's other credit factors were to improve, then theoretically the amount of additional debt required to trigger a rating downgrade could increase.
- But the opposite is also true, if the City's other credit factors were to weaken, then theoretically the amount the additional debt required to trigger a rating downgrade would decrease.



Debt Metrics

Fiscal Year	2022	2023	2024	2025	2026	2027
Total Debt Load (Principal outstanding)	\$389,459,862	\$447,515,579	\$500,929,318	\$553,038,246	\$602,921,362	\$650,676,604
Annual Debt Service	\$36,925,620	\$35,295,409	\$39,222,075	\$43,693,884	\$49,299,962	\$55,289,553
Annual Debt Service Carrying Charge (% Budget)	10.3%	8.6%	9.2%	9.7%	10.5%	11.2%
Debt Burden (Net Debt/Grand List (Full Value))	1.91%	2.19%	2.44%	2.69%	2.93%	3.15%
Net Debt / Operating Revenue	98.2%	109.3%	117.0%	123.4%	128.3%	132.0%

Fiscal Year	2028	2029	2030	2031	2032	2033
Total Debt Load (Principal outstanding)	\$696,470,971	\$708,960,338	\$721,189,705	\$732,358,947	\$743,445,000	\$754,699,000
Annual Debt Service	\$61,190,077	\$67,459,207	\$71,813,159	\$74,746,503	\$76,546,239	\$78,006,784
Annual Debt Service Carrying Charge (% Budget)	11.9%	12.5%	12.7%	12.7%	12.6%	12.3%
Debt Burden (Debt/Grand List (Full Value))	3.36%	3.41%	3.47%	3.51%	3.55%	3.60%
Debt / Operating Revenue	134.9%	131.1%	127.8%	124.8%	122.1%	119.5%

Fiscal Year	2034	2035	2036	2037
Total Debt Load (Principal outstanding)	\$766,535,000	\$776,335,000	\$783,665,000	\$789,930,000
Annual Debt Service	\$79,020,466	\$82,574,515	\$86,398,219	\$88,676,761
Annual Debt Service Carrying Charge (% Budget)	12.1%	12.1%	12.2%	12.0%
Debt Burden (Debt/Grand List (Full Value))	3.65%	3.68%	3.71%	3.73%
Debt / Operating Revenue	117.0%	113.9%	110.5%	107.3%

Moody's Scorecard Methodology	Aaa	Aa	A	Baa	Ba	B & Below	Weight
Net Direct Debt / Full Value	< 0.75%	0.75% ≤ n < 1.75%	1.75% ≤ n < 4%	4% ≤ n < 10%	10% ≤ n < 15%	≥ 15%	5%
Net Direct Debt / Operating Revenues	< 0.33x	0.33x ≤ n < 0.67x	0.67x ≤ n < 3x	3x ≤ n < 5x	5x ≤ n < 7x	≥ 7x	5%



Findings

- Based on the results of our analysis we estimate that the proposed capital borrowing requests would trigger a downgrade in the City's Moody's rating to Aa1 from Aaa within the next 2-3 fiscal years.
- As the City's debt metrics will remain elevated throughout the 15 year analysis period, we would not anticipate a return to the Aaa rating over that time frame.
- Additionally, while the City's debt metrics remain elevated, if the City's General Fund reserve levels were to fall to below 15% of revenues and/or its General Fund cash balances were to fall below 10% of revenues, this would lead to a downgrade in the City's rating to Aa2.



Findings

- Finally, it is important to recognize that given the heavier weighting of finances under Moody's scorecard methodology, deterioration of the City's financial position will have a significant impact on the City's rating. In Moody's Credit Opinion dated July 9, 2021, in addition a material increase in debt, the other two factors Moody's listed that could lead to a rating downgrade were: 1) reduction in reserves and 2) adoption of less conservative approach to budgeting and financial management.

Disclaimer

Munistat Services, Inc. is providing the information contained in this document for discussion purposes as municipal advisor to the City of Norwalk. Future interest rates are dependent upon many factors such as, but not limited to, interest rate trends, tax rates, supply, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of such changes in such assumptions may be material and could affect the projected results. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the market or no market may exist at all.

Council Agenda Memorandum

From: Darin L. Callahan, Assistant Corporation Counsel

To: Mayor Harry W. Rilling
Members of the Common Council

Cc: Jessica Vonashek, Chief of Community and Economic Development
Mario F. Coppola, Corporation Counsel

Date: March 29, 2023

Re: Parking Lease for 6 Mott Avenue, Norwalk, Connecticut

.....

Dear Mayor and Council Members:

The leased auxiliary parking available for the Norwalk Public Library on 11 Belden Avenue is set to expire in August of this year. The City has reached a deal in principal for replacement parking at an alternate location, 6 Mott Avenue, at favorable terms. The Basic Terms of the lease are set forth below as well as a sketch of the location of the parking attached as Schedule A hereto. We are recommending the following approval for your consideration:

AUTHORIZE THE MAYOR, HARRY W. RILLING TO ENTER INTO A LEASE AGREEMENT AND SUCH OTHER DOCUMENTS NECESSARY TO LEASE THIRTY PARKING SPACES FROM NORWALK AERIE, NO 588 FRATERNAL ORDER OF EAGLES, INC. FOR TWO YEARS FOR ANNUAL RENT \$12,600.00 WITH THREE OPTIONS TO EXTEND THE TERM FOR A PERIOD OF ONE YEAR EACH AT MUTUAL AGREED UPON RENT.

ACCOUN NO. 016200-5265

Basic Terms:

Premises:	30 Parking Space as and where shown on <u>Schedule A</u> , attached hereto.
Permitted Use:	Public parking for access and use of the Norwalk Public Library at 1 Belden Avenue.
Per Hours of Use:	See, <u>Schedule B</u> .

Term:	Initial lease term of two years with three extension options each for a period of one year on the same terms and conditions as the initial term except for rent which is subject to renegotiation and mutual agreement.
Maintenance:	Landlord's obligation.
Alterations:	Tenant's right with consent of Landlord, not to be unreasonably withheld, except for commercially reasonable signage notifying the general public of the availability and location of the parking spaces for which consent is not required.
Indemnification; Insurance:	Mutual obligations with responsibility allocated to negligent party.

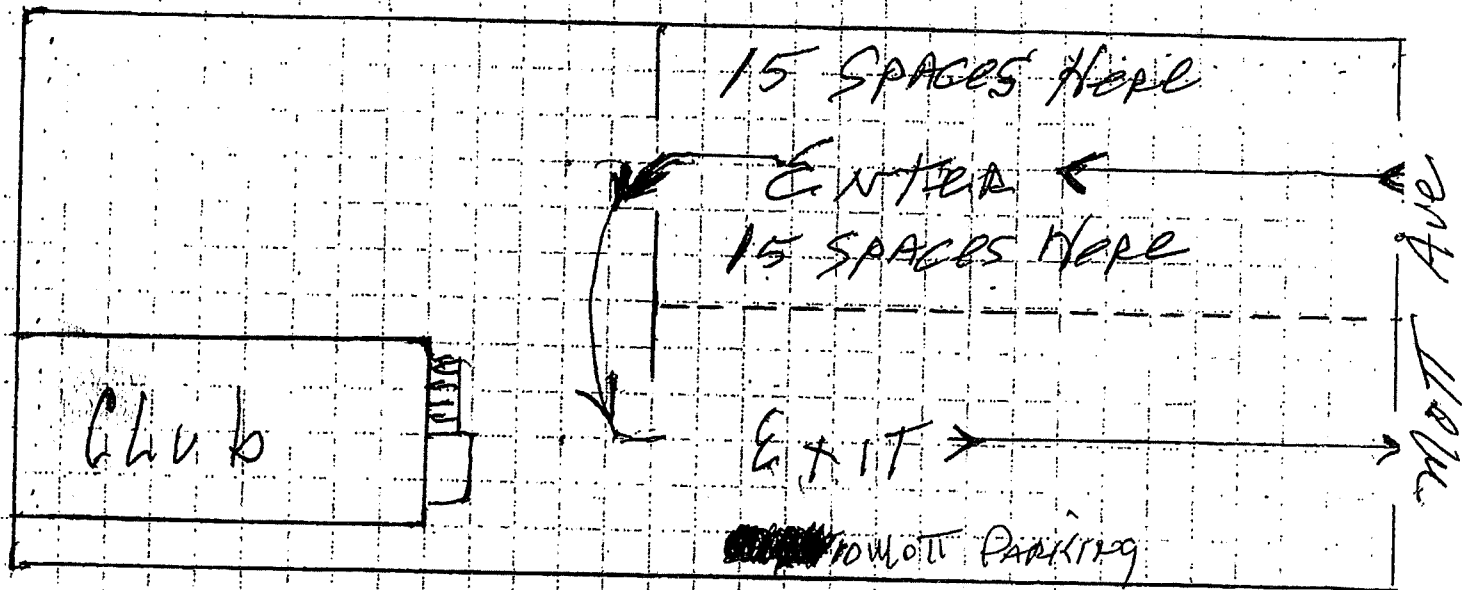
SCHEDULE A

SCHEDULE B
Hours of Permitted Use

The regular hour of use shall be as follows:

Day	Starting	Ending:
Monday	10:00 a.m.	5:30 p.m.
Tuesday	10:00 a.m.	5:30 p.m.
Wednesday	10:00 a.m.	8:00 p.m.
Thursday	10:00 a.m.	8:00 p.m.
Friday	10:00 a.m.	5:30 p.m.
Saturday	10:00 a.m.	5:30 p.m.
Sunday	1:00 p.m.	5:00 p.m.

In addition, the Tenant shall be permitted to use the Parking Spaces outside of the regular hours as needed for special events and programming held at the library.



Eagles Club Parking lot for Library use.



Exit This Gate

Enter This Gate