

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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I. ROLL CALL

II. ACCEPTANCE OF MINUTES

Regular Meeting: December 14, 2021

III. PUBLIC PARTICIPATION

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS: Cheryl Brown, Conservation Commission, Alternate

APPOINTMENTS: Cheryl Brown, Conservation Commission, Regular

REAPPOINTMENTS: John Moeling, Conservation Commission, Regular
Eric Chandler, Historical Commission
James Frayer, Board of Estimate and Taxation
Troy Jellerette, Board of Estimate and Taxation
Ed Camacho, Board of Estimate and Taxation
Robert Stowers, Director for Recreation and Parks

MAYOR'S REMARKS:

V. COUNCIL PRESIDENT

A. GENERAL COUNCIL BUSINESS:

1. Organization of Common Council Committees:

**RESOLUTION CONCERNING THE RENAMING OF CERTAIN
COMMON COUNCIL STANDING COMMITTEES**

WHEREAS, the Common Council of the City of Norwalk (the "Council") desires to rename certain of its standing committees for the purpose of clarifying the legislative purview and advisory function of such committees; and WHEREAS, acting pursuant to Sections 1-189 and 1-197 of the Charter of the City of Norwalk (the "Charter") as well as the parliamentary authority set forth in the Rules of the Common Council, City of Norwalk, Connecticut, adopted November 26, 1985, as amended and adopted February 13, 2019, and November 19, 2019, and Mason's Manual of Legislative Procedure (2010), by a majority vote of the Council members present and voting. NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL, that, effective as of this date, (1) the "COMMUNITY SERVICES AND PERSONNEL COMMITTEE" of the Council shall hereinafter be named the "COMMUNITY SERVICES COMMITTEE" and (2) the "HEALTH AND PUBLIC SAFETY COMMITTEE" of the Council shall hereinafter be named the "PUBLIC SAFETY AND GENERAL GOVERNMENT COMMITTEE."

B. CONSENT CALENDAR:

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

1. Authorization for discussion: Settlement: Lynne Moore v. City of Norwalk Board of Education et al.

EXECUTIVE SESSION

VII. COMMON COUNCIL COMMITTEES

A. HEALTH AND PUBLIC SAFETY COMMITTEE

- 1a. Authorize the Mayor, Harry W. Rilling, to execute any and all agreements, documents instruments and amendments thereto as may be necessary to apply for and accept funding under the 2022 JAG Local Violent Crime Prevention Program Grant from the State of Connecticut, Officer of Policy and Management in the amount of \$14,898.00
- 1b. Authorize the Police Chief, Thomas Kulhawik to execute any and all agreements, documents, instruments and amendments thereto as may be necessary to the 2022 JAG Local Violent Crime Prevention Program Grant, in the amount of \$14,898.00

2. Authorize the Purchasing Agent, Sharon Connors, to execute the purchase order on behalf of the Police Department to MHQ Inc. under the state contract, CT 12PSX0194, for the purchase of ten (10) 2022 Ford Utility Interceptor Hybrid Police Vehicles for the amount not to exceed \$367,976.00. Account # 0922 3010-5777-C0665.

B. PUBLIC WORKS COMMITTEE

1. Authorize the Mayor, Harry W. Rilling, to execute a Second Amendment with Priority Landscaping, LLC to Project DPW2019-1, Removal & Disposal of Deposited Sediment within the Watercourse, contract dated November 22, 2019, for an amount not to exceed \$110,000.00.
Account No. 09 22 4021 5777 C0440
2. Authorize the Purchasing Agent to issue a Sole Source Purchase Order to C.N. Wood Enviro, LLC. For a Trackless Boom Flail Mower attachment for the Trackless MT Tractor, pricing not to exceed \$28,000.
Account No. 09 22 4031 5777 CO313
3. Approve a Correction of Item VII. D. 1a. of the Common Council meeting of October 26, 2021:
 - a. As authorized on October 26, 2021: Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary to convey a permanent construction and maintenance easements of 5,564± sq. ft. and 257± sq. ft. as show on the 10 Water Street Map. See enclosed Memorandum of Assistant Corporation Counsel. Darin L. Callahan dated October 22, 2021.
 - b. Correction for Approval: Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary to convey a permanent easement of 11,987± sq. ft. for transportation purposes and appurtenances thereto and 257± sq. ft. to construct and maintain railroad bridge as show on the "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM CITY OF NORWALK BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION WALK RAILROAD BRIDGE REPLACEMENT SCALE 1" =20' FEBRUARY 2020 MARK D. ROLFE, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION", Town No. 102, Project No. 301-176, Serial No. 21A, Sheet 1 of 1, Last Revised 11/02/20.

C. LAND USE AND BUILDING MANAGEMENT

1. Approve the installation of photovoltaic panels on the Jefferson School roof by the Board of Education through a 20-year Power Purchase Agreement (PPA)
2. Authorize the Mayor, Harry W. Rilling, to execute an amendment to the Interim License Agreement with The Riverbrook Regional Young Men's Christian Association, Inc. (YMCA) for the occupancy of portion of 98 South Main Street building to provide community service programs by extending the agreement period from January 1, 2022 to March 31, 2022. All remaining terms of the agreement to remain unchanged.
3. Authorize the Mayor, Harry W. Rilling, to execute an amendment to the Lease Agreement with Norwalk Senior Center for the use of Roosevelt Center at 11 Allen Road to include Room #8 as part of the Leased Premises. All remaining terms of the lease to remain unchanged.

- 4a. Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Tucker Mechanical, Inc. for the replacement of 4 roof top mechanical units at Police Headquarters for a total not to exceed \$389,935.00. Funds are available from account #0920/22 7100 5777 C0137
- 4b. Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$38,993.50.

D. ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

- 1. 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 – Easement from Housing Authority of the City of Norwalk.

Authorize the Mayor, Harry W. Rilling to execute any and all easement documents necessary as part of State

Project 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 and compensate the Norwalk Housing Authority of the City of Norwalk \$5,140 as fair market value for 252 square feet of easement rights to install traffic signal appurtenances over a strip of land owned by the Housing Authority of the City of Norwalk, identified and described on a map entitled “Right of Way Survey, City of Norwalk, Map Showing Easement Acquired From the Housing Authority of the City of Norwalk,” subject to a positive report from the Planning and Zoning Commission.

- 2. 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 – Easement from Grace Baptist Church.

Authorize the Mayor, Harry W. Rilling to execute any and all easement documents necessary as part of State Project 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 and compensate Grace Baptist Church \$1,930 as fair market value for 48 square feet of easement rights to install traffic signal appurtenances over a strip of land owned by Grace Baptist Church, identified and described on a map entitled “Right of Way Survey, City of Norwalk, Map Showing Easement Acquired From Grace Baptist Church by the City of Norwalk,” subject to a positive report from the Planning and Zoning Commission.

- 3. 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 – Easements from Riverview East Condominium.

Authorize the Mayor, Harry W. Rilling to execute any and all easement documents necessary as part of State Project 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 and compensate Riverview East Condominium \$3,210 as fair market value for 190 square feet of easement rights to install traffic signal appurtenances over a strip of land owned by Riverview East Condominium, identified and described on a map entitled “Right of Way Survey, City of Norwalk, Map Showing Easement Acquired From Riverview East Condominium by the City of Norwalk,” subject to a positive report from the Planning and Zoning Commission.

- 4. Authorize the Mayor, Harry W. Rilling, to execute an Agreement between the City of Norwalk and the CT State Department of Housing and Economic Development to receive \$3M in Urban Act Program funding related to the MLK Corridor Initiative.

**COMMON COUNCIL
NORWALK, CONNECTICUT**

**AGENDA
7:30 PM EST**

**JANUARY 11, 2022
VIA TELECONFERENCE**

- IX. MOTIONS POSTPONED TO A SPECIFIC DATE
- X. SUSPENSION OF RULES
- XI. ADJOURNMENT

APPOINTMENTS

CONSERVATION COMISSION	M/C	Norwalk Code 35-2
CHERYL BROWN (U)		Term Expires – 01/01/2027
454 Main Avenue		Regular
Norwalk, CT 06851		

REAPPOINTMENTS

CONSERVATION COMISSION	M/C	Norwalk Code 35-2
JOHN MOELING (D)		Term Expires – 01/01/2027
1 Seabreeze Place		Regular
Norwalk, CT 06854		

HISTORICAL COMMISSION	M/C	Norwalk Code 57A
ERIC CHANDLER (D)		Term Expires – 12/31/2026
101 Ledgebrook Drive		
Norwalk, CT 06854		

BOARD OF ESTIMATE AND TAXATION	M/C	Norwalk Code 1-288
JAMES FRAYER (D)		Term Expires – 11/30/2025
73 Wilson Avenue		
Norwalk, CT 06853		

TROY JELLERETTE (D)		Term Expires – 11/30/2025
25 Ellen Street		
Norwalk, CT 06851		

ED CAMACHO (D)		Term Expires – 11/30/2025
24 Dock Road		
Norwalk, CT 06854		

**COMMON COUNCIL
NORWALK, CONNECTICUT**

**DECEMBER 14, 2021
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 7:37 p.m. and led the Assembly in reciting the Pledge of Allegiance.

I. ROLL CALL

Ms. Dixon called the Roll

Council at Large: Mr. Gregory Burnett Mr. Joshua Goldstein

Ms. Dominique Johnson
Ms. Barbara Smyth

Ms. Nora Niedzielski Eichner

District A: Ms. Nicol Ayers

District B: Ms. Darlene Young Ms. Diana Revolus

District C: Mr. John Kydes Ms. Jen McMurrer

District D: Ms. Heidi Alterman Mr. Thomas Keegan

District E: Mr. Thomas Livingston Ms. Lisa Shanahan

At Roll Call there were fourteen (14) Common Council members present and one (1) absent (Mr. Heuvelman). A Quorum was present.

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

II. ACCEPTANCE OF MINUTES

Regular Meeting: November 9, 2021

**** MS. REVOLUS MOVED TO APPROVE THE MINUTES AS SUBMITTED
** MOTION PASSED WITH THREE (1) ABSTENTIONS (MS. ALTERMAN,
MR. GOLDSTEIN AND MS. MCMURRER)**

Special Meeting: November 16, 2021

**** MS. REVOLUS MOVED TO APPROVE THE MINUTES AS SUBMITTED
** MOTION PASSED WITH THREE (1) ABSTENTIONS (MS. ALTERMAN,
MR. GOLDSTEIN AND MS. MCMURRER)**

Special Meeting: November 20, 2021

The following correction was made to the minutes:

Add Mr. Goldstein's name under Attendance

**** MS. YOUNG MOVED TO APPROVE THE MINUTES AS CORRECTED
** MOTION PASSED UNANIMOUSLY**

Special Meeting: November 30, 2021

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

III. PUBLIC PARTICIPATION

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

Ms. Christina Dustin questioned item 2A under Health, and Public Safety. Ms. D'Amore, Director of the Department of Health responded to Ms. Dustin, explaining that this request helps support the existing surveillance program for contract tracing.

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS:

Mayor Rilling announced the following resignations:

Marilyn Altman, Zoning Board of Appeals, Alternate
Michael Harden, Parking Authority
Paul Zeiss, Board of Building Appeals
Josh Goldstein, Zoning Commission
Sheri Brown, Norwalk Housing Authority

APPOINTMENTS:

**** MS. SMYTH MOVED TO APPROVE THE FOLLOWING
APPOINTMENT:**

MARILYN ALTMAN, ZONING BOARD OF APPEALS, REGULAR

Ms. Smyth spoke in support of the appointment.

**** MOTION PASSED UNANIMOUSLY**

**** MS. SMYTH MOVED TO APPROVE THE FOLLOWING APPOINTMENT:**

ALEXANDRA SOLLAZZO, FAIR HOUSING ADVISORY COMMISSION

Ms. Smyth spoke in support of the appointment.

**** MOTION PASSED UNANIMOUSLY**

**** MR. GOLDSTEIN MOVED TO APPROVE THE FOLLOWING APPOINTMENT**

Angela Wasunna, Norwalk Housing Authority

Mr. Goldstein spoke in support of the appointment.

**** MOTION PASSED UNANIMOUSLY**

**** MR. KEEGAN MOVED TO TABLE THE FOLLOWING APPOINTMENTS TO THE NEXT COMMON COUNCIL MEETING FOR ADDITIONAL INFORMATION**

**BRIAN BAXENDALE, PLANNING AND ZONING COMMISSION
FRANCES DIMEGLIO, PLANNING AND ZONING COMMISSION
STEVE FERGUSON, PLANNING AND ZONING COMMISSION
JACQUEN JORDAN-BYRON, PLANNING AND ZONING COMMISSION
NICK KANTOR, PLANNING AND ZONING COMMISSION
TAMMY LANGALIS, PLANNING AND ZONING COMMISSION
MICHAEL MUSHAK, PLANNING AND ZONING COMMISSION
HECTOR PACHAS, PLANNING AND ZONING COMMISSION
RICHARD ROINA, PLANNING AND ZONING COMMISSION
LOUIS SCHULMAN, PLANNING AND ZONING COMMISSION
GALEN WELLS, PLANNING AND ZONING COMMISSION
DARIUS WILLIAMS, PLANNING AND ZONING COMMISSION**

**** MOTION FAILED WITH TWO (2) VOTES IN FAVOR (MR. KEEGAN AND MS. YOUNG)**

**** MR. LIVINGSTON MOVED TO APPROVE THE FOLLOWING APPOINTMENTS**

**BRIAN BAXENDALE, PLANNING AND ZONING COMMISSION
FRANCES DIMEGLIO, PLANNING AND ZONING COMMISSION
STEVE FERGUSON, PLANNING AND ZONING COMMISSION
JACQUEN JORDAN-BYRON, PLANNING AND ZONING COMMISSION
NICK KANTOR, PLANNING AND ZONING COMMISSION
TAMMY LANGALIS, PLANNING AND ZONING COMMISSION
MICHAEL MUSHAK, PLANNING AND ZONING COMMISSION
HECTOR PACHAS, PLANNING AND ZONING COMMISSION
RICHARD ROINA, PLANNING AND ZONING COMMISSION
LOUIS SCHULMAN, PLANNING AND ZONING COMMISSION
GALEN WELLS, PLANNING AND ZONING COMMISSION
DARIUS WILLIAMS, PLANNING AND ZONING COMMISSION**

Mr. Livingston spoke in support of the appointments and explained this the final step in the re-combination of the Planning and Zoning Commissions.

Ms. Young said she agreed with Mr. Keegan, but also understands that time is of the essence.

**** MOTION PASSED WITH ONE (1) VOTE IN OPPOSITION (MR. KEEGAN)**

**** MR. BURNETT MOVED TO APPROVE THE FOLLOWING APPOINTMENT**

MARY PENISTON, REDEVELOPMENT AGENCY

Mr. Burnett spoke in support of the appointment.

**** MOTION PASSED UNANIMOUSLY**

REAPPOINTMENTS:

**** MS. YOUNG MOVED TO APPROVE THE FOLLOWING REAPPOINTMENT**

DAVID WESTMORELAND, REDEVELOPMENT AGENCY

Ms. Young and Ms. Smyth spoke in support of the reappointment.

**** MOTION PASSED UNANIMOUSLY**

**** MR. KEEGAN MOVED TO APPROVE THE FOLLOWING
REAPPOINTMENTS**

ANDY CONROY, ZONING BOARD OF APPEALS, REGULAR

LEE LEVEY, ZONING BOARD OF APPEALS, REGULAR

Mr. Keegan expressed his sincere congratulations to the member of the Planning and Zoning Commission. He said he was concerned about the process.

Mr. Keegan spoke in support of the two reappointments.

**** MOTION PASSED WITH ONE (1) ABSTENTION (MS. ALTERMAN)**

MAYOR'S REMARKS:

Mayor Rilling explained that Norwalk is in the middle of its budget season and working diligently with the different departments and the Board of Education to develop a fair budget. There has been a spike in COVID-19 cases and hospitalizations. The City will continue to hold vaccination clinics to mitigate the situation.

Mayor Rilling said the Lieutenant Governor stopped in Norwalk, because she is on a Statewide tour to encourage Covid 19 vaccinations.

Mayor Rilling expressed disappointment to miss Bren McMahon High School's Poinsettia Concert as it is on the same night as this evening's Council meeting. He looks forward to attending Norwalk High School's' Candlelight Concert tomorrow evening. He praised the music programs of both high schools.

Mayor Rilling wished everyone a Merry Christmas and a Happy Kwanzaa. He also expressed hope that all who celebrated had a Happy Hannukah.

V. COUNCIL PRESIDENT

Mr. Livingston announced the cancellation of the December 28th meeting of the Common Council.

Mr. Livingston read the following statement from the Common Council issued regarding the use of racist language in schools.

Norwalk prides itself on being a diverse city where all are welcome. The Common Council is aware of two allegations of Norwalk Public Schools employees using racial slurs. While we cannot comment on personnel matters, the Council strongly affirms its belief in the dignity of each of its residents and the expectation that every city employee will always treat every resident with respect. This includes an obligation not to use hate speech, racial slurs, or any form of derogatory language about any group of people.

The Council is committed to personnel policies that make that expectation clear to all employees and hold them accountable for any violations.

Mr. Burnett read the following statement:

The intergenerational relationships which help to build and strengthen individuals and communities are extremely valuable especially in our current environment. Students look to our teachers and staff for guidance and direction as they begin to formulate their own beliefs, feelings, and perceptions.

We must have a zero-tolerance approach that includes immediate termination, if allegations prove to be true, within our school system as it relates to inappropriate speech of any type which can have a long lasting impact on our students. I encourage the Norwalk Board of Education and all City departments to regularly review our policies and practices with all employees to ensure a clear understanding and agreement is in place to maintain a respectful community for us all.

A. GENERAL COUNCIL BUSINESS:

1. Adoption of Council Rules

**** MR. LIVINGSTON MOVED TO APPROVE THE ADOPTION OF
COUNCIL RULES
** MOTION PASSED UNANIMOUSLY**

2. Council Appointments

Mr. Livingston announced the Common Council appointments.

3. Organization of Common Council Committees

**** MR. LIVINGSTON MOVED TO TABLE ITEMS ONE AND TWO OF THE FOLLOWING RESOLUTION TO THE JANUARY MEETING OF THE COMMON COUNCIL**

**RESOLUTION CONCERNING THE RENAMING OF CERTAIN
COMMON COUNCIL STANDING COMMITTEES**

WHEREAS, THE COMMON COUNCIL OF THE CITY OF NORWALK (THE “COUNCIL”) DESIRES TO RENAME CERTAIN OF ITS STANDING COMMITTEES FOR THE PURPOSE OF CLARIFYING THE LEGISLATIVE PURVIEW AND ADVISORY FUNCTION OF SUCH COMMITTEES; AND

WHEREAS, ACTING PURSUANT TO SECTIONS 1-189 AND 1-197 OF THE CHARTER OF THE CITY OF NORWALK (THE “CHARTER”) AS WELL AS THE PARLIAMENTARY AUTHORITY SET FORTH IN THE RULES OF THE COMMON COUNCIL, CITY OF NORWALK, CONNECTICUT, ADOPTED NOVEMBER 26, 1985, AS AMENDED AND ADOPTED FEBRUARY 13, 2019, AND NOVEMBER 19, 2019, AND MASON’S MANUAL OF LEGISLATIVE PROCEDURE (2010), BY A MAJORITY VOTE OF THE COUNCIL MEMBERS PRESENT AND VOTING.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL, THAT, EFFECTIVE AS OF THIS DATE,

(1) THE “COMMUNITY SERVICES AND PERSONNEL COMMITTEE” OF THE COUNCIL SHALL HEREINAFTER BE NAMED THE “COMMUNITY SERVICES COMMITTEE,”

(2) THE “HEALTH AND PUBLIC SAFETY COMMITTEE” OF THE COUNCIL SHALL HEREINAFTER BE NAMED THE “PUBLIC SAFETY AND GENERAL GOVERNMENT COMMITTEE,” AND

(3) THE “PLANNING COMMITTEE” OF THE COUNCIL SHALL HEREINAFTER BE NAMED THE “ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE.”

**** MOTION PASSED WITH ONE (1) VOTE IN OPPOSITION (MS. NIEDZIELSKI EICHNER) AND ONE (1) ABSTENTION (MS. YOUNG)**

**** MR. LIVINGSTON MOVED TO APPROVE THE RESOLUTION AS AMENDED**

**RESOLUTION CONCERNING THE RENAMING OF CERTAIN
COMMON COUNCIL STANDING COMMITTEES**

WHEREAS, THE COMMON COUNCIL OF THE CITY OF NORWALK (THE “COUNCIL”) DESIRES TO RENAME CERTAIN OF ITS STANDING COMMITTEES FOR THE PURPOSE OF CLARIFYING THE LEGISLATIVE PURVIEW AND ADVISORY FUNCTION OF SUCH COMMITTEES; AND

WHEREAS, ACTING PURSUANT TO SECTIONS 1-189 AND 1-197 OF THE CHARTER OF THE CITY OF NORWALK (THE “CHARTER”) AS WELL AS THE PARLIAMENTARY AUTHORITY SET FORTH IN THE RULES OF THE COMMON COUNCIL, CITY OF NORWALK, CONNECTICUT, ADOPTED NOVEMBER 26, 1985, AS AMENDED AND ADOPTED FEBRUARY 13, 2019, AND NOVEMBER 19, 2019, AND MASON’S MANUAL OF LEGISLATIVE PROCEDURE (2010), BY A MAJORITY VOTE OF THE COUNCIL MEMBERS PRESENT AND VOTING.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL, THAT, EFFECTIVE AS OF THIS DATE,

(3) THE “PLANNING COMMITTEE” OF THE COUNCIL SHALL HEREINAFTER BE NAMED THE “ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE.”

**** MOTION PASSED UNANIMOUSLY**

B. CONSENT CALENDAR:

Mr. Livingston announced that he would be reading this evening’s Consent Calendar.

**** MR. LIVINGSTON MOVED THE FOLLOWING CONSENT CALENDAR:**

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

VII. COMMON COUNCIL COMMITTEES

A. HEALTH AND PUBLIC SAFETY COMMITTEE

1A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE OPTIMUS HEALTHCARE, INC FOR THE PURPOSE OF PROVIDING SPECIAL SUPPLEMENTAL NUTRITION SERVICES IN ACCORDANCE WITH THE CONNECTICUT WIC PROGRAM PLAN IN THE AMOUNT OF \$291,375 FOR THE PERIOD OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022.

1B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS, OR AMENDMENTS AS MAY BE NECESSARY TO IMPLEMENT WIC PROGRAM SERVICES FOR THE PERIOD OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022.

2A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO APPLY FOR AND ACCEPT FUNDS FROM THE CONNECTICUT DEPARTMENT OF PUBLIC HEALTH IN THE AMOUNT OF \$495,935.38, FOR THE PERIOD BEGINNING MARCH 1, 2022 THROUGH JULY 15, 2023 FOR THE ENHANCED DETECTION, RESPONSE, SURVEILLANCE AND PREVENTION OF COVID-19.

2B. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS, OR AMENDMENTS AS MAY BE NECESSARY TO IMPLEMENT ENHANCED DETECTION, RESPONSE, SURVEILLANCE AND PREVENTION OF COVID-19 ACTIVITIES FOR THE PERIOD MARCH 1, 2022 THROUGH JULY 15, 2023.

3. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AND ANY ALL AGREEMENTS AND OTHER DOCUMENTS NECESSARY TO ANNUALLY APPLY AND ACCEPT GRANT FUNDS FROM THE STATE OF CONNECTICUT, ACTING THROUGH ITS DEPARTMENT OF TRANSPORTATION, FOR THE HIGHWAY SAFETY PROJECT, DUI ENFORCEMENT PROGRAM FOR

MUNICIPAL POLICE DEPARTMENT, COMMENCING FISCAL YEAR 2022.

B. PLANNING COMMITTEE

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF NORWALK AND VANESSA HANGEN BRUSTLIN, INC. (VHB, INC.) FOR THE SEAVIEW AVENUE CORRIDOR PRELIMINARY ENGINEERING AND CONCEPTUAL DESIGN SERVICES IN A TOTAL AMOUNT NOT TO EXCEED \$32,000. ACCOUNT NO. 0918 4021 5777 C0599; SEAVIEW AVE. IMPROVEMENTS

C. LAND USE AND BUILDING MANAGEMENT

1A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO INSALCO CORPORATION FOR VARIOUS FURNITURE ITEMS FOR THE JEFFERSON ELEMENTARY SCHOOL RENOVATE-AS-NEW PROJECT FOR A TOTAL SUM OF \$53,397.27. FUNDS ARE AVAILABLE IN ACCT. #0919/0920 5010 5777 C0619.

1B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$3,000.

2A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO LAKESHORE LEARNING MATERIALS, LLC. FOR VARIOUS FURNITURE ITEMS FOR THE JEFFERSON ELEMENTARY SCHOOL RENOVATE-AS-NEW PROJECT FOR A TOTAL SUM OF \$8,217.44. FUNDS ARE AVAILABLE IN ACCT. #0919/0920 5010 5777 C0619.

2B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$1,500.

3A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO MONITOR EQUIPMENT CO., INC. FOR VARIOUS FURNITURE ITEMS FOR THE JEFFERSON ELEMENTARY SCHOOL RENOVATE-AS-NEW PROJECT FOR A TOTAL SUM OF \$5,088.00. FUNDS ARE AVAILABLE IN ACCT. #0919/0920 5010 5777 C0619.

3B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$1,000.

4A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO RED THREAD SPACES, LLC.. FOR VARIOUS FURNITURE ITEMS FOR THE JEFFERSON ELEMENTARY SCHOOL RENOVATE-AS-NEW PROJECT FOR A TOTAL SUM OF \$20,107.15. FUNDS ARE AVAILABLE IN ACCT. #0919/0920 5010 5777 C0619.

4B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$2,000.

5A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO W.B. MASON CO. INC. FOR VARIOUS FURNITURE ITEMS FOR THE JEFFERSON ELEMENTARY SCHOOL RENOVATE-AS-NEW PROJECT FOR A TOTAL SUM OF \$602,651.00. FUNDS ARE AVAILABLE IN ACCT. #0919/0920 5010 5777 C0619.

5B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$30,132.

6A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO CT COMMUNICATIONS (STATE CONTRACT #18PSX0097) FOR THE TELEPHONE SYSTEM FOR THE JEFFERSON ELEMENTARY SCHOOL RENOVATE-AS-NEW PROJECT FOR A TOTAL SUM OF \$19,858.00. FUNDS ARE AVAILABLE IN ACCT. #0919/0920 5010 5777 C0619.

6B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$2,000.

7A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO RAPTOR TECHNOLOGIES, LLC. FOR THE VISITOR MANAGEMENT SYSTEM FOR THE JEFFERSON ELEMENTARY SCHOOL RENOVATE-AS-NEW PROJECT FOR A TOTAL SUM OF \$2,395.00. FUNDS ARE AVAILABLE IN ACCT. #0919/0920 5010 5777 C0619.

7B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$1,000.

8A. AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO EPLUS TECHNOLOGY, INC. (STATE CONTRACT #18PSX0202) FOR COMPUTER NETWORKING ELECTRONICS FOR THE JEFFERSON ELEMENTARY SCHOOL RENOVATE-AS-NEW PROJECT FOR A TOTAL SUM OF \$113,171.02. FUNDS ARE AVAILABLE IN ACCT. #0919/0920 5010 5777 C0619.

8B. AUTHORIZE THE PURCHASING AGENT TO ISSUE CHANGE ORDERS ON PURCHASE ORDER FOR A TOTAL NOT TO EXCEED \$6,000.

9. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO RENEW THE LICENSE AGREEMENT WITH THE PROPERTY OWNER AT 195 LIBERTY SQUARE FOR THE USE OF AN ABUTTING AREA(APPROXIMATELY 10 FEET BY 14 FEET), FOR THE CONTINUED USE OF AN OUTDOOR WALK- IN REFRIGERATOR/FREEZER. THE AGREEMENT PERIOD SHALL BE RETROACTIVE FROM NOVEMBER 1, 2021 AND ENDING OCTOBER 31, 2026 FOR AN ANNUAL AMOUNT OF \$3,150.00.

D. PUBLIC WORKS COMMITTEE

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER INTO A SUBORDINATION AGREEMENT WITH HEAD OF HARBOR SOUTH, LLC PER TERMS OF THE MEMORANDUM OF ASSISTANT CORPORATION COUNSEL, DARIN L. CALLAHAN DATED OCTOBER 27, 2021.

2. TECHNICAL CORRECTION OF THE COMMON COUNCIL ACTION SEPTEMBER 14, 2021, ITEM VII.C.4 TO ADD ACCOUNTS DESIGNATED FOR ALMSTEAD TREE & SHRUB CARE COMPANY LLC FOR THE SUPPLY AND PLANTING OF TREES AND SHRUBS. ACCOUNT NUMBERS 09 21 6030 5777 C0631.

3. AUTHORIZE THE PURCHASING AGENT TO ISSUE A SOLE SOURCE PURCHASE ORDER TO CARGILL FOR TREATED ROAD SALT FOR SNOW AND ICE CONTROL, PRICING NOT TO EXCEED \$87.00 PER TON FOR NORMAL AND AFTER-HOUR DELIVERIES EFFECTIVE FOR THE 2021-22 WINTER SEASON.

ACCOUNT NO. 01 40 25 5322

4. TECHNICAL CORRECTION OF THE COMMON COUNCIL ACTION SEPTEMBER 14, 2021, ITEM VII.C.3 TO ADD ACCOUNTS DESIGNATED FOR THE GRASSO COMPANIES, LLC, 1ST AMENDMENT FOR PROJECT PM2021-1 PAVEMENT MANAGEMENT PROGRAM. ACCOUNT NUMBERS 09 22 4021 5777 C0021 AND 09 22 4021 5777 C0503.

5. TECHNICAL CORRECTION OF THE COMMON COUNCIL ACTION SEPTEMBER 14, 2021, ITEM VII.C.6 TO ADD ACCOUNTS DESIGNATED FOR AHNEMAN KIRBY, LLC FOR PROJECT NO. 4048 ON-CALL SURVEYING SERVICES. ACCOUNT NUMBER 01 37 50 5258.

6. TECHNICAL CORRECTION OF THE COMMON COUNCIL ACTION SEPTEMBER 8, 2020, ITEM VII.A.5 TO ALLOCATE \$300,000 FOR USE ON THE STORM SEWER SEPARATION PROJECT AND ACCOUNTS DESIGNATED FOR M. RONDANO, INC. FOR PROJECT DRG2020-1 ONCALL DRAINAGE IMPROVEMENTS AT VARIOUS LOCATIONS USING WPCA ACCOUNT NUMBER 09 20 4062 5777 C0361.

E. RECREATION, PARKS AND CULTURAL AFFAIRS

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO ENTER AN AGREEMENT WITH WHITTINGHAM CANCER CENTER FOR THE USE OF CALF PASTURE BEACH AND IMMEDIATE SURROUNDING GROUNDS BY WHITTINGHAM CANCER CENTER FOR THEIR WHITTINGHAM CANCER CENTER WALK AND RUN TO BE HELD ON SATURDAY, MAY 14, 2022 FROM 7:00 AM TO 1:00 PM. SET-UP TO BEGIN AT 5:00 AM WITH TEAR-DOWN NO LATER THAN 1:00 PM. APPROXIMATE ATTENDANCE 1500-2000 PEOPLE.

2. AUTHORIZE THE MAYOR, HARRY W. RILLING TO ENTER INTO AN AGREEMENT WITH THE ALZHEIMER'S ASSOCIATION FOR THE USE OF CALF PASTURE BEACH AND IMMEDIATE SURROUNDING GROUNDS BY ALZHEIMER'S ASSOCIATION CONNECTICUT FOR THEIR WALK TO END ALZHEIMER'S TO BE HELD ON SUNDAY OCTOBER 9, 2022 FROM 8:00 AM TO 12:00 PM. SET-UP TO BEGIN AT 5:30 AM WITH A TEAR-DOWN NO LATER THAN 1:00 PM. APPROXIMATE ATTENDANCE 1500 PEOPLE.

F. FINANCE AND CLAIMS COMMITTEE

1. ACCEPT AND APPROVE THE REPORT OF THE CLAIMS COMMITTEE DATED: NOVEMBER 18, 2021; DECEMBER 9, 2021

2. FOR INFORMATIONAL PURPOSES ONLY: NARRATIVE ON TAX COLLECTIONS DATED: NOVEMBER 18, 2021; DECEMBER 9, 2021

3. FOR INFORMATIONAL PURPOSES ONLY: MONTHLY TAX COLLECTOR'S REPORT DATED: OCTOBER 2021; NOVEMBER 2021

6. RESCIND AND NEW ACTION FOR COPIER MANAGEMENT SERVICES.

A. RESCIND COMMON ACTION OF MAY 25TH 2021 WHICH AUTHORIZED THE EXECUTION OF A CONTRACT WITH TGI OFFICE AUTOMATION TO EXECUTE A FOUR (4) YEAR EXTENSION ON THE MASTER AGREEMENT.

B. AUTHORIZE THE MAYOR TO EXECUTE AMENDMENT ONE (1) TO THE MASTER LEASE AGREEMENT FOR OFFICE COPIERS WITH TGI OFFICE AUTOMATION TO EXECUTE A FOUR (4) YEAR EXTENSION TO THIS MASTER AGREEMENT FOR A TOTAL AMOUNT NOT TO EXCEED \$423,166.56.

**** MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE (MR. BURNETT; MR. GOLDSTEIN; MS. JOHNSON; MS. NIEDZIELSKI EICHNER; MS. SMYTH; MS. AYERS; MS. REVOLUS; MS. YOUNG; MR. KYDES; MS. MCMURRER; MS. ALTERMAN; MR. KEEGAN; MR. LIVINGSTON; MS. SHANAHAN)**

VII. COMMON COUNCIL COMMITTEES

B. PLANNING COMMITTEE

**** MR. KYDES MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS REGARDING THE 3-YEAR PARTNERSHIP WITH KIVA AND THE NATIONAL LEAGUE OF CITIES FOR A SMALL BUSINESS AND ENTREPRENEURSHIP LOAN PROGRAM INCLUDING A**

CONTRACTED STAFF POSITION IN AN AMOUNT NOT TO EXCEED \$245,000.

ACCOUNT: AMERICAN RESCUE PLAN ACT FUNDS

Mr. Kydes explained that this is one of the first expenditures of the Covid relief funds and that it is a great initiative. He thanked Ms. Church and her team. Ms. Sabrina Church, Director of Business Development and Tourism gave an overview of the program and noted they focus on small entrepreneurs or non-profits. She said that there are over 1.5 million people individuals who donate to the different folks.

Ms. Young asked about a timeline. Ms. Church explained that once the contracted person is hired and trained, they will hit the ground running. She said a loan can turn around in a month. Ms. Young thanked Ms. Church and the Economic and Community Development department.

**** MOTION PASSED UNANIMOUSLY**

D. PUBLIC WORKS COMMITTEE

**** MS. SMYTH MOVED TO APPROVE THE FOLLOWING ITEMS**

7A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH COLONNA CONCRETE & ASPHALT PAVING LLC, FOR PROJECT DRG2021-1 DREAMY HOLLOW/BETTS BROOK AREA DRAINAGE, SANITARY SEWER & WATER MAIN IMPROVEMENTS, FOR AN AMOUNT NOT TO EXCEED \$864,505.00 (BASE BID), \$682,815.00 (ALTERNATE 1) AND \$5,598,675.00 (ALTERNATE 2).

ACCOUNT NO.

09 21 4021 5777 C0440

09 22 4021 5777 C0440

09 20 4062 5777 C0361

09 22 4062 5777 C0361

09 22 4021 5777 C0021

7B. AUTHORIZE THE CHIEF OF OPERATIONS AND PUBLIC WORKS, TO EXECUTE ORDERS ON CONTRACT WITH COLONNA CONCRETE & ASPHALT PAVING LLC., FOR PROJECT DRG 2021-1 DREAMY HOLLOW/BETTS BROOK AREA DRAINAGE, SANITARY SEWER & WATER MAIN IMPROVEMENTS, FOR AN AMOUNT NOT TO EXCEED \$715,000.00.

ACCOUNT NO. 09 21 4021 5777 C0440

09 22 4021 5777 C0440

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Via Teleconference

09 20 4062 5777 C0361
09 22 4062 5777 C0361
09 22 4021 5777 C0021

Ms. Smyth said this project is a long time coming; there is a long history of flooding in this area.

Mr. Anthony Carr, Chief of Operations and Public Works reviewed the history of flooding in the area and gave an overview of the project. He noted that approximately 60 homes will benefit from this project.

**** MOTION PASSED UNANIMOUSLY**

**** MS. SMYTH MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A FOURTH AMENDMENT TO THE WOODARD & CURRAN AGREEMENT DATED AUGUST 12, 2019, TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES ASSOCIATED WITH “DREAMY HOLLOW/BETTS BROOK AREA – DRAINAGE, SANITARY SEWER, & WATER MAIN IMPROVEMENTS” CONSTRUCTION PROJECT IN ACCORDANCE WITH SCOPE OF SERVICES TASK ORDER 1F DATED DECEMBER 01, 2021 (COPY OF INCLUDED) FOR A SUM NOT TO EXCEED \$291,400.00. ACCOUNT NO.
09 19 4027 5777 C0425
09 21 4021 5777 C0440
09 22 4021 5777 C0440
09 18 4062 5777 C0361
09 19 4062 5777 C0361
09 20 4062 5777 C0361
09 22 4062 5777 C0361**

Ms. Smyth explained that this is the technical advisor for this project.

**** MOTION PASSED UNANIMOUSLY**

**** MS. SMYTH MOVED TO AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO UNITED CONCRETE PRODUCTS INC. FOR THE PRE-CAST BOX CULVERT FOR THE ROWAYTON AVE OVER KEELERS BROOK BRIDGE AS A SOLE SOURCE REQUEST FOR THE AMOUNT OF \$244,130.00 (PROPOSAL) PLUS \$24,413.00 (10% CONTINGENCY).**

ACCOUNT NO. 09 21 4021 5777 C0315

Ms. Smyth explained that this request is for the concrete work for the Keelers Brook Bridge that was damaged during a recent storm.

Mr. Carr reviewed the project. Mr. Livingston thanked Mr. Carr and said he and the neighbors appreciate all the efforts he went through to move this project forward.

**** MOTION PASSED UNANIMOUSLY**

**** MS. SMYTH MOVED TO AUTHORIZE THE MAYOR HARRY W. RILLING, TO EXECUTE AND AGREEMENT (SOLE SOURCE) WITH FGB CONSTRUCTION COMPANY FOR PROJECT BR2021-1 ROWAYTON AVENUE OVER KEELERS BROOK BRIDGE FOR THE AMOUNT NOT TO EXCEED \$679,407.00.**

ACCOUNT NO. 09 06 4021 5777 C0315

09 21 4021 5777 C0315

09 22 4021 5777 C0315

AND TO AUTHORIZE THE CHIEF OF OPERATIONS AND PUBLIC WORKS, TO EXECUTE ORDERS ON CONTRACT WITH FGB CONSTRUCTION COMPANY FOR PROJECT BR2021-1 ROWAYTON AVENUE OVER KEELERS BROOK BRIDGE FOR THE AMOUNT NOT TO EXCEED \$135,882.00.

ACCOUNT NO. 09 21 4021 5777 C0315

09 22 4021 5777 C0315

Ms. Smyth explained this request is for the design aspect for the Keelers Brook Bridge project. She commended the Public Works department for there are in how they use the taxpayer's money.

Mr. Carr explained this item is for the contractor who will do the project. He gave an overview of the project. He added that this is an important project and they are constantly monitoring the existing bridge

**** MOTION PASSED UNANIMOUSLY**

F. FINANCE AND CLAIMS COMMITTEE

**** MR. BURNETT MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE THE AGREEMENT BETWEEN THE CITY OF NORWALK AND THE NORWALK BOARD OF EDUCATION AND THE UPSEU CUSTODIANS, MAINTENANCE AND SECURITY STAFF TO**

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Via Teleconference

**MODIFY THE COLLECTIVE BARGAINING AGREEMENT AND CITY
OF NORWALK PENSION PLAN WITH RESPECT TO A 2021
RETIREMENT INCENTIVE OFFERING.**

Ms. Wilcox Williams and Ms. Cologne gave a presentation about the early retirement incentive. Six employees have accepted the early retirement incentive. Ms. Wilcox Williams explained that this is a continuation of the work they are doing to transition to contract custodians in the Norwalk Public School system. The savings to the District will be about \$100,000.

Mr. Thomas Hamilton, Chief Financial Officer, Norwalk Public Schools explained that 36-38 people were offered the early retirement incentive, but only six took advantage of this offer. He explained that the Board of Education began an initiative to contract custodial services. At this point, a majority of the schools in the District use contract custodians. He noted that this initiative is the same that was offered to City employees last year.

Mr. Kydes said he could not support this incentive and the loss of living wage jobs, that are mostly held by Norwalk residents. Ms. Niedzielski Eichner said she will support this item. But as a general rule, shares Mr. Kydes' concern. She said she asked if the contract services provides a living wage, but did not receive a response.

In response to Ms. Smyth's question, Mr. Hamilton said the Collective Bargaining Unit allows hiring outside contractors as long as it results in cost savings and does not result in lay offs. It was noted that the City of Norwalk has a Living Wage Ordinance and that is part of the contract. The goal is to get the buildings clean and to do that as cost efficiently as possible.

Mayor Rilling asked how many of the employees of the custodial company are local. Mr. Hamilton said he did not have an actual count, but they live in the area. Ms. Revulus asked if the current custodians were offered employment with the contractor. Mr. Hamilton said he will find out. He noted that no one was forced into the situation. He will also gather information about whether or not the contractor offers a Living Wage.

**** MOTION PASSED WITH ONE (1) VOTE IN OPPOSITION (MR. KYDES)**

**** MR. BURNETT MOVED TO** Authorize the Mayor, Harry W. Rilling, to execute a contract amendment between City of Norwalk and Advanced Corporate Network, Inc., d/b/a Digital Back Office ("ACN") to authorize the addition of a new location at 1 Park Street, Norwalk, CT. The parties agree to the addition of One (1) 10 GIGE Managed Optimal Ethernet Services at the following services location Circuit One - City Hall, 125 East Avenue to 1 Park Street with a monthly recurring fee of \$1,536.00 paid for by the Board of Education from expense account# 2ES28400-430-58.

Mr. Burnett reviewed the request. Mr. Keegan said that this issue has been discussed since August, but he will be voting no, because he is not comfortable with the way it was presented to the Finance Committee. He added that this is not a good use of money now. He said he would like to see the efficiency study determine if the Welcome Center is needed. Ms. Shanahan said she agreed with Mr. Keegan's comments. Ms. Revolus also agreed with the comments. She said that with so much going on with the schools, the students need to be addressed. Ms. McMurrer also agreed.

Ms. Wilcox Williams said that this is currently the home of the Norwalk Next Step Program. The reimbursement will be 80% once the e-rate is approved.

Ms. Smyth said that while she supports the idea of a Welcome Center, she has great concerns about the process of how it came about to the Common Council. In addition, she is concerned about the use of taxpayer money.

Ms. Wilcox Williams said this request offers a level of security around internet access. If this request is not approved, they will need to use Optimum and they will not be able to control access. She added that this would provide District wide services.

Mr. Ralph Valenzisi, Assistant Superintendent of digital Learning and Innovation explained that there are legal obligations to have filters in place, because they work with children.

**** MOTION PASSED BY ROLL CALL VOTE WITH NINE (9) IN FAVOR (MR. BURNETT; MR. GOLDSTEIN; MS. JOHNSON; MS. NIEDZIELSKI EICHNER; MS. SMYTH; MS. YOUNG; MR. KYDES; MS. ALTERMAN; MR. LIVINGSTON) AND THREE (3) IN OPPOSITION (MS. REVOLUS; MR. KEEGAN; MS. SHANAHAN) AND TWO (2) ABSTENTION (MS. AYERS; MS. MCMURRER)**

Ms. Young commented that the communication process between the City and the Board of Education needs to improve.

**** MR. BURNETT MOVED TO APPROVE THE FOLLOWING RESOLUTION:**

AUTHORIZE THE MAYOR, HARRY W. RILLING, TO SUPPORT A COMMUNITY CHALLENGE GRANT APPLICATION SUBMISSION, INCLUDING A LOCAL FUNDING LETTER SUPPORTING A FIFTY PERCENT MATCH, SHOULD THE FUNDS BE AWARDED, TO THE STATE OF CONNECTICUT DEPARTMENT OF ECONOMIC AND

**COMMUNITY DEVELOPMENT IN SUPPORT OF THE SOUTH
NORWALK TRAIN STATION PROJECT.**

Mr. Brian Bidoli, Executive Director, Norwalk Redevelopment Agency gave a presentation and said the application was due on January 14th. The award announcement will take place in the March/April timeframe.

Mr. Burnett explained that the application process is time sensitive. No funds will be allocated; this is just the application process.

Ms. Young thanked the Redevelopment Agency for all the work they do with the South Norwalk community. Ms. Ayers agreed and said she was happy to hear about the robust work being done in South Norwalk. Mr. Goldstein said that as a South Norwalk resident, he is encouraged by this grant and asked if there is a contingency in place, if they are not successful in being awarded this grant. Mr. Bidoli said they will be pursuing any and all grant opportunities.

**** MOTION PASSED UNANIMOUSLY**

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

There were none this evening.

X. SUSPENSION OF RULES

**** MR. LIVINGSTON MOVED TO SUSPEND THE RULES TO ADD AN
ITEM TO THE AGENDA**

**** MOTION PASSED UNANIMOUSLY**

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

**** MR. LIVINGSTON MOVED TO AUTHORIZE THE MAYOR HARRY W.
RILLING TO EXECUTE THE SUBDIVISION JANSSEN SETTLEMENT
PARTICIPATION FORM TO PARTICIPATE IN THE
NATIONWIDE SETTLEMENTS TO RESOLVE ALL OPIOIDS
LITIGATION BROUGHT BY STATES AND LOCAL POLITICAL
SUBDIVISIONS AGAINST THE MANUFACTURER JANSSEN
PHARMACEUTICALS, INC. AND ITS PARENT COMPANY JOHNSON
& JOHNSON.**

**AND TO AUTHORIZE THE MAYOR HARRY W. RILLING TO
EXECUTE THE SUBDIVISION DISTRIBUTOR SETTLEMENT
PARTICIPATION FORM TO PARTICIPATE IN THE NATIONWIDE**

**SETTLEMENTS TO RESOLVE ALL OPIOIDS LITIGATION BROUGHT
BY STATES AND LOCAL POLITICAL SUBDIVISIONS AGAINST THE
DISTRIBUTOR MCKESSON, CARDINAL HEALTH AND
AMERISOURCEBERGEN**

Mr. Darin Callahan, Corporation Counsel reviewed the item.

**** MOTION PASSED UNANIMOUSLY**

XI. ADJOURNMENT

Ms. Revolus announced that January 1st. is Haitian Independence Day. She expressed appreciation for the support Norwalk shows to the Haitian Community.

**** MS. REVOLUS MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 10:10 p.m.

ATTEST: _____
Irene Dixon, City Clerk

Cheryl Q. Brown

454 Main Ave Apt 1 • Norwalk, CT 06851
(203) 918-0756 • cbrown12@gmail.com

Education

Cornell University | Master of Landscape Architecture

Vermont Technical College | Landscape Design and Ornamental Horticulture courses

University of Vermont | Bachelor of Arts, Psychology

Technical Proficiencies

AutoCAD 2017, Photoshop, InDesign, SketchUp, MS Office

Professional Registration

Licensed Landscape Architect, Connecticut #1165

Registered Landscape Architect, New York #002604

Professional Affiliations

American Society of Landscape Architects

CLARB

Professional Experience

Doyle Herman Design Associates, Greenwich, CT

June 2008—Present

Senior Landscape Architect/Project Administration

- Develop large scale residential landscape plans ranging from \$250K to \$1 million from concept to installation.
- Create presentations for clients.
- Collaborate with architects and engineers on plans.
- Submittals and presentations for wetland permit applications and associated restoration and mitigation plans.
- Submittal of building and zoning permit applications.
- Develop and draft construction document sets.
- Solicit bids from contractors and negotiate contracts for installation.
- Provide guidance to clients when selecting contractors.
- Coordinate contractors and work sequencing on site.

- Created and maintains template for construction documentation package standardization.
- Write specifications for construction documents.
- Developed in-house file organization structure.
- Created and maintain AutoCAD standards and plot styles.
- Red-line and maintain construction document library.
- Organize cost information into general cost estimating spreadsheet for pre-bid opinion of probable cost.
- Developed cost-tracking spreadsheets and change-order procedures.
- Supervision and project task assignments with junior designers.

Applied Ecological Services, Brodhead, WI

July 2006—June 2008

Ecological Designer/Project Manager

- Designed and planned restoration projects, conservation developments, and alternative stormwater management systems.
- Managed USACOE 404 permitting project, developed restoration plan and wrote permit modification report for Viridian Development in Arlington, TX.
- Assisted in design and created graphics for winning entry of the Lower Don River Competition.
- Performed tree survey and assessment.
- Supported licensed landscape architects with graphic plan and section renderings.
- Developed construction documentation and specifications.

Noble Design Studio, Carbondale, CO

May 2005-August 2005

Intern

- Created conceptual design plans.
- Developed construction drawings using AutoCAD.
- Graded residential sites.
- Rendered plans.
- Worked collaboratively with architects.
- Researched fire mitigation and zoning compliance.
- Calculated take-offs

Vermont Youth Conservation Corps, Waterbury, VT

April 1998-November 1998

Crew Leader/Watershed Restoration

- Organized and managed crew of 8-12 young adults on riverbank restoration projects.
- Collaborated with natural resource agencies, landowners, and municipalities.

- Organized public workshops with crews to educate the general public about watershed management, conservation, and work of the VT Youth Corps.
- Developed educational programs on plant and bird identification for crews.

Volunteer Work

New England Wildflower Society, Natick, MA
Plant Conservation Volunteer
Rare plant survey work throughout southern Connecticut

Hobbies and Interests

Birding, hiking, photography, wild plant identification

References

David Westmoreland	Landscape Architect	203-505-8423
Elizabeth Gonzales-Guillot	Landscape Architect	908-208-5530
Jessica Matteson	Landscape Architect	203-843-3398

John J. Moeling, Jr.
1 Seabreeze Place
Norwalk, CT 06854

203-904-3979
jjmoeling@gmail.com

Present: retired; current President, Norwalk Land Trust; VP/Board
Director, Manresa Association

Background/experience: magazine publishing; President/Publisher,
Scientific American Magazine, 1990-1995

Personal: married (Barbara), two grown sons. Enjoy kayaking in and
around Norwalk; natural science/environmental travel

Eric Chandler
101 Ledgebrook Drive
Norwalk, CT 06854-1069
(203) 838-7764
echandler1073@yahoo.com

Eric Chandler has been involved in American Revolutionary War Living History since 1974. He has portrayed infantry, light infantry, whale-boat raider and both mounted and dismounted dragoons. He presently serves as Lieutenant and adjutant of the reestablished "Sheldon's Horse", 2nd Regiment Continental Light Dragoons.

Eric has given talks to the Danbury Lions Club, the Danbury Museum and Historical Society, the Norwalk Historical Society, the Norwalk Village Green Chapter of the DAR, The Darien Senior Men's Club, the Senior Men's Association of Stamford, ATRIA Stamford and the Lifetime Learner's Association at Norwalk Community College.

D

District E

JAMES P. FRAYER

74 Wilson Ave
Rowayton, CT 06853
Home 203 853 1097
Cell 203 979 2807
jpfrayer@shcglobal.net

2015 – Present – Retired

Part time consulting on Financial Performance, Part time Lecturer on boating safety.

2007 – September, 2015: Citigroup - Senior Vice President

Responsible for managing the allocation of a global \$8.0 billion budget of shared services expense to internal Citigroup businesses globally. Managed monthly performance analyses, quarterly forecasts, and presentation of results to senior management of the Bank.

Accomplishments:

- Expanded the scope of monthly reporting to include lower level business units providing greater transparency, and granularity. Expanded reporting to businesses by 40% without any increase in headcount.
- Developed a reporting database to facilitate the production of monthly reports that are consistent, uniform, and accurate for all clients. Standardized the use of reporting metrics to include all global regions and introduced product taxonomy to standardize reporting among those regions.
- Implemented “self help” reporting tools for users. These tools provided clients the ability to research their allocations and trends on their own without having to request ad hoc reports. Introduced “Lunch and Learn” sessions with client personnel to orient them to the tools.
- Established monthly reviews with regional management teams to make reporting and reviews more consistent on a global basis.
- Transitioned New York-based team to low cost offshore site and reduced costs by 50%.

2000- 2007: PARSON Consulting – Engagement Manager

Responsible for project scoping, staffing, pricing, and delivery.

Accomplishments:

- Citigroup TI – Analyzed allocation charges, methodology, and benchmarks to compare against best in class. Identified \$128.0 mm in cost opportunities
- \$2 Billion Directory Media Company – Led the reorganization of the financial function, assisted in hiring a new VP Controller, and initiate regular meetings with the Board to review progress. The transformation resulted in a 30% reduction in FTE expense.
- \$17.3 Billion International Food Service Company – assessed the close process and reported to the CFO the process improvements that would cut

four days off the close cycle which resulted in more accurate and timely reporting. Working with the Business unit management demonstrated how to reduce staff costs by 10%.

- **\$350 Billion Pension Management Company**
 - Led a team of consultants in automating controls and implementing a software package to perform these controls, reducing reconciliation time by 60%.
 - Managed a team of consultants in documenting the processes and controls in a new operating platform being implemented company wide. Identified key control needs and managed the implementation on time and underbudget.
- **\$15 Billion Electronics and Aerospace Company – Redesigned intercompany accounting process which eliminated an unreconciled variance of \$60mm per month.**
- **\$25 Billion Healthcare Company**
 - Led a team of eleven consultants in a Sarbanes Oxley 404 Compliance engagement for the Southern California region.
 - Developed a remediation plan and implemented changes to improve both operations and controls. Aggressively managed the project to deliver under budget and saving the client \$250,000.
- **Global Reinsurance Company – Analyzed the current projection process, conducted two day seminar, and identified process improvements with applicable timeline. Identified opportunities to the client of \$1.0mm.**

1997-2000 CASSINI PARFUMS, LTD. – Vice President

Responsible for marketing, production, sales, administration, and finance.

Accomplishments:

- Developed sales forecasts and P&L projections, implemented production plans and instituted inventory controls resulting in doubling sales in one year.
- Developed marketing strategies, implemented new promotional spending and advertising programs (approximately \$2 million/year), and led the launch of a new fragrance.
- Restructured and supervised the sales force (two VP's and six regional managers) and made presentations to all major accounts.

1987 – 1997 COASTAL MANAGEMENT CORPORATION – President

Consultant to the marine industry

Accomplishments:

- Prepared and presented business plans, feasibility studies and financing proposals for developers resulting in completed projects in excess of \$25 million.
- Prepared project proposals and detailed budgets for a marine construction company.

- Operated a large waterfront facility; designed and supervised capital improvements including new hauling facilities, docks, and electric and water utilities.

1976 – 1987: CHESEBROUGH – POND’S INC.

Assistant Controller, Ragu Foods:

- Managed a staff of 40 professionals in the areas of financial planning, sales and marketing analysis, budgets, and financial operations.
- Presented financial results to the Management Committee of the Corporation.
- Identified potential acquisition team, and formulated purchase strategies.

Director, Domestic and EDP Auditing:

- Supervised domestic audit and worldwide computer audit function for the Corporation
- Prepared the annual Audit Plan and presented it to the Audit Committee of the Board of Directors.
- Developed the “Audit Priority Model” which evaluated risk and exposure in formulating the annual audit plan. The model was published in several journals and presented to professional organizations.

Manager, EDP Auditing:

- Developed the Corporation’s first computer audit function..

OTHER ACCOMPLISHMENTS:

- Director/Treasurer Board of Hill Top Homes, Rowayton
- Trustee, Rowayton Library
- Save The Sound Foundation
- Audit Committee of the 6th Taxing District, Rowayton, CT
- Treasurer, Rowayton Civic Association
- Founder Rowayton Yacht Club
- Western Long Island Sound Advisory Council

EDUCATION:

- BBA, Economics – St. John’s University, New York

MILITARY:

- U.S. Navy Reserve – Honorable Discharge

District D

Troy K. Jellierette
25 Ellen Street
Norwalk, Connecticut 06851
203 845 9026- Home
203 209 8575- Cell

KEY BANK N.A.
Norwalk, Ct 06854
203 854 3463

March 2012-Present

SENIOR RELATIONSHIP MANGER/BANKER

Responsible for managing and growing portfolio focused on Middle Market Companies located in the State of Connecticut. Specialize in risk management, corporate finance and marketing. Work with product partners that include treasury services, corporate finance, trade finance, insurance and foreign exchange. Originally joined First Niagara Bank- which was acquired by Key Bank in August 2016.

JP MORGAN CHASE N.A.
Shelton, Ct.

Feb. 1988- March 2012

RELATIONSHIP MANAGER/BANKER

Responsible for managing and building customer portfolio for middle market companies located in the State of Connecticut. Focused on credit risk assessment, marketing and worked with product partners that included private banking, corporate finance, trade finance, treasury services and foreign exchange. In addition I held management role as Team Leader in Chase Small Business from 1991- 96 in NYC.

CITIBANK N.A.
New York, New York

Nov. 1984- Feb. 1988

RELATIONSHIP MANAGER/SMALL BUSINESS

Responsible for managing and growing a portfolio which was dedicated to midtown Manhattan. Specialized in traditional loan products, as well as treasury management and trade finance.

COMMERCIAL LENDING CREDIT PROGRAM

March 1985-Nov 1985

Successfully completed the commercial credit training program. The course curriculum included extensive credit analysis for commercial clients, risk assessment and financial and managerial accounting.

BABSON COLLEGE
Wellesley, Massachusetts

Sept 1979- May 1983

Received Bachelor of Science Degree in Finance and Investments and Communication in May 1983.
Served as president of fraternity which owned and operated a student business on campus.

INTERESTS:

Married with two children. Former member of the Board of Directors of the Norwalk Education Foundation from 1999-2001, Former member of the Norwalk Parking Authority, Former mentor in the Chase Inroads program from 1995-2012. Enjoy all sports.

District A

EDWIN CAMACHO, ESQ.
29 SOUTH MAIN STREET
NORWALK, CT 06854
203-810-4142

Edwin Camacho maintains his principal office for the practice of law in Norwalk, CT. Early in his career, Attorney Camacho was staff counsel with the Puerto Rican Legal Defense and Education Fund, Inc., a civil rights litigation firm in New York City and Phoenix Legal Services, Phoenix, AZ. Thereafter, he served as Senior Counsel, and later Administrative Judge for the New York State Division of Parole, in Albany, NY. He's served as the managing partner of Hunter & Associates, an insurance defense firm in New York City. Most recently, from 2003 to 2007, he practiced with Ventura, Ribeiro & Smith, a plaintiff's personal injury firm in Danbury, CT, for whom he continues to serve as Of Counsel. Camacho's litigation and trial experience includes personal injury and medical malpractice litigation, commercial litigation, criminal defense and appellate practice.

Bar Admissions:

New York, 1984
Connecticut
U.S. District Court Southern District of New York
U.S. District Court Eastern District of New York
U.S. District Court District of Connecticut

Education:

Indiana University School of Law, Bloomington, Indiana
J.D.

Amherst College, Amherst, Massachusetts
B.A.

Professional Associations and Memberships:

Connecticut Trial Lawyers' Association
Hispanic Bar Association

Past Employment Positions:

Ventura, Ribeiro & Smith, Danbury, CT - Of Counsel

Hunter & Associates, Insurance Defense Firm, New York City - Partner

Puerto Rican Legal Defense and Education Fund, Inc., a Civil Rights Litigation Firm, New York City - Staff Counsel

Phoenix Legal Services, Phoenix, AZ - Staff Counsel

New York State Division of Parole, Albany, NY - Senior Counsel; Administrative Judge.

Languages:

Spanish

Robert Stowers

SUMMARY OF BACKGROUND AND EXPERIENCE

Combined leadership/management experience in design, implementation, and evaluation of public policy, Human Services, Parks and Recreation, Botanical Gardens and Japanese Gardens; and Aquarium Management. In addition to professional expertise in property Management, auditing, accounting and finance, cash management, budgeting, marketing, public affairs, customer service, human resources, economic development and operations, revenue forecasting, establishing rates and fees and charges. Moreover, as a member of Senior Executive teams, I motivate, inspire, and provide employees the tools and coaching they need to meet business needs. Finally, I maintain positive working relationships with elected officials, Seattle City Council, Office of Management and Budget, and the Mayor's Office.

DIRECTOR EXPERIENCE

Ten (10) years of director level experience in the design, implementation, and evaluation of annual work programs and metrics, supporting public policy for the delivery of services to our residents in the following business lines and functions areas of Park and Green Space Maintenance, Facility Maintenance, Environmental Education and Sustainability, Solid Waste Collection, Recycling Services, Tourism, Financial Management, Budgeting, Marketing, Public affairs, Customer Service, Human Resources, .

08/19-present

Division Director Enterprise and Partnerships in Communities, Seattle Parks and Recreation

As a member of the Parks and Recreation Executive Management Team, I direct the Division responsible for the revenue generation and Partnerships. Sections of the Division are Conservation Corp; Event and Park reservations; Golf, Sponsorship and Partnership development, The Volunteer Program; The Japanese Gardens; Magnuson Park (A 193 Acre former Naval base), Park Activation and Park Ambassador Program. I am responsible for ten direct reports, a total of 180 FTEs and an operating budget of \$28 million and a Revenue Budget of 23 million.

◆ Led, direct and manage:

- Oversight of the Conservation Corp, responsible for directing the recruitment training, and case Management for up to 52 Recruits; former Homeless, or indigents who were formally incarcerated. In addition, directed the development of work programs and apprenticeship.
- Oversight of the Golf Program, and a budget of 12 million; the Management of Seattle's four public Golf Courses; oversite of the Operating agreement and Capital Improvement program; directing fee studies/ fee structure model that generate 13million dollars a year.
- Magnuson Park (A 193 Acre former Naval base, developed into a business and recreation and residential housing Park), Worked with staff who negotiated with Businesses and Nonprofits, which included Business ventures for occupancy, such as he Magnusson park Tennis Center, Outdoors for all (outdoor Recreation Company dedicated to recreation for Developmentally disabled individuals; Arena Sports,(Large two Acre Indoor facility with multiple sports fields, gyms/Workout facility) outdoor Soccer Fields and a baseball complex
- Direct and oversee the Volunteer Program this program, delivers over 100,000 Hours in volunteer work annually, which converts to over 3 million dollars in value annually.
- Responsible for directing the development of Partners and Partnership agreements. And directing the Sponsorship Team to generate thousands of dollars in Sponsorships annually.
- Direct the Management Team for Seattle Japanese Garden and the Conservatory admission fee facilities. Work with Park and facility Maintenance and Facilities on maintenance
- Oversee the Management team for Park Activation. Activation covers Parks in business districts, and Downtown parks, and with high Crimes throughout the City. Additionally, responsible for directing the management team in the development and the oversite of Park Ambassador Program; Park Ambassadors are assigned to our Top 21 Regional and highly attended parks to collect data on a mobile APP on overcrowding, Social Distancing, Masking, And, delivering information on COVID-19 information to the public.
- Directing the management Team for Event and Parks Scheduling and well as athletic Field scheduling which generates between 5 and 7 Million dollars per year. Responsible for setting fees.

03/16-08/19

Division Director of Parks, and Environmental Sustainability, Seattle Parks and Recreation

As a member of the Parks and Recreation Executive Team, I direct and oversee the management of Park Maintenance for 480 Seattle Parks, triangles and pocket Parks, Urban Forests, Specialty Gardens, and Environmental Learning Centers. I lead/manage seven direct reports. I am also responsible for a total of 400 FTEs and an operating budget of \$50 million.

- ◆ Led, direct and manage:
 - Oversight of Solid Waste Collection and Recycling program, as well as managing the collection of garbage and refuse, recycling in all City of Seattle Parks, as well as maintain a fleet of large and mini packer trucks, and supplies.
 - Garbage contracts with Seattle Public Utilities.
 - Parks Natural Resources Section, which includes, the care and maintenance of Specialty Gardens (Japanese Garden, Kubota Gardens, and the Arboretum; a combined land size of over 250 Acres).
 - Landscape and Turf maintenance Management for 480 city Parks.
 - Maintenance of Parks Urban Forests, Natural areas, and Trails.
 - Partnership agreements and work of the Seattle Green Partnership.
 - Environment Education, (which includes wildlife Management, Environmental learning centers, Urban Gardens Food Management, and Integrated Pest Management.
 - Emergency Operations and Security Section, which includes Park Rangers, and our Security Team, and the afterhours Duty Officer.
 - Encampment Response and Enhanced Maintenance Team. Direct the Managers who oversee the cleaning Crews that work with the Navigation Teams cleaning the City.

03/16 - 01/17

Interim Division Director of Parks Resources and Facilities, Seattle Parks and Recreation

As a Senior Member of the Parks Executive Team, was responsible for the following:

- ◆ Directed Facilities and Park Resources, the largest division within the Parks and Recreation Department, which encompassed roughly sixty percent (60 %) of the Parks and Recreation department's staff and budget, which is approximately a \$65 million-dollar operating budget, and a \$10 million-dollar capital budget, and over 600 FTE's.
- ◆ Directed the management and oversight, and work of all the union trades, which comprise of: Electricians, Carpenters, Plumbers, Painters, Engineers; Mechanics, Metal Fabricators, Wastewater and Drainage Team.
- ◆ Direct management and maintenance for 48 Seattle Parks.
- ◆ Directed the management of the Parks Solid Waste Collection and Recycling program.
- ◆ Directed the Natural Resources Section, which included Specialty Gardens.
- ◆ Directed the management and the oversight the Parks Urban Forests, natural areas, and care of maintenance of landscapes and turf, and the Seattle Green Seattle Partnership.
- ◆ Directed the management of the Environment Education and Environmental Learning Centers, Wildlife Management, Integrated Pest Management and Urban Garden/Food Management.
- ◆ Directed the Emergency Operations Management and Security.

06/07- 11/07

Interim Division Director of Recreation, Seattle Parks and Recreation

- ◆ Member of Seattle Parks Department Executive Team, providing direct management and supervision of the programming and maintenance of twenty-six (26) Recreation Centers.
- ◆ Responsible for the City of Seattle's Department of Parks & Recreation leadership, administration, and management of approximately 220 FTE staff and a twenty-nine (30) million-dollar budget.
- ◆ Responsible for working with the community, planning and development staff, as well as twenty-six (26) advisory councils, as well as the planning, development and construction of new Recreation Centers in the Central Seattle and downtown Seattle areas.
- ◆ Responsible for the development, implementation, and completion of the Recreation Division's Annual Work Program, including the following programming: recreation, sports, social service, and summer day camps, as well as childcare and senior programs, and pools and aquatic programs.

02/02 - 04/04

Executive Director, Seattle Salmon Homecoming Alliance

- ◆ Directed a small non-profit- agency on an Executive Loan from the City of Seattle, whose mission was to create alliances between environmental agencies dealing with educating the public on the

status and stewardship challenges of the Northwest Salmon species at a time where extinction was near.

- ◆ Responsible for:
 - Recruitment and board development of sixteen (16) Directors.
 - Program and financial planning, fundraising, sponsorship development and sales.
 - Cultivating funders, such as sponsors, grantors, and partners.
 - \$1,000,000 annual budget for the non-profit agency.
 - Directing staff and volunteers to implement Salmon Recovery and Salmon related programs and curriculum within city departments in partnerships with schools throughout WA State.

06/00 – 02/02

Acting Director of The Seattle Aquarium

As a member of the Parks and Recreation Senior Management, I was responsible for:

- ◆ Leading, directing and managing a management team consisting of: Managers of Life Sciences, Education, Business and Visitor Services.
- ◆ Serving at the pleasure of the Parks and Recreation Superintendent. Within that capacity, I administered and managed six (6) direct reports and total fifty-nine (59) FTE's, and a 9 (9) million-dollar and eleven (11) million-dollar revenue budget, a two (2) million-dollar annual capital budget.
- ◆ Working with the Parks and Recreation Superintendent and the Seattle Aquarium Advisory Board to assist in developing a strategic plan and established a governance board for the newly proposed aquarium transition to a private non-profit.
- ◆ Developing and completion of the Aquarium's annual work program,
- ◆ All Aquarium Communications and Marketing Programs and Campaigns.

MANAGERIAL AND TECHNICAL EXPERIENCE

Thirty (30) years of policy development, parks maintenance, recreation and aquarium management, and budgeting and finance in the areas of: revenue development, revenue, economic forecasting, financial analysis, financial investment, budgets, accounting, purchasing, auditing, cash management, and contract administration. Budgets ranged from 3.5 million to 1.5 billion. Experience outlined within the following positions:

11/10 - 02/16

Seattle Parks and Recreation, South Regional Parks Resources Manager

- ◆ Led, directed, and managed the Annual Work Programs of the Seattle Parks and Recreation's South Region Park Resources section which consists of all South Seattle Responsible for the maintenance of 230 Parks and Open Spaces in the South region: 3200 acres of land. managed 7 Direct reports.
- ◆ Responsible for the city-wide management and oversight of the Department's Garbage and Refuse Solid Waste Program, recycling programs and Solid Waste Contracts with Seattle Public Utilities.
- ◆ Responsible for directing the funding, care, and maintenance of the City of Seattle Parks in the South Region, which consisted of South, Southeast, South Central and Southwest Seattle.
- ◆ Responsible to the City of Seattle Department of Parks & Recreation, for the administration and management of approximately 120 FTE staff and a \$12-million-dollar budget.
- ◆ Responsible for working with the community, strategic planning, and development of staff, as well as advisory councils, in the planning, development and construction of new Parks in the South Seattle Region.
- ◆ Responsible for the development, implementation, and completion of the Parks Resources Annual Work Program, including programming consisting of the maintenance of parks, and the planning and funding of Parks and Athletic Fields.

04/04 – 10/11

Regional Recreation Manager, Seattle Parks and Recreation Central and Downtown District

- ◆ Direct and Manage the Annual Work Programs of the Seattle Parks and Recreation Central Seattle management team, which consisted of nine Recreation Centers Managers and a Tennis Complex Manager located in a geographical area of the Central Seattle and Downtown Seattle.
- ◆ Responsible for directing Facility maintenance of our Recreation facilities.
- ◆ Responsible to the City of Seattle Department of Parks & Recreation for the administration and management of approximately 56 FTE staff and a seven-million-dollar budget.
- ◆ Responsible for working with the community in strategic planning and development of staff, as well as advisory councils; in the planning, development and construction of new Recreation Centers in the Central Seattle and Downtown Seattle areas.

- ◆ Responsible for the development and implementation and completion of the Parks and Recreation Annual Work Program, including program consisting of recreation, sports, and social service programs.

1984 – 2002

Manager of Finance, Marketing, and Visitor Services, City of Seattle Aquarium

- ◆ Responsible for managing, developing, monitoring, and balancing of the Aquarium's Annual Budget, including revenue forecast.
- ◆ Responsible for directing revenue forecasting in the areas of admission sales, special events, visitor services, facility rentals, merchandising sales, facility leases of the bookstore, restaurant, and the I-Max Theater.
- ◆ Responsible for directing the management of the Guest Services Staff, composed of cashiers, tour guides, and custodians. In addition, responsible for the oversight of staff managing the Aquarium's Class, programming, and the Facility reservation System.
- ◆ Responsible for the research and design of new revenue sources for The Seattle Aquarium.
- ◆ Responsible for overseeing the purchasing and accounting sections at The Seattle Aquarium.
- ◆ Responsible for accounts Payables and receivables and collection of receivables
- ◆ Responsible for directing cash management and reporting, working with the Parks Department accounting division and the City's finance and audit departments.
- ◆ Responsible for directing the Management of The Seattle Aquariums' Marketing unit, and award-winning marketing programs.

1981 – 1984

Manager of Contracts, Grants, and Business Enterprises Seattle Parks Department

- ◆ Directed all financial activities dealing with business enterprises, grants, and contracts.
- ◆ Conducted economic analysis, revenue projection analysis and negotiated business transactions. Supervised the collection of state and local taxes. Managed a staff of four supervisors responsible for the private sector/ Public development financing, specifically on the Waterfront and food Concessions in the park; and establishment of fees and charges; and cash management policies and procedures. Oversight and monitoring of contracts.
- ◆ Responsible for the Management of Park Department Properties that were leased out to Park Care takers and Concessionaires.
- ◆ Responsible for review oversight and approval of professional services consultant and interagency contracts and approval and oversight and negotiation of construction agreements.
- ◆ Responsible for reviewing and approving grant proposals for operations and capital projects.
- ◆ Responsible for submitting and collecting reimbursements of at least \$2,000,000 annually.
- ◆ Responsible for directing the establishment of Parks and Recreation fees and charges.

EDUCATION

Washington State University
MA Political Science/ Public Administration
BA Political Science

COMMUNITY SERVICE

President, Central Area Youth Association
Board of Trustees Officer, Holgate Street Church of Christ
Seattle Public Housing Alumni Association, President
Board Member, Sea Fair,
Seattle-King County Convention and Visitors Bureau, Board of Directors,

ASSOCIATIONS

National Association of Public Administrators
Seattle Management Association

POLITICAL EXPERIENCE

National U.S. Presidential Convention Delegate, 1980 & 1984, 2008

CONSULTANT EXPERIENCE

Transportation Consultant – METRO Municipality of Metropolitan Seattle,
Small Business Consultant,

AWARDS

Seattle Parks Department Employee of the year for Diversity, 1990
Mayor's Diversity Award for Salmon Homecoming, 1994
Georgie Award for Best Advertising/Marketing Campaign, Seattle Aquarium 1992
Georgie Award for Best Advertising/Marketing Campaign, 1995, Seattle Aquarium

King County Sports & Events Council Best Special Event, Trick or Treat on The Waterfront, 1994
King County Sports Events Council Best Special Event, Salmon Homecoming 1999
King County Sports Events Council Best Special Event, Trick or Treat on The Waterfront 2000

Hobbies: **Avid Marathon Runner** – 1990- to Present- Most Notable Marathons- 1990 Goodwill Games Marathon
the 1993 New York Marathon, and most recently, the 2018 Chicago Marathon, among many more.

PROFESSIONAL LICENSES: **Washington State Real-Estate Licenses - 1993-Present**

Norwalk Department of Police Service

Memo

To:	Common Council Committee
From:	Lt. Thomas Roncinske <i>TR</i>
CC:	D.C. Zecca
Re:	FY2022 JAG Local Violent Crime Prevention Program Grant. FY2022 Purchase order agreement for ten 2022 Ford Utility Interceptor Hybrid Police Vehicles.
Date:	December 22, 2021

The Norwalk Police Department is in the process of applying for a state grant from the Office of Policy and Management. The grant is for the 2022 JAG Local Violent Crime Prevention Program. This grant will be used for the purchase of equipment for the Police Department's Emergency Services Unit's Tactical Response Team, for safer tactical operations. The grant amount is for \$14,898.00. The grant has no matching funds stipulation.

The Norwalk Police Department has received funding for new marked police hybrid utility vehicles in the 2021-2022 capital budget. The purchase is within City purchasing guidelines as the vehicles are under state contract pricing. The quote from MHQ is for ten (10) 2022 Ford Utility Interceptor Hybrid Police Vehicles. The per unit price of the vehicles are \$36,797.00 for a total of \$367,976.00. This is an annual purchase to maintain the safety, readiness and dependability our fleet.

The authorization requests are as follows:

- 1a. Authorize the Mayor, Harry W. Rilling, to execute any and all agreements, documents instruments and amendments thereto as may be necessary to apply for and accept funding under the 2022 JAG Local Violent Crime Prevention Program Grant from the State of Connecticut, Officer of Policy and Management in the amount of \$14,898.00
- 1b. Authorize the Police Chief, Thomas Kulhawik to execute any and all agreements, documents, instruments and amendments thereto as may be necessary to the 2022 JAG Local Violent Crime Prevention Program Grant, in the amount of \$14,898.00
2. Authorize the Purchasing Agent, Sharon Connors, to execute the purchase order on behalf of the Police Department to MHQ Inc. under the state contract, CT 12PSX0194, for the purchase of ten (10) 2022 Ford Utility Interceptor Hybrid Police Vehicles for the amount not to exceed \$367,976.00. Account number 0922 3010-5777-C0665.

MHQ, Inc

401 Elm Street

Marlborough, MA 01752

Quotation

Quote Date: 11/29/2021

Sales Contact: Kim Fritsch

Contact Info: P: 860-788-6816

Email: kfritsch@mhq.com

Customer: Norwalk PD

Customer Contact: Dave O'Connor

Address:

Phone:

Email: doconnor@norwalkct.orgFord Utility Interceptor 2022 CT Contract Pricing
CT Contract 12PSX0194

Order	Code #	Description of Ford Options	Unit Price	
x	K8A	2022 Ford Utility Police Interceptor Base (K8A + 99W) with 3.3L V6 DI Hybrid Engine	\$35,726.00	\$35,726.00
x	Ext Color	Black	Std	\$0.00
x	9W	Front Cloth, Rear Vinyl	Std	\$0.00
x	153	License Plate Bracket	NC	\$0.00
x	549	Heated Mirrors	\$56.40	\$56.40
x	17T	Dome Light	\$47.00	\$47.00
x	43D	Dark Car Feature (Chime and Interior lights)	\$23.50	\$23.50
x	51T	Spot Light - Driver Only (Whelen LED Bulb)	\$394.80	\$394.80
x	52P	Hidden Door Lock Plunger & Rear Door Handle INOP	\$150.40	\$150.40
x	59B	Keyed Alike - 1284X	\$47.00	\$47.00
x	60R	Noise Suppression Bonds	\$94.00	\$94.00
x	76R	Reverse Sensing	\$258.50	\$258.50
x	87R	Rear View Camera in Rear View Mirror	N/C	\$0.00
	ESP	PremiumCare: 5 Years, 100K Miles, \$50 Deductible		\$2,587.00
		Total Per Vehicle		\$36,797.60
		Number of Vehicles	10	\$367,976.00

OFFICE OF POLICY AND MANAGEMENT

Criminal Justice Policy and Planning Division
450 Capitol Avenue-MS#52CPD
Hartford, CT 06106-1308

OPM-CVR 14

GRANT APPLICATION COVERSHEET

Applicant Information
Applicant Name: City of Norwalk Department of Police Services
Applicant Address: 1 Monroe Street Norwalk CT 06856
Project Title: 2022 JAG VCP Grant Program
Proposed Period of Award: February 1, 2022
I, THE UNDERSIGNED, FOR AND ON BEHALF OF THE NAMED MUNICIPALITY OR STATE AGENCY, DO HEREWITH APPLY FOR THIS SUBGRANT, ATTEST THAT, TO THE BEST OF MY KNOWLEDGE, THE STATEMENTS MADE HEREIN ARE TRUE, AND AGREE TO THE GENERAL AND SPECIAL GRANT CONDITIONS ATTACHED TO THIS GRANT APPLICATION FORM. SIGNATURE: <u>T. Roncinske</u> DATE: <u>12/23/21</u>

Director Contact Information	
Project Director Contact Information	Financial Officer Contact Information Responsible for Management and reporting of grant Expenditures
Name: Lt. Thomas Roncinske Jr.	Name: Lt. Thomas Roncinske Jr.
Title: Grant Manager	Title: Grant Manager
Address: 1 Monroe Street	Address: 1 Monroe Street
Phone: 203-854-3007	Phone: 203-854-3007
E-mail: troncinske@norwalkct.org	E-mail: troncinske@norwalkct.org
Fax: N/A	Fax: N/A

Project Summary	
Summary Project Description: Tactical Response Team Breaching and Rescue Equipment	
Summary Budget Total Award Amount: \$14,898.00	
Federal Employer Identification Number: DUNS Number: 075410415	
Applicant Fiscal Year End: 2022	Date of Last Audit: 12/20
Dates Covered by Last Audit: Fiscal Year 2020	Date of Next Audit: 12/21
Dates to be Covered by Next Audit: Fiscal Year 2021	



STATE OF CONNECTICUT
Office of Policy and Management

1

2022 JAG Local VCP Grant Program
Violent Crime Prevention (VCP)

(Distribution of JAG Local FY 2017-2019 Federal Grant Funds)

Project Narrative

Application Due to OPM: December 30, 2021

Instructions

- Before beginning to fill out your 2022 JAG Local VCP Grant Project Budget, please read and review the [Grant Application Rules and Requirements](#) document which outlines the intent of the grant program and addresses allowable and unallowable costs.
- The **due date** for the 2022 JAG Local VCP Grant application is **December 30, 2021**
- The project narrative document must be completed, **signed** and **dated** as indicated under Applicant Information.
- The effective date of the Notice of Grant Award is February 1, 2022 **OR the date on which the Notice of Grant Award is signed by both parties - whichever is later.** Towns must not execute purchase orders or contracts or incur expenditures before the Grant Award is signed by both parties.
- Once completed, please convert your completed project narrative document to **PDF format**.
- Please attach the completed project narrative PDF document, along with the other required grant application PDF documents as one "master" e-mail submittal and send the single e-mail to:
Nichole.Howe@ct.gov

Applicant Information

Applicant Name: City of Norwalk Police Services

Town: Norwalk

Sign Here

SIGNATURE REQUIRED: 2022 JAG Local VCP Grant Manager

Date: 12/23/21

**2022 JAG Local Violent Crime Prevention (VCP)
Grant Program Project Budget**

(Distribution of JAG Local FY 2017-2019 Federal Grant Funds)

(Summary Page: No Data Entry Required)

Equipment		\$14,898.00
Personnel		\$0.00
Contractual		\$0.00
Training		\$0.00
Other		\$0.00
Total		\$14,898.00

2

There is no data entry

Estimate

PRIORITY
Landscaping

258 Whisconier Rd
Brookfield, CT 06804
(203)546-8478
prioritylandscapingllc@gmail.com

Estimate Date: 12/20/2021

Estimate #: 578

Bill To:

City of Norwalk
125 East Avenue
Norwalk, CT 06856

Project Location

Stormwater drainage improvements
Norwalk, CT
DPW2019-1 (REBID)

Item	Description	Total
Stone Wall	Rebuild Stone walls along driveway culvert	15,000.00
Gravel Drive	Re grade and install new stone along gravel driveway	2,500.00
Planting	Install new trees screening plants along culvert as deprecated. Replace any damaged plants along the back yard at 16 Keller Dr. (exact plants needed are to be determined)	8,494.84
Lawn Install	Repair lawn	12,500.00
Paving	Driveway Repair at 16 Kellee Dr	6,000.00
Belgian Block	Re install Belgian block along edges of driveway at 264 west cedar St	3,500.00
Disposal	Dump fees for garbage	1,000.00
Mulch	Mulch for planting bed restoration new plant beds and area near pond on 264 West Cedar St	3,000.00
Bond Fee	Additional Cost for bond on remaining work. (3% of total)	1,755.00
Bond Fee	Additional bond cost for previously added work. (3%)	6,125.00
Drainage	Installation work performed after last pay req.	30,000.00
Overage	Overage on latest pay req, #16	20,125.16
This estimate represents the amount we anticipate being OVER original authorization amount. An estimated 90% of this overage is due to the Installation of piles and caps, 10% of the overage is from the additional work of installing the 15" HDPE and structure.		

Total **\$110,000.00**



DEPT OF FINANCE
Purchasing Department
NONCOMPETITIVE PROCUREMENT JUSTIFICATION FORM

DATE: 12/20/21

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: 28000.00 MUNIS Account: 09-22-4031-5777-00313

VENDOR: C.N. Wood Enviro, LLC

Purchasing Agent Signature	The Purchasing Agent		Department Head Signature
Sharon Connors Digitally signed by Sharon Connors Date: 2021.12.28 10:01:14 -05'00'	X	Supports	<u>Chris Toner</u>
Purchasing Agent Name		Does Not Support	Department Head Name
		Single Source Requires Common Council Authorization (in excess of \$20,000.00)?	<u>Chris Toner</u>
Date	X		Date <u>12/28/21</u>

JUSTIFICATION:

C N Wood is the sole provider of the Trackless machine and accessories. The City of Norwalk has four trackless machines in inventory as part of our standardizing program and this mower can be used on all of the units.

Purchasing Agent Notes: Per dept. the manufacturer is CN Wood Enviro, LLC, they do not belong to a cooperative purchasing association but the FAC# that is included on the quote is a Massachusetts state contract number in which the pricing was based on.

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

Vendor 1: _____

Vendor 2: _____

EMERGENCY: Explain in detail the nature of the emergency



Proposal

To:

Date: 10/05/21

City of Norwalk
15 South Street
Norwalk, CT 06855

C.N. Wood Enviro, LLC is please to offer the following quotation for your consideration:

Trackless Boom Flail Mower attachment for Trackless MT Tractor

Sell Price – FAC116:	\$34,000.00
Trade Allowance – 1995 Ford Tractor:	<u>\$ 6,000.00</u>
Total:	\$28,000.00

Thank you for considering C.N. Wood Enviro, LLC for your equipment needs.

No warranties are made other than those extended by the manufacturer of the equipment, and in the event of alleged breach of warranty, expressed or implied, the liability of C. N. Wood Enviro, LLC, shall be limited to the liability of the manufacturer to it, and shall be subject to all limitations and conditions imposed by the manufacturer. Seller shall not be liable for any default or delay in delivery, as a result of shipping delays, strikes, fires, lockouts, or inability to procure materials.

200 Merrimac St.
Woburn, MA 01801
(781) 935-1919
Fax (781) 937-9809

140 Wales Ave.
Avon, MA 02322
(508) 584-8484
Fax (508) 584-8514

102 State Rd.
Whately, MA 01093
(413) 665-7009
Fax (413) 665-7277

60 Shun Pike
Johnston, RI 02919
(401) 942-9191
Fax (401) 942-9266

84B Warren Ave.
Westbrook, ME 04092
(207) 854-0615
Fax (207) 854-0614

25A Bernhard Rd.
North Haven, CT 06473
(203) 848-6735
Fax (203) 848-6734

Memorandum

TO: Members of the Common Council
The Honorable Harry W. Rilling

FROM: Darin L. Callahan, Assistant Corporation Counsel

DATE: January 5, 2022

RE: Correction of Authorization: Walk Bridge Easement in October 26, 2021 Common Council Agenda, Item

The Common Council, on October 26, 2021, approved a series of easements granting certain easement rights in favor of State of Connecticut in connection with the Walk Bridge Railroad Project, including Item VII., D., 1a. which is an easement over land where the soon to be razed IMAX Theater at 10 North Water Street is located. When this matter was brought before the Council in October of 2021, the first version of the CT DOT's easement map dated September 28, 2020 was referenced which does not contain the correct square footage for the easement CT DOT is seeking to acquire from the City. The revised map dated November 2, 2020 (attached as Exhibit 1 hereto) has the correct square footage.¹

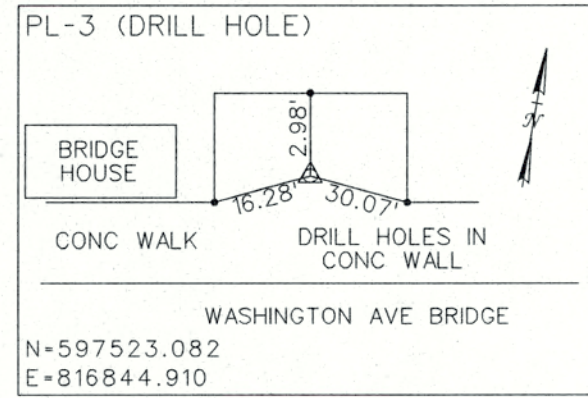
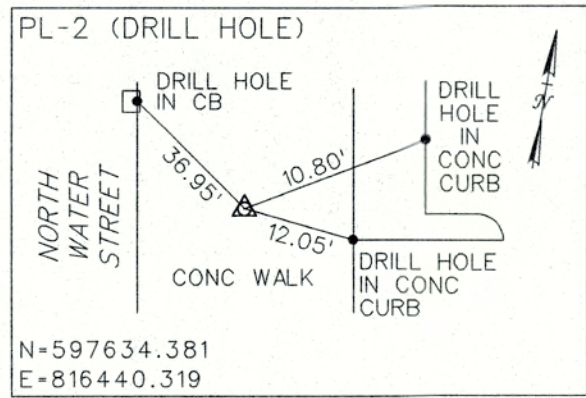
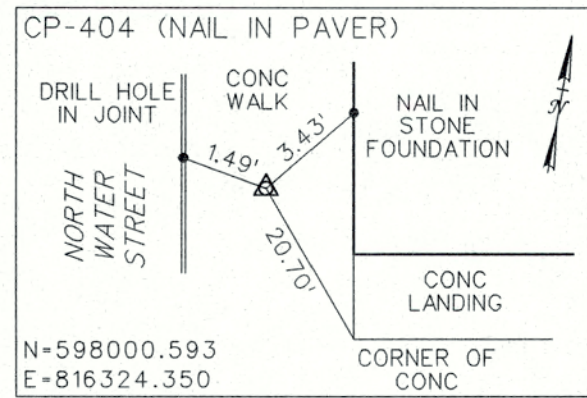
As result, the following Correction to the Authorization is necessary to finalize the conveyance of the easement:

1. Approve a Correction of Item VII. D. 1a. of the Common Council meeting of October 26, 2021:
 - 1a. *As authorized on October 26, 2021:* Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary to convey a permanent construction and maintenance easements of 5,564± sq. ft. and 257± sq. ft. as show on the 10 Water Street Map. See enclosed Memorandum of Assistant Corporation Counsel. Darin L. Callahan dated October 22, 2021.
 - 1a. *Correction for Approval:* Authorize the Mayor, Harry W. Rilling, to execute any and all documents necessary to convey a permanent easement of 11,987± sq. ft. for transportation purposes and appurtenances thereto and 257± sq. ft. to construct and maintain railroad bridge as show on the "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM CITY OF NORWALK BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION WALK

¹ While the square footage for the primary easement area increased from 5,564± sq. ft., to 11,987± sq. ft., an existing construction and maintenance easement in favor of the State of Connecticut (DOT File No. 301-176-021) relative to the Walk Bridge Project accounts for the difference between the two square footage in the first version of CT DOT's easement map dated September 28, 2020 and the revised map dated November 2, 2020.

RAILROAD BRIDGE REPLACEMENT SCALE 1" =20' FEBRUARY 2020
MARK D. ROLFE, P.E. CHIEF ENGINEER - BUREAU OF ENGINEERING
AND CONSTRUCTION", Town No. 102, Project No. 301-176, Serial No. 21A,
Sheet 1 of 1, Last Revised 11/02/20.

EXHIBIT 1

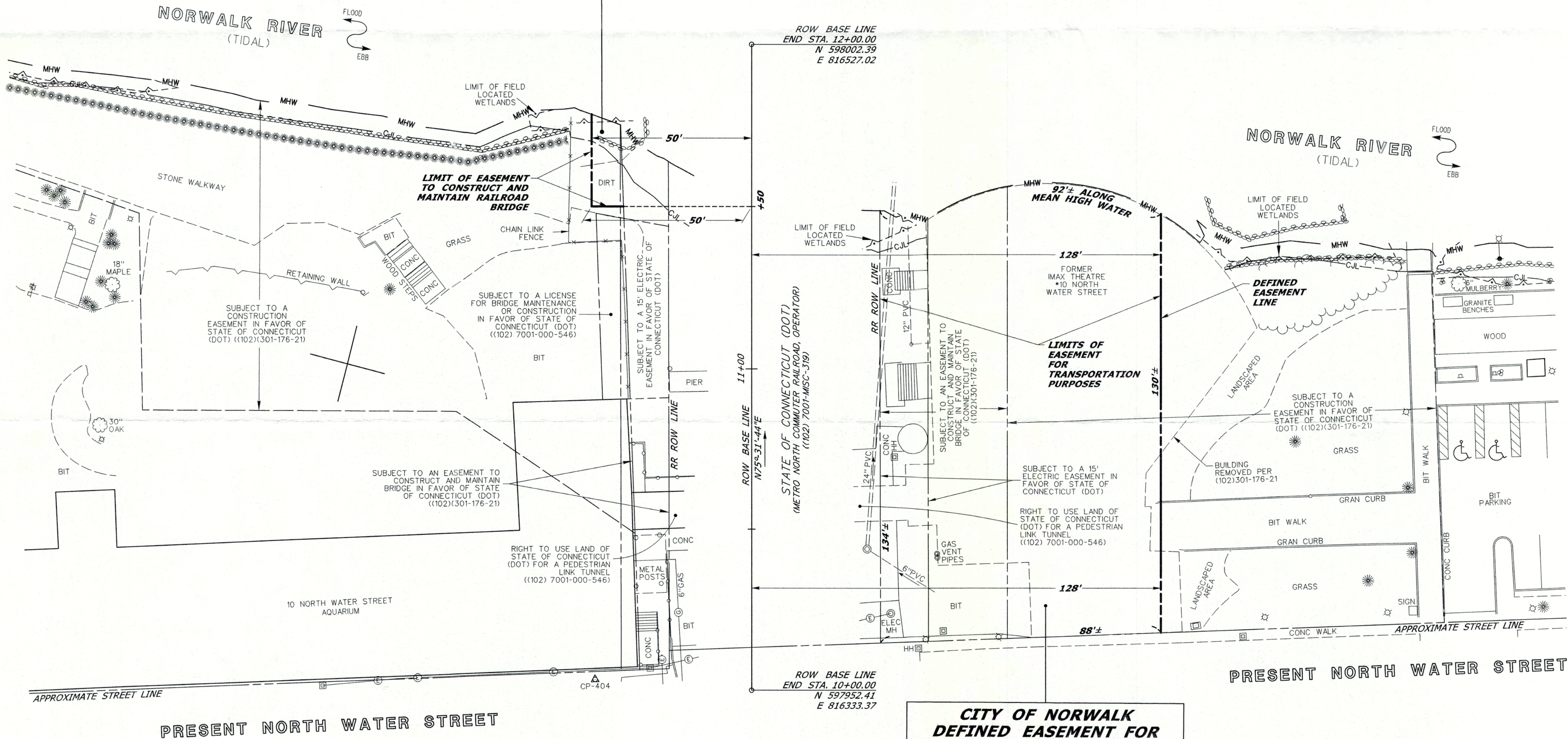
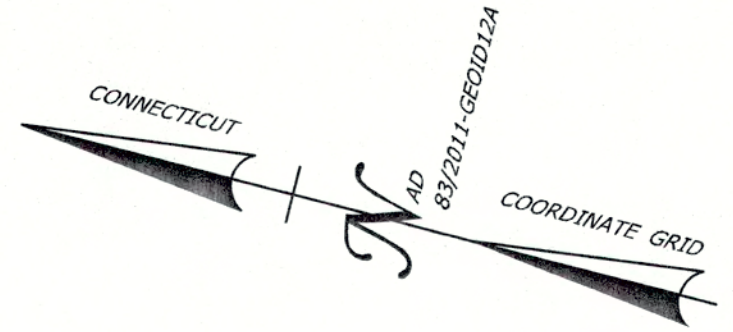


CITY OF NORWALK

EASEMENT TO CONSTRUCT AND MAINTAIN
RAILROAD BRIDGE ACQUIRED.
EASEMENT AREA = 257 ± SQ. FT.

DETAIL
SCALE 1"=20'

LIMIT OF EASEMENT
TO CONSTRUCT AND
MAINTAIN RAILROAD
BRIDGE



CITY OF NORWALK
DEFINED EASEMENT FOR
TRANSPORTATION PURPOSES
AREA = 11,987± SQ.FT.

EASEMENT FOR TRANSPORTATION PURPOSES AND
APPURTENANCES THERETO ACQUIRED.

REFERENCES:

- GENERAL LOCATION SURVEY BY CONDOT DISTRICT 3, PROJECT NO. 301-176, CADD FILE: SV-D3-301-0176-Norwalk-Walk-Bridge-Replacement-Parcels.GRN.DGN
- CONDOT RAILROAD VALUATION MAP VOLUME 53, SECTION 61/62, SHEET 31, STATION 1551+20 TO STATION 1604+00; DATED JUNE 30, 1915; PREPARED BY THE OFFICE OF VALUATION ENGINEER, BOSTON, MASS.
- MAP ENTITLED "MAP OF PROPERTY PREPARED FOR NORWALK TRANSPORTATION TERMINAL, INC. AT NORWALK, CONN" BY SAMUEL W. HOYT, JR., CO., INC. DATED 10-15-1959; SCALE 1"=30' (N.L.R. MAP NO. 5483)
- MAP ENTITLED "PROPERTY SURVEY, DEPICTING REED PUTNAM URBAN RENEWAL - PARCEL 5, (PROPOSED MARITIME GARAGE PARKING PARCEL), NORWALK, CT, PREPARED FOR NORWALK REDEVELOPMENT AGENCY" BY REDNISS & MEAD, DATED 11-16-2001; SCALE 1"=30' (N.L.R. MAP NO. 12258)
- MAP ENTITLED "PROPERTY SURVEY DEPICTING SONO MARITIME CONDOMINIUM, 11, 15 & 19 NORTH WATER STREET & 25 & 29 MARSHALL STREET, PREPARED FOR NORWALK REDEVELOPMENT AGENCY" BY REDNISS & MEAD, DATED 3-18-2004; REVISED 5-25-2004; SCALE 1"=30' (N.L.R. MAP NO. 12566)
- MAP ENTITLED "PROPERTY SURVEY DEPICTING REVISED LOT LINES 11, 15 & 19 NORTH WATER STREET & 25 & 29 MARSHALL STREET, PREPARED FOR NORWALK REDEVELOPMENT AGENCY" BY REDNISS & MEAD, DATED 5-20-2004; SCALE 1"=30' (N.L.R. MAP NO. 12565)
- MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY DEPICTING MARITIME YARDS PREPARED FOR SONO PROPERTY INVESTORS, LLC" BY REDNISS & MEAD, DATED 8-26-2015; REVISED 9-1-2015; SCALE 1"=40'
- MAP ENTITLED "PROPERTY MAP PREPARED FOR THE MARITIME CENTER AT NORWALK, 44W STREET, NORTH WATER STREET AND WASHINGTON STREET (ROUTE 136), NORWALK, CONNECTICUT" BY GREINER SURVEYING & MAPPING, DATED MARCH 1986; REVISED THROUGH 11-6-86; SCALE 1"=40'
- MAP ENTITLED "NEW YORK, NEW HAVEN & HARTFORD RAILROAD, OFFICE OF ENGINEER - REAL ESTATE, LAND IN NORWALK, CONN. TO BE CONVEYED AND EASEMENT TO BE GRANTED TO NORWALK TANK CO., INC." DATED JUNE 1963; REVISED JULY 1963; SCALE 1"=50' (N.L.R. MAP NO. 6266)

REFERENCES CONTINUED:

- CONDOT B.R.C. FILE (102) 7001-000-319
- CONDOT B.R.C. FILE (102) 7001-000-319R
- CONDOT B.R.C. FILE (102) 7001-000-546
- CONDOT B.R.C. FILE 102-126-10
- CONDOT B.R.C. FILE 102-126-19
- CONDOT B.R.C. FILE (102) 301-176-21
- VOLUME 134, PAGES 564 & 565 (EASE'S)
- VOLUME 1259, PAGE 209 (WARR.)
- VOLUME 1283, PAGE 199 (WARR.)
- VOLUME 1315, PAGE 137 (WARR.)
- VOLUME 277, PAGE 242 (WARR.)
- VOLUME 604, PAGE 392 (EASE.)

NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018. IT IS A RIGHT OF WAY SURVEY AND IS INTENDED TO DEPICT THE LIMITS OF THE PROPERTY TRANSACTION FOR THE PROJECT REFERENCED HEREON. THE BASE LINE FROM WHICH THIS PROPERTY TRANSACTION IS REFERENCED CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY.
- THE FEATURES DEPICTED ARE THE RESULT OF THE GENERAL LOCATION SURVEY FOR THE PROJECT OR AS REFERENCED HEREON.
- THE PROPERTY AND STREET LINES DEPICTED CONFORM TO CLASS D ACCURACY. THEY HAVE BEEN COMPILED FROM VARIOUS SOURCES AND ARE NOT TO BE CONSTRUED AS NECESSARILY BEING THE RESULT OF A FIELD SURVEY, NOR DO THEY REPRESENT A PROPERTY/BOUNDARY OPINION.
- ASSUMED STREET LINE WAS USED WHERE THE CITY HAD NO ESTABLISHED STREET LINE. THE CURB LINE WAS USED AS A GUIDE FOLLOWING THE FORMAT USED IN REFERENCE MAPS 5, 6 AND 7.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

SCALE IN FEET

DATE	REVISION	REQ. BY
09/28/20	REV. CONST. EASE. NO. 2	E.G.F.
11/02/20	EASE. REV. CHANGED TO REVISED EASE.	D.J.M.

FOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL

TOWN NO. 102

PROJECT NO. 301-176

SERIAL NO. 21A

SHEET 1 OF 1

DATE

CHRISTINE E. AUBREY, P.L.S.

TITLE MANAGER - SURVEY OPERATIONS

DATE

RIGHT OF WAY SURVEY

TOWN OF NORWALK
MAP SHOWING EASEMENT ACQUIRED FROM
CITY OF NORWALK

BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

WALK RAILROAD BRIDGE REPLACEMENT

SCALE 1"=20' MARK D. ROLFE, P.E. FEBRUARY 2020

CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

DRAWN BY KJC
DATE 12/9/19
CHECKED BY SAE
DATE 1/13/20

File: p:\valdot\proj\tech\seon\lnecom\CT DOT Documents\010 - Projects - Active\0301-0176-500-Pre-Design\05-Property-Maps\SV_CS_301-176_021A-PM.dgn



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 - SOLAR PANEL INSTALLATION AT JEFFERSON MARINE SCIENCE ELEMENTARY SHOOOL**

DATE: DECEMBER 27, 2021

As part of an initiative created by the Mayor's Energy Task Force, the Norwalk Public Schools is continuing its efforts to deliver green energy incentives when opportunities arise. By way of a public competitive bid process, Greenskies Clean Energy LLC, was awarded an agreement to provide Norwalk City owned properties with solar panels when requested. To date, Greenskies Clean Energy LLC has installed solar panels on the roof at Naramake Elementary School and they are currently installing solar panels on the newly constructed roof at the Ponus K-8 STEAM School.

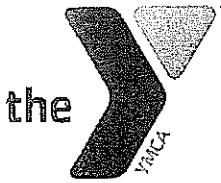
Each time a project is identified, Norwalk Public Schools enters into a Solar Power & Services Agreement directly with Greenskies Clean Energy LLC. Each Solar Power & Services Agreement allows the Norwalk Public Schools to lease solar panels for a length of time (typically 20 years) and benefit from the large energy savings while taking advantage of green incentives at the same time.

The Norwalk Public Schools is committed to a solar array for all new school projects as it is best served when a newly constructed roof is installed.

The Renovation as New project currently underway at Jefferson Marine Science Elementary School is the next assignment that The Norwalk Public Schools has elected to install a solar array on the new roof. A Solar Power & Services Agreement has been drafted with Greenskies Clean Energy LLC and the plan is for NPS to install a solar array at the end of the construction project once Newfield Construction provides a date.

Action Requested:

- a. **Approve the Norwalk Public Schools Facilities Department to coordinate directly with Greenskies Clean Energy LLC to install solar panels on the roof at Jefferson Marine Science Elementary School based on the conditions as listed in the Solar Power & Services Agreement.**



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL LIVING

12/15/2021

Mr. Tom Livingston, Common Council Chairman

City of Norwalk Land Use and Building Management Committee

125 East Avenue

Norwalk, CT 06851

Chairman Livingston,

I am writing on behalf of the Riverbrook Regional YMCA to request an additional 90-day extension of our existing License agreement to operate our YMCA in the 98 South Main Street building due to the continuing, although improving, Pandemic conditions continue to significantly delay our plans. The current agreement expires on December 31, 2021. We respectfully request that the City of Norwalk Land Use and Building Management Committee consider granting our request to extend the License Agreement through March 31, 2021. Our intention is to fully execute the full Lease Agreement on/before 4/1/2022.

Below please find some points regarding the YMCAs commitment to our original plan as we continue to proceed through Covid and now are requesting this Licensure Agreement to be extended to March 31, 2022.

1. Commitment to Staffing

- a. The YMCA has 1 Full Time Professional Staff person working from the Facility. Operating costs for the position is \$55,000 per annum.

2. Commitment to Facility Care/Minor Upgrades prior to Renovation Project

a. Maintenance

-The YMCA has had the first floor excluding the Americares section professionally cleaned including the waxing of the tile floor at a cost of \$2,500.

-The YMCA has completed the following initial upgrades/replacements that include the following:

- Fire, Security, Sprinklers with ADT Security \$3,484 [work completed June 2021]
- Wireless Access Points by Advanced Computer Technology [ACT] for \$7,244 [Work completed June 2021]
- Wireless Installation by ACT for \$4,999 [work completed June 2021]
- Wiring by FET for \$3,319 [work completed May 2021]
- Phone System for \$5,052 [Work completed by September 2021]
- Painting and wall repair \$8,900 [Work completed by September]

[Note, the Y recognizes that Alan Lo must be consulted regarding how to categorize these expenses/investments into the facility]

3. Our Continued Commitment to Project and Development Consultants

- a. The YMCA has completed an agreement valued at \$15,000 with a professional consultant that has successfully guided the organization through an RFP and Interview process for an Architect of Record and Construction Management/General Contracting Firm [7 qualified firms applied]. The Architect of Record that was selected and is now under agreement valued at \$50,000 is Antinozzi Associates, Inc. who has currently been developing schematical designs for the use of the property. Turner Construction Company has been selected as the Construction Management Firm from a field of 8 qualified candidates and is now operating with the YMCA under a Pre-Construction agreement valued at \$65,000. Construction is expected to begin by the late Summer of 2022. Note that Americares plans to continue programming and services through the construction period.
- b. The YMCA is under contract in the amount of \$45,000 with a Fund Development Consultant to enhance and help guide the Fund-Raising part of the overall project. The YMCA has also secured \$140,000 in contributions without formally campaigning at this point
- c. The YMCA is currently consulting with CHEFA regarding their New Market Tax Credit program and Financing with the goal of applying under their direction and guidance.
- d. State Senator Bob Duff informed the YMCA of a State Bonding Commission commitment in the amount of \$1.2 million for the project.

4. Commitment to Programming Survey/Data Collection

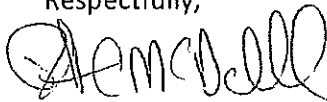
- a. The YMCA had engaged the Harvard Business School Community Partners to re-interview Key Stakeholders and to present an electronic survey to residents of the South Norwalk Community regarding program needs post Pandemic. The

HBSCP Team completed their project and presented their final report to the YMCA Board of Directors on October 27, 2021. The report indicated a continued very strong interest in YMCA programming along with Americares and other critically needed services [report is attached].

- b. The YMCA will be collaborated with the Norwalk Housing Authority to operate a Youth Triathlon Camp this summer held at the 98 South Main Street YMCA. The camp served 30 children from the community.
 - c. Currently the YMCA is hosting Person to Person's distribution site for clothing along with a weekly pre-school program for Mommy and Me program operated by Side-by-Side Charter School. The Annual Community Thanksgiving Meal was also held at the site and the Christmas Holiday gift give away is currently being supplied and will again take place at the site. Finally, the Y will be conducting a weeklong vacation school aged childcare camp during the final week of December for 18 children.
 - d. Please note that most of our programs will be delivered for a low fee basis and we will also use a sliding fee scale as we continue to move toward the end of the Pandemic.
5. The YMCA is Committed to Signing the Long-Term Lease commencing on March 31, 2022.
- a. Remodeling Construction shall begin in the late summer/early fall of 2022 after the Construction Bids Awarded [Early/Mid-Summer of 2022].

Thank you so much for the great work that you and all the volunteers and staff do for the City of Norwalk.

Respectfully,



Robert C. McDowell, Chief Executive Officer



RIVERBROOK REGIONAL YMCA
WILTON YMCA BRANCH
NORWALK YMCA BRANCH

Strategic Priorities and Plans

98 S. Main Street YMCA Center

August 4, 2021



HARVARD | BUSINESS | SCHOOL

Alumni Club of Connecticut

Community Partners

Agenda

- Background
- Findings
- Conclusions
- Recommendations
- Risk Assessment
- Next Steps
- Roadmap
- Other Social Service Providers in South Norwalk
- Metrics
- Appendix

Background

- Riverbrook Regional YMCA (RYMCA) is partnering with the City of Norwalk to develop a new state-of-the-art YMCA center at 98 South Main Street in South Norwalk.
- RYMCA is currently operating under a licensure agreement with the City and is in the process of moving into the building and conducting a Summer Camp for youth.
- Post licensure agreement, RYMCA plans to sign a long-term 30-year lease.
- Market area includes South Norwalk neighborhood plus six surrounding neighborhoods for a total population of 31,408.
 - Market has more low-income (15% poor) and more ALICE families (42%) than the balance of the City; it is also more diverse (39% Hispanic, 20% Black, 2% Asian).
- South Norwalk neighborhood is rapidly gentrifying as younger white professionals move in.
- Challenge for 98 South Main Street project: Which financial segments to target and what mix of social, educational, and health services to provide.

Findings: Programs & Services

- **Overall:** Community's needs are broad and deep. Pressure to become unfocused and overcommitted.
- **Youth & Activities:** Many youth are overweight and don't eat right. Need ESL instruction, homework help, and something to do after school.
- **Family Health:** Main medical diagnoses are around diabetes, hypertension, obesity, and high cholesterol. Cultural/social activities are needed for isolated seniors. Onsite childcare would be a big help.
- **Undocumented:** Presenting with very complex healthcare needs and don't have health insurance. Struggling financially and emotionally, don't speak English, can't find resources, not sure who to trust.
- **Workforce Development:** Mentoring, computer training, and workforce development for teens, adults, and seniors are important services to offer.

Findings: Programs & Surveys

Top 10 Programs*

Norwalk	Black	Hispanic	Darien	All
Exercise Classes	After School and Camps	Exercise Classes	Childcare	Exercise Classes
Heath and Fitness for Teens and Children	Exercise Classes	Camp (summer and school vacation)	After School and Camps	After School and Camps
After School and Camps	Camp (summer and school vacation)	After School Tutoring	Exercise Classes	Heath and Fitness for Teens and Children
Camp (summer and school vacation)	After School Tutoring	Heath and Fitness for Teens and Children	Senior Activities	Camp (summer and school vacation)
Exercises for Seniors	Computer Training	After School and Camps	Camp (summer and school vacation)	Childcare
Youth Safety and Violence Prevention Mentoring	Heath and Fitness for Teens and Children	Exercises for Seniors	Health and Wellness Seminars	Senior Activities
Childcare	College Readiness	Health and Wellness Seminars	Safety Around Water (formerly Swim Access)	Exercises for Seniors
Senior Activities	Childhood Obesity	Safety Around Water (formerly Swim Access)	Heath and Fitness for Teens and Children	Health and Wellness Seminars
After School Tutoring	Safety Around Water (formerly Swim Access)	Community Resource Referrals	Health & Wellness Fair	Safety Around Water (formerly Swim Access)
Safety Around Water (formerly Swim Access)	Access to Food, Showers, and Medical Care	Parenting Skills Workshops	Winter Coats and Children's Holiday Gifts	Youth Safety and Violence Prevention Mentoring

*Based on 172 total online survey responses.



Findings: Programs and Services

Bottom 10 Programs*

Norwalk	Black	Hispanic	Darien	All
Asthma	Summer Learning Loss Prevention Program	Household Budgets Seminar	Group Music Lessons (guitar, recorder)	Group Music Lessons (guitar, recorder)
Seminars and Informational Forums	Seminars and Informational Forums	Group Music Lessons (guitar, recorder)	Immigrant Acclimation	Asthma
AA Meetings in Spanish	Local Dance Troupe Rehearsals	AA Meetings in Spanish	Walking Clubs	RACE 4 CHASE Youth Triathlon Program
Personal Trainer	ESL/Path to Fluency	Arthritis/Chronic Pain Management	Gardening	Online Home Workouts
Online Home Workouts	RACE 4 CHASE Youth Triathlon Program	Martial Arts	RACE 4 CHASE Youth Triathlon Program	Seminars and Informational Forums
Martial Arts	Community Garden	Multi-purpose Space for Partnership Opportunities	Virtual Job Fair	Community Garden
Community Garden	Togetherhood Volunteer Program	Community Garden	Parkinson's Exercise Program	Martial Arts
Local Dance Troupe Rehearsals	Gardening	COVID-19 Vaccinations	Seminars and Informational Forums	Local Dance Troupe Rehearsals
Gardening	Immigrant Acclimation	Parkinson's Exercise Program	Martial Arts	Gardening
Parkinson's Exercise Program	Parkinson's Exercise Program	Gardening	Local Dance Troupe Rehearsals	Parkinson's Exercise Program

*Based on 172 total online survey responses.

Findings: Target Market

- **Overall:** Market is gentrifying and becoming more diverse but still anchored on low income, POC households, especially Hispanic.
- **Qualitative:**
 - Y should appeal to a diverse audience
 - Neighborhood is characterized by lower middle-income families, single moms between the ages 30 and 50, and kids home alone after school
 - Despite gentrification, SoNo has a greater percentage of children living in poverty (55%) than found in 95% of all U.S. neighborhoods
 - Many individuals are Spanish-speaking and have only a 4th-5th grade level of education.
- **Quantitative:** 4,764 low-income residents vs. 17,909 residents at the ALICE threshold in SoNo and six surrounding neighborhoods.

Findings: Target Market

Strategic Options

Using Detailed Income Data from Norwalk ACTs

	Residents by Income, % at ALICE				
	Low Income	ALICE	At ALICE Threshold	Above ALICE Threshold	Total
S. Norwalk + 6 Surrounding Neighborhoods	4,764	13,145	17,909	13,499	31,408
% this Population	15.2%	41.9%	57.0%	43.0%	100.0%
Other Norwalk Neighborhoods	3,327	16,716	20,043	37,086	57,129
% this Population	5.8%	29.3%	35.1%	64.9%	100.0%
Total Norwalk	8,091	29,861	37,952	50,585	88,537
% this Population	9.1%	33.7%	42.9%	57.1%	100.0%
United Way of Western CT Statistics	10%	33%	43%	57%	100%

Findings: Community Perspectives

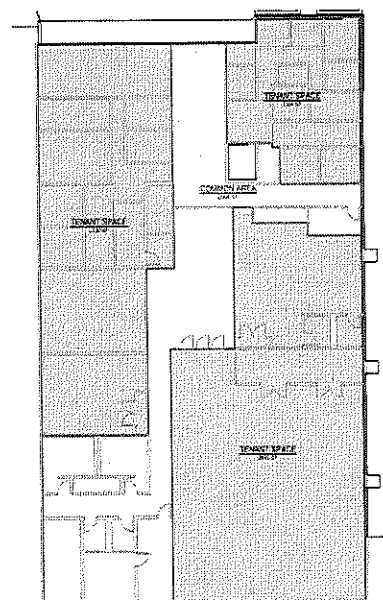
- **City of Norwalk:** Important not be perceived as a second NEON. Should not be a social services center since this would tend to attract “only people who would be low income.” Nonprofit leaders are aware of the 98 S. Main project, but it is less clear that the residents know about it.
- **Nonprofit Leaders:** Aware and enthusiastic, frequently expressed desire to be involved.
- **Residents:** Seems to be low awareness. Concern about possible apathy given low response rate to survey.

Findings: Potential Partners

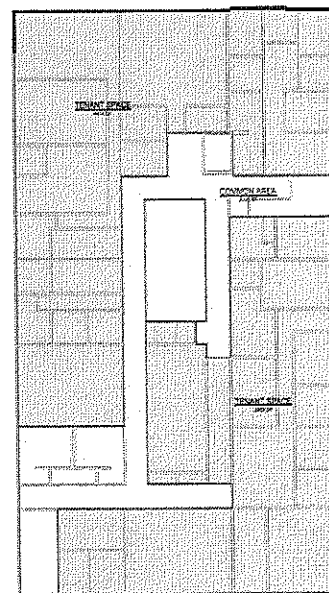
Potential Partner	Space Requirements	Role
Americares	2,500 sq. ft.	Free health clinic.
Catholic Charities of Fairfield County	Up to 5,000 sq. ft.	Programs that feed the hungry and homebound, shelter the homeless, strengthen families, assist the physically and emotionally challenged, and deliver consultation and assistance to immigrants.
Norwalk Housing Authority	3,687 sq. ft. + office and programmatic space	Free after-school and enrichment programs for children.
UCAN	700 sq. ft.	TBD
YWCA Darien/Norwalk	Programmatic space	Parent Awareness family-focused program that provides free support and education to parents and children with the goal of encouraging health, and positive development of Norwalk youth and families.

Findings: Facility Configuration & Space Allocation

Community Partner	Sq. Ft. Allocation	Tentative Occupancy Date
Americares	2,500	Present
Norwalk Housing Authority	3,687	7/23
UCAN	700	TBD
Norwalk YMCA	7,666	Present
TBD	1,297	TBD
Common Area	4,910	--
Total Useable Sq. Ft.	20,760	--



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Total rentable building area	20,760 SF
1 st floor rentable building area	10,431 SF
2 nd floor rentable building area	10,329 SF
Total common area	4,910 SF
Total common area 1 st floor	2,904 SF
Total common area 2 nd floor	2,006 SF
Total usable SF (rentable minus common area)	15,850 SF

Add on factor = rentable building area/usable building area
Add on factor is 31% based on the following plans

Findings: Financial Plans Operating and Fund Raising

\$10/Sq. Ft. Is Adequate to Cover Projected Costs

		2023	2024	2025	2026	2027
	Growth	Base year				
Eversource Heat	3.0%	6,900	7,107	7,320	7,540	7,766
SNEW Electric	3.5%	27,000	27,945	28,923	29,935	30,983
Trash	2.0%	5,200	5,304	5,410	5,518	5,629
Real Estate Taxes	2.0%	230	235	239	244	249
License Fees (Business/Elevator)	2.0%	475	485	494	504	514
Snow Removal	2.0%	1,200	1,224	1,248	1,273	1,299
Insurance	2.0%	8,155	8,318	8,484	8,654	8,827
General Maintenance	2.0%	7,650	7,803	7,959	8,118	8,281
Elevator Maintenace	3.0%	1,750	1,803	1,857	1,912	1,970
Alarm Monitoring/land line	2.0%	2,250	2,295	2,341	2,388	2,435
MPR Supervision (15% of rev)	2.0%	6,000	6,120	6,242	6,367	6,495
Janitorial Services	2.0%	3,100	3,162	3,225	3,290	3,356
Custodian Sal & Benefits	2.5%	14,250	14,606	14,971	15,346	15,729
Cleaning Supplies	2.0%	980	1,000	1,020	1,040	1,061
Security Personnel	3.0%	10,200	10,506	10,821	11,146	11,480
Security System	2.0%	5,000	5,100	5,202	5,306	5,412
Telephones	1.0%	600	606	612	618	624
Postage	2.0%	500	510	520	531	541
Printing & Promotion/Mktng	2.0%	2,500	2,550	2,601	2,653	2,706
Conf/Training	2.0%	3,500	3,570	3,641	3,714	3,789
Organizational Dues	2.0%	9,500	9,690	9,884	10,081	10,283
Daxko/IT	2.0%	5,243	5,348	5,455	5,564	5,675
Management Fee	2.5%	72,000	73,800	75,645	77,536	79,475
		194,183	199,085	204,116	209,280	214,578
Total Usable SF --- Cost/SF	20,000	9.71	9.95	10.21	10.46	10.73

To user:

1. Estimated costs of base year (2023) in green-bordered cells.
2. Estimated inflation rate of costs over the four years after the base year.
3. The model will calculate the projected costs and totals.



Conclusions

1. **Target Market:** Difficult choice. Greatest need is centered on low income, perhaps undocumented population. Smartest choice, however, is likely a combination of ALICE and low-income market because of size, trends, and many common needs.
 - Low Income: Highest need group, inability to pay.
 - ALICE: Potential for greater fee revenue, ignores highest need group.
 - Both: Fill greatest needs of community, one segment may preempt being able to serve the other segment.
2. **Services & Programs:** The Y's focus on Youth Development and Healthy Families is confirmed. While there is a need for services for the undocumented and very low-income residents, probably best not to primarily focus on these since other organizations may be better positioned to offer these services and 98 S. Main needs to not be seen as a center focused on the low-income market. There is a need in the community for case management and maybe, the Y in conjunction with another agency, could provide this.



Conclusions

Continued

3. **Communication:** An awareness-building communication effort will be needed. The key decisions are “message” and “media”. This effort needs to be initiated soon.
4. **Operating Costs:** The assumptions on operating costs, tenant lease rates, and philanthropic capacity need confirmation.
5. **Community:** The community needs to be involved on an ongoing basis. 98 S. Main needs to be seen as a “Center for the Community” and not as a “Center brought to the Community.”
6. **Facilities:** The number of tenants, their sq. ft. allocation, and whether they are agreeable to a 30% charge for common costs associated with the space they occupy will impact Y financials. Approximately \$200,000 in operating costs will have to be paid for by the tenants, a grant that supports a Y program, or the Y as part of the cost of running the building.

Recommendations

1. Lead with Youth Development & Healthy Families. Possible program offerings:
 - After School/Vacation: In conjunction with NHA, FCA and/or Norwalk Police.
 - Healthy Families: In conjunction with Americares, Norwalk Hospital and/or Norwalk Community Health Center.
 - Exercise Classes.
 - In post-construction phase, look to expand offerings to include workforce development and senior healthy living.
2. Target families (ages 30-50) in neighborhoods in, and surrounding, South Norwalk. Get input on best youth range to initially target based on need and receptivity.

Recommendations

Continued

3. Initiate communications program: (see Slide 17 for greater detail)
 - Target: Neighborhood residents (head of household ages 30-50).
 - Message: “Your Y is Here.”
 - Media: Online and PR.
4. Confirm tenants and lock-in leases at needed rates.
5. Make sure staff members are bilingual.
6. Create a governing structure: Riverbrook Y Board approves plans and budgets, key personnel, major policies for 98 S. Main. Form an Advisory Council composed of community leaders, nonprofit leaders, and community members who review/input on plans and budgets and act as sounding board.

Marketing Strategy and Objectives

- **Marketing Objectives:** Create awareness and interest in the Y at 98 S. Main Street. Note: Focus on programs, not facility.
- **Marketing Strategy:**
 1. **Positioning:** (Note: Target audience, frame of reference, key benefit, reason to believe). For families in Norwalk, the Norwalk Y is the place you can trust to provide programs that are good for your children and good for your family's health because the Y is focused on you and your family's needs.
 2. **Target Audience:** Primary target is women, 30-50, in "ALICE" households with children living in South Norwalk and neighborhoods surrounding South Norwalk. Secondary target: Youth 12-18 years old.
 3. **Programming:** Offer a collection of programs that appeal to all segments of target market (e.g., women 30-50; children 5-12; teens 12-18).
 4. **Message:** The Norwalk Y is bringing programs for you and your family, right to your doorstep, and that the Y welcomes everyone.
 - Use an umbrella message such as "Your Y is here" supported by news of programs.

Marketing Strategy and Objectives

Continued

- **Marketing Strategy: (continued)**
 5. **Media:** Primary medium is social media. Augment with email and local media opportunities that hit market targets (e.g., newsletters from churches).
 6. **Public Relations:** Participate in all neighborhood events; create events in Ryan Park; news releases for opening/construction milestones.
 7. **Timing:** Initiate social media and public relations as soon as possible.
 8. **Measurement:** Marketing effort should be measured by visits as well as awareness and intent to try.

Risk Analysis

Financial Years 2023 – 2027

Case	Factors	Result	Financial 5-Year Impact
Most Likely Outcome	Y forgiven absence. Programs address real needs. Spanish language important but there are other non-English needs. A reasonable balance of low-income and ALICE families is achieved.	Americares and NHA become tenants. Y occupies the balance of the building. No grants received. Modest non-rent expenses.	(\$750,000)
Worst Outcome	Cultural differences, security, violence, drugs and other criminal elements. Fights between groups.	Poor attendance. Y burdened with high building costs. No funding support for programs. Large intervention expenses beyond rent.	(\$2,000,000)
Best Outcome	Y's manager becomes the charismatic face of the Y. All groups feel welcome and are well supported by NPOs. Y becomes a high-quality provider of services.	Another tenant who occupies 25% of the space. Funders support the Y. Lower intervention expenses.	(\$350,000)



Pro Forma for Y Scenarios

Financial Years 2023 – 2027

	Most Likely Outcome		Worst Outcome		Best Outcome	
	1 year	5 years	1 year	5 years	1 year	5 years
Expected Rent	\$ 80,000	\$ 400,000	\$ -	\$ -	\$100,000	\$ 500,000
Grants Raised	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 250,000
Revenue	\$ 80,000	\$ 400,000	\$ -	\$ -	\$150,000	\$ 750,000
Projected Operating Expenses	\$ 200,000	\$1,000,000	\$ 200,000	\$ 1,000,000	\$200,000	\$1,000,000
Y Financial Responsibility	\$(120,000)	\$ (600,000)	\$(200,000)	\$(1,000,000)	\$ (50,000)	\$ (250,000)
Intervention		\$ (150,000)		\$(1,000,000)		\$ (100,000)
Total Y Outflow over Five Years		\$ (750,000)		\$(2,000,000)		\$ (350,000)
Total Y Outflow per Year		\$ (150,000)		\$ (400,000)		\$ (70,000)

Expected rent: Americares and NHA take the expected space (2,500 and 3,687 sq ft) and pay 30% upcharge for \$ 13.00 per square foot rent.

Best Case: Another 25% in rent revenue from new tenant.

Intervention Expenses: Expenses that the YMCA pays beyond rent to support the center, such as unfunded rent or additional administrative or service-related programs.

Next Steps

- Flesh out program offerings.
- Secure commitments from City, Americares, and NHA.
- Line up other partners.
- Form and convene Advisory Council.
- Construct and launch communications.
- Agree on architectural plan.
- Launch fund raising.
- Establish reporting and metrics.

Roadmap

Key Dates

Project Milestone	Due Date
Revised Lease Term Schedule	TBD
Hire Architect	July '21
Design Work Complete	March '22
Hire Construction Manager	January '22
Identify Qualified Contractors	March '22
Receive Bids	June '22
Select Winning Bids	June '22
Start Construction	July '22
Complete Initial Alterations	October '22
Complete All Construction	May '23
Proof of Funds Raised Provided to City	May 22, 2022

Metrics

- Fund Development
 - Total dollars raised
 - Total individual donors
- Programs
 - Develop 12-month master calendar
 - Survey respondents would take another class
 - Survey respondents would recommend to others
- Finances
 - Total revenue
 - Total expense
 - Overhead %
- Boards/Governance
 - Advisory Council members
- Marketing/Communications
 - # of press hits
 - # of website hits
 - % of residents aware of project
 - Social media activity
- Volunteer Management
 - Total number of volunteers
 - Total number of volunteer hours
- Facility
 - Average response time of work order completion

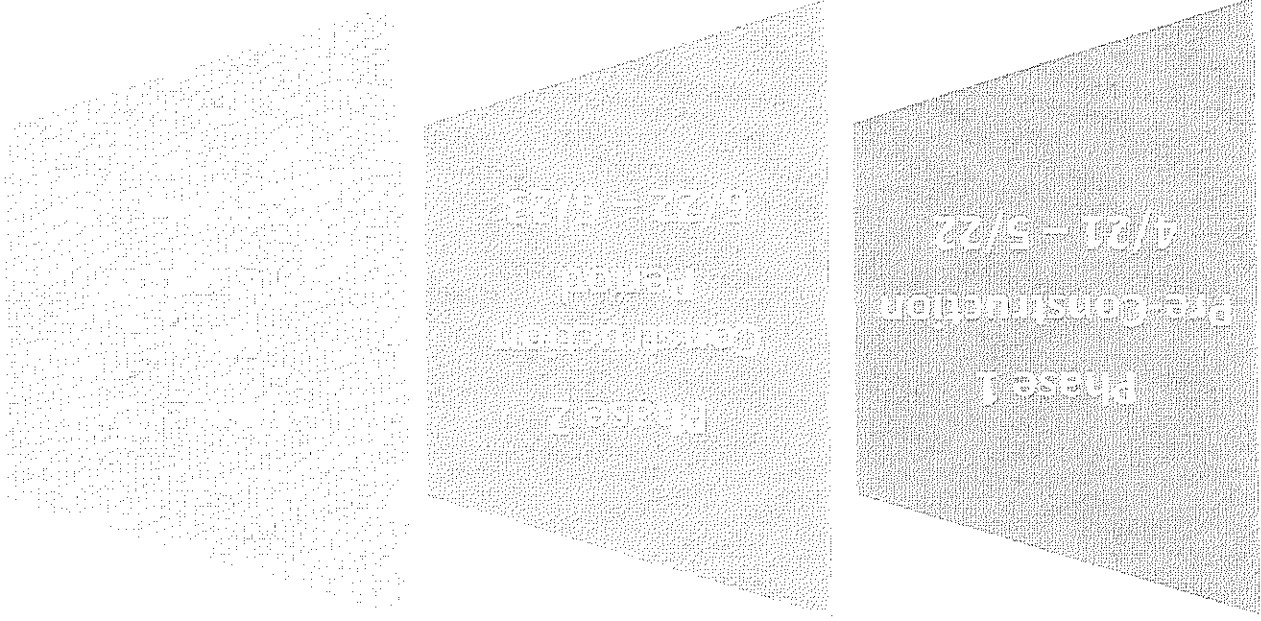
Appendix



98 South Main Street

Project Approach

- The Riverbrook Regional YMCA is partnering with the City of Norwalk on a new state-of-the-art YMCA center for 98 S. Main Street in South Norwalk. The programming, facility use, and finances are different in each phase of construction.



Project Team

Riverbrook Regional YMCA

- Trisha Bam
- Rev. Lindsay Curtis
- Desiree Edwards
- Willa Jefferson
- Carol Johnson
- Clay Larsen
- Pam Kelley
- Bob McDowell
- David Roger
- Luisa Uriarte
- Dr. Susan Weinberger
- Fred Wirth

HBSCT Community Partners

- Angela Piscitello
- Erv Shames
- Norman Toy
- Andrew Traub

Interviews with Community Leaders and Potential Partners

- Jennifer Barahona, CEO, Norwalk ACTS
- Carrie Bernier, Executive Director, Norwalk Community College Foundation
- Adam Bovilsky, Executive Director, Norwalk Housing Authority
- Rob Cashel, CEO of Family & Children's Agency
- Peter Cordeau, CEO of Norwalk Hospital
- Lamond Daniels, Chief of Community Services, City of Norwalk
- Dr. Alexandra Estrella, Superintendent of Schools of Norwalk
- Karen Gottlieb, CEO of Americares
- Brian Griffin, President, Norwalk Chamber of Commerce
- Rebeca Kaplan, Family Nurse Practitioner, Norwalk Community Health Center
- Thomas Kulhawik, Chief of Norwalk Police Department
- Reverend Edicson Orozco, Saint Joseph and Saint Ladislaus Parish
- Zeljka Trivunovic, Director of Operations and Planning, Alliance for Community Empowerment
- Kenneth Waller, CEO of Norwalk Community Health Center

Online Survey to Define Initial Services

- We administered a bilingual online survey of community leaders and residents within a two-mile radius of the facility to help us better understand the needs and interests of the South Norwalk community.
- The survey included questions specific to programming based on the unique issues influencing the community:
 - Health & Wellness
 - Youth Development
 - Social Responsibility
 - Employment & Work
 - Community Building.
- Over 10,827 total email invitations were sent with 161 responses (1.5%). Some surveys were completed via invitations sent from Norwalk ACTS, Norwalk ACTS' Community Engagement Council, and Norwalk Housing Authority.
- Respondents expressed an interest in an array of typical YMCA programs, including programs for teens and high school aged youth, after school tutoring, childcare, group aerobics, and community events.

Markets to Target

Alternative Methodology Using ALICE CT Level Data

Alternative Measures	% Ethnicity/Race At ALICE Threshold	% Ethnicity/Race Above ALICE Threshold	% Total Population	% of Total Population At ALICE Threshold	% of Total Population Above ALICE Threshold
% Surrounding Neighborhoods by Ethnicity/Race					
Black	57.0%	43.0%	21.9%	12%	9%
Hispanic	63.0%	37.0%	39.2%	25%	15%
Asian	50.0%	50.0%	4.4%	2%	2%
White	30.0%	70.0%	34.5%	10%	24%
				50%	50%
Population in S. Norwalk + 6 Surrounding Neighborhoods				31,408	31,408
Estimated Population in S. Norwalk + 6 Surrounding Neighborhoods				15,704	15,704
Note: Americare patients place of residence is 97% Norwalk.					
Source: UWW study for State of CT, 2018.					



Roadmap

Gantt Chart

	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023
BUILDING								
Revise lease term schedule	10/1/21							
Provide proof of funds raised to City	11/1/21							
Hire architect	11/1/21							
Decide on potential tenants		1/1/22						
Come up with preliminary occupancy list and desired square footage		1/1/22						
Run list of potential tenants by City		1/1/22						
Identify initial occupants, if needed		1/1/22						
Complete design work			1/1/22					
Hire construction manager			1/1/22					
Identify qualified contractors			1/1/22					
Receive bids				1/1/22				
Select winning bids				1/1/22				
Start construction				1/1/22				
Complete initial alterations					1/1/23			
Complete construction								1/1/23
Move into building								1/1/23
PROGRAMMING								
Agree on target markets	10/1/21							
Review list of top programs identified by SoNo residents	1/1/22							
Identify programs YMCA can provide during construction		1/1/22						
Identify interim locations for programming, if needed		1/1/22						
Identify partners to fill gaps, if needed		1/1/22						
Hire Spanish-speaking staff								1/1/23
Opportunistically provide programs to establish presence			1/1/22		1/1/23			1/1/23
Incorporate learnings into program preparations for Phase 3							1/1/23	1/1/23
Begin programming preparations for Phase 3 opening							1/1/23	1/1/23

Roadmap

Gantt Chart (Continued)

	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023
GOVERNANCE								
Hire manager for 98 S. Main Street								
Create Advisory Board for 98 S. Main St. facility								
Approach The Community Fund of Darien to play role of convener								
Report periodically to Mayor's office								
Report periodically to RYMCA Board								
Gather and report metrics on various programs, as possible								
Create annual report, including pieces from each of tenants								
Initiate monthly meeting of tenants to discuss building, program, or other issues								
MARKETING								
Identify list of potential tenants and supporters								
Schedule regular, individual meetings with potential tenants and supporters								
Send marketing plan/press releases to create awareness/anticipation (with photos):								
Planning for construction (e.g., Mayor & Lamond Daniels in hard hats)								
Construction plans near								
Construction begins								
Progress report(s)								
We're nearly done								
Grand opening								
Hold community events in Ryan Park to create buzz (e.g., farmers/flea markets)								
Hold grand opening								
FUNDRAISING								
Continue capital campaign								

List of Social Service Providers in South Norwalk

Organization	Type	Street Name	Street No.
Calvary Baptist	Faith Based	Concord Street	21
Mount Zion Baptist	Faith Based	South Main Street	96
Canaan Institutional Baptist	Faith Based	Concord Street	31
Norwalk SDA Church (Youth Ministries)	Faith Based	South Main Street	101
St. Joseph Church (CREDO = Young Adult Group)	Faith Based	South Main Street	85
Side by Side Community School	School	Chestnut Street	10
Columbus Magnet Elementary School	School	Concord Street	46
Columbus Magnet School	Child/Day Care	Concord Street	46
Julissa Perdomo	Child/Day Care	South Main Street	111
The Children's Playhouse Too	Child/Day Care	West Ave.	31
CTown Supermarkets	Grocery	Washington Street	5
Day Street Community Health Center	Health	Day Street	49
Day Street Community Health Center Health Hotline	Health	Day Street	49

List of Social Service Providers in South Norwalk

Continued

Organization	Type	Street Name	Street Number
South Norwalk Community Center	Health	South Main Street	98
Norwalk Housing Authority SEL Support	Housing	Monroe Street	24
Open Door Shelter Homeless Shelter	Homelessness	Merritt Street	4
Person to Person Food Pantry	Food Pantry	South Main Street	76
Serving All Vessels, Equally Inc. SEL Support	Anti-violence programs	Concord Street	31
Soundview Landing	Housing	Day Street	20
King Kennedy Homes	Housing	Chestnut Street	43
Leroy Downs Apartments	Housing	Monroe Street	26
Maritime Aquarium	Parks & Rec	North Water Street	10
Norwalk Police Department	Municipal	Monroe Street	1
Columbus Summer Camp by Carver	OST (Out of School) Provider	Concord Street	46
Camps at The Maritime Aquarium	OST Provider	North Water Street	10
South Norwalk Branch Library	Library	Washington Street	10
South Main Grocery & Deli	Grocery	South Main Street	58



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 : LAND USE AND BUILDING MANAGEMENT COMMITTEE
 FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*
 RE : NORWALK SENIOR CENTER AT ROOSEVELT CENTER
 DATE: DECEMBER 27, 2021

The Norwalk Senior Center has been a tenant at the Roosevelt Center since 1991. The current lease is scheduled to expire on June 30, 2026. They occupy the 1930's portion of the original building and they also share use of the two multi-purpose rooms and the old assembly space which they use for active recreation functions.

Within the 1930's portion of the building, there is a number of classrooms of which one classroom was leased to Senior Services Coordinating Council. Recently, the Senior Services Coordinating Council was dissolved and at this time, the Norwalk Senior Center would like to include this classroom as part of their lease with the City.

Attached is a request letter from Beatrix Lane, Executive Director of the Norwalk Senior Center.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute an amendment to the Lease Agreement with Norwalk Senior Center for the use of Roosevelt Center at 11 Allen Road to include Room #8 as part of the Leased Premises. All remaining terms of the lease to remain unchanged.

Norwalk Senior Center

Your Connection to Life and Learning

June 4, 2021

MEMO

To: Alan Lo, Buildings & Facilities Manager, City of Norwalk

From: Beatrix Lane, Executive Director, Norwalk Senior Center *BL*

Re: Room 8, 11 Allen Road, Norwalk CT

I am writing to request the use of Room 8 (inside the old Roosevelt School) for purposes of Norwalk Senior Center's operations as they relate to providing multiple support services to the elderly & seniors of Norwalk CT effective July 6, 2021.

I understand this request would require an amendment to our lease agreement with the City of Norwalk.

Please feel free to contact me at 203-847-3115 ext. 103 should you have any questions or comments related to this matter.

Thank you for your kind consideration of this request.

TO: MEMBERS OF LAND USE & BUILDING MANAGEMENT COMMITTEE

FROM: NEIL RENNIE, PROPERTY MANAGER

DATE: DECEMBER 29, 2021

RE: **NORWALK POLICE HEADQUARTERS – ROOF TOP UNIT (RTU'S) REPLACEMENT PROJECT**

Norwalk Police Headquarters building was constructed in 2003. There are 5 roof top mechanical units (RTU) that service the building. These units operate 24/7 based on the operating needs of the building. The RTU's have become more prone to refrigerant leaks (R-22) and mechanical failures (motors, circuit boards, etc.) which makes them then less reliable and require frequent servicing.

As part of the 2019-2020 Capital Budget, \$100,000 was allocated to replace one of the failing unit. This unit was replaced and as part of the 2021-2022 Capital Budget, an additional \$460,000 was allocated for the replacement of the remaining four units which include new actuators with BACNET Interface to existing BMS system (provided by NEEC our control contractor).

On November 10, 2021 the City's Purchasing Department solicited bids for the replacement of the four Roof Top Units. The City received five (5) bids. The results are as follows: (Alternate 1 is for dehumidification of the Crime Scene/I.D testing labs)

FIRM	Base Price	Alternate 1
Tucker Mechanical, Inc.	\$380,508.00	\$ 9,427.00
Action Air System	\$387,000.00	\$ 8,000.00
Sav-Mor Cooling & Heating, Inc.	\$394,000.00	\$ 9,900.00
Universal Building Service LLC	\$459,073.00	\$32,402.40
Southport Contracting Inc.	\$490,000.00	\$12,500.00

After reviewing the bids, the Purchasing Department and the Office of Building Management recommend the award to Tucker Mechanical as the lowest qualified bidder.

ACTION REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute an Agreement with Tucker Mechanical, Inc. for the replacement of 4 roof top mechanical units at Police Headquarters for a total not to exceed \$389,935.00. Funds are available from account #0920/22 7100 5777 C0137**
- b. **Authorize the Office of Building Management to issue change orders on the contract for a total not to exceed \$38,993.50.**

Authorization 1

102-360 Norwalk Traffic Signal System Upgrade – Phase 4 - Easements from Housing Authority of the City of Norwalk

Authorize the Mayor, Harry W. Rilling to execute any and all easement document necessary as part of State Project 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 and compensate the Norwalk Housing Authority of the City of Norwalk \$5,140 as fair market value for 252 square feet of easement rights to install traffic signal appurtenances over a strip of land owned by the Housing Authority of the City of Norwalk, identified and described on a map entitled "Right of Way Survey, City of Norwalk, Map Showing Easement Acquired From the Housing Authority of the City of Norwalk, subject to a positive report from the Planning Commission.

Authorization 2

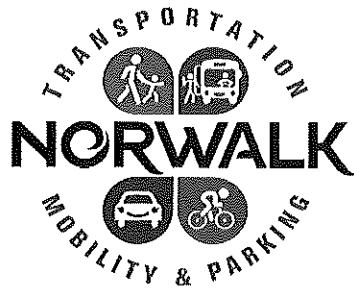
102-360 Norwalk Traffic Signal System Upgrade – Phase 4 - Easement from Grace Baptist Church

Authorize the Mayor, Harry W. Rilling to execute any and all easement document necessary as part of State Project 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 and compensate Grace Baptist Church \$1,930 as fair market value for 48 square feet of easement rights to install traffic signal appurtenances over a strip of land owned by the Grace Baptist Church, identified and described on a map entitled "Right of Way Survey, City of Norwalk, Map Showing Easement Acquired From Grace Baptist Church by the City of Norwalk, subject to a positive report from the Planning Commission.

Authorization 3

102-360 Norwalk Traffic Signal System Upgrade – Phase 4 - Easements from Riverview East Condominium

Authorize the Mayor, Harry W. Rilling to execute any and all easement document necessary as part of State Project 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 and compensate Riverview East Condominium \$3,210 as fair market value for 190 square feet of easement rights to install traffic signal appurtenances over a strip of land owned by Riverview East Condominium, identified and described on a map entitled "Right of Way Survey, City of Norwalk, Map Showing Easement Acquired From Riverview East Condominium by the City of Norwalk, subject to a positive report from the Planning Commission.



CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7260
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

To: Members of Community and Economic Development Committee
Members of Common Council
Members of the Planning Commission

From: Michael M. Yeosock, Principal Engineer

Date: 12/29/21

RE: State Project 102-360 Norwalk Traffic Signal Upgrade – Phase 4 - Easement Acquisitions

BACKGROUND:

The City of Norwalk has received a FHWA grant administered by the State of Connecticut Department of Transportation to upgrade 5 traffic signals at various locations in Norwalk. As part of the design phase for this project, it was determined that there was a need to obtain three easements to be able to install some of the traffic signal control equipment. Two (2) of the easements needed are for the West Avenue at Grace Baptist Church traffic signal replacement while the 3rd easement is for the East Avenue at Eversley traffic signal upgrade. In accordance with the federal acquisition procedures for real property that applies to this project, an independent third-party appraisal was undertaken to determine the value of these easements. The value of the easements are as follows: 148 East Ave - \$3,210 for 190 square feet, 20 West Avenue - \$5,140 for 252 square feet and 17 West Avenue - \$1,930 for 48 square feet. City Staff has met with the owners of 2 of these properties who agree with the offer and are in discussion with the 3rd property owner.

FINANCIAL IMPACTS:

The overall cost for the three easements is \$10,280.00 which is 100% reimbursable through the grant.

STAFF RECOMMENDATION:

Staff recommends authorizing the Mayor, Harry W. Rilling to execute all easement documents and make all easement payments necessary to secure the easements required for the installation of proposed traffic appurtenances at 17 West Avenue, 20 West Avenue, and 148 East Avenue.

Book No.	N/A
Drawn By	JAM/NO
Checked By	NO
Scale	1" = 20'
Sheet No.	1 OF 1
Date	JUNE 2, 2020
Job No.	120304
	
WEST USA INC. 100 WINDING DRIVE CHRY. RD. FIVE NORWALK, CONNECTICUT 06854	
DATE	DESCRIPTION

MAP SHOWING EASEMENT ACQUIRED FROM THE HOUSING AUTHORITY OF THE CITY OF NORWALK BY THE CITY OF NORWALK WEST AVENUE NORWALK, CONNECTICUT

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

MICHAEL J. GARON L.S. #70366

DRAFT

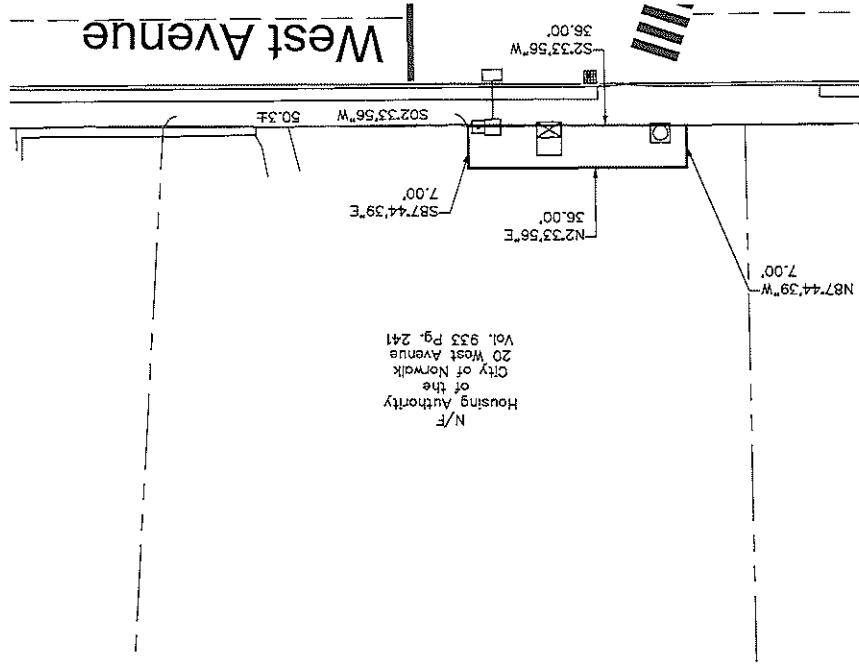
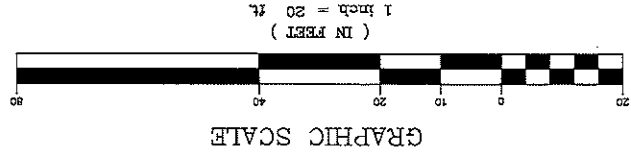
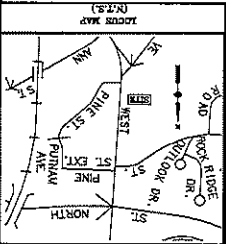
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

LEGEND

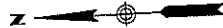
PROPERTY LINE
EASEMENT LINE

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS.
2. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 WITH RESPECT TO EXISTING CONDITIONS, AND CLASS B WITH RESPECT TO PROPERTY LINES.
3. BOUNDARY DETERMINATION OF EXISTING RIGHT OF WAY AND PROPERTY LINES IS BASED UPON A RESURVEY. BOUNDARY DETERMINATION OF THE TRAFFIC EASEMENT AREA IS BASED UPON AN ORIGINAL SURVEY.
4. THE TYPE OF SURVEY PERFORMED IS AN EASEMENT PLAN.
5. NORTH ARROW REFERS TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH2011) AND IS BASED ON GPS OBSERVATIONS PREPARED BY WSP USA.



N/F
City of Norwalk
Housing Authority
of the
City of Norwalk
20 West Avenue
Vol. 933 Pg. 241



Sheet No.	1 OF 1
Date	JUNE 2, 2020
Drawn By	ZM/MC
Checked By	MC
Scale	1" = 20'
Project No.	N/A

WSP USA, Inc.
100 Westinghouse Drive, 1st Floor
Westborough, MA 01581
508-853-0044

WSP

MAP SHOWING EASEMENT ACQUIRED FROM RIVER VIEW EAST CONDOMINIUM BY THE CITY OF NORWALK WEST AVENUE, NORWALK, CONNECTICUT

DATE: _____ EDITION: _____

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

MICHAEL J. GARON L.S. #70366

DRAFT

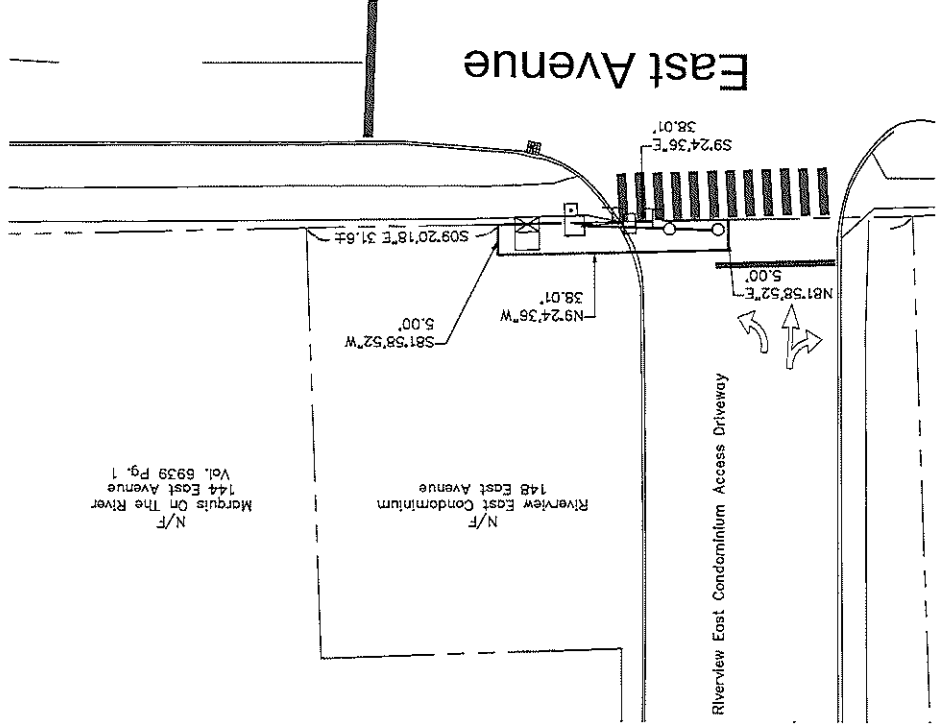
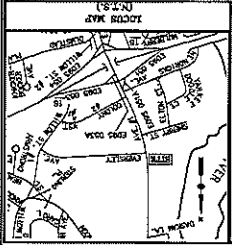
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

_____ EASEMENT LINE
_____ PROPERTY LINE

LEGEND

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-500b-1 THROUGH 20-500b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS.
2. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 WITH RESPECT TO EXISTING CONDITIONS, AND CLASS B WITH RESPECT TO PROPERTY LINES.
3. BOUNDARY DETERMINATION OF EXISTING RIGHT OF WAY AND PROPERTY LINES IS BASED UPON A RESURVEY. BOUNDARY DETERMINATION OF THE TRAFFIC EASEMENT AREA IS BASED UPON AN ORIGINAL SURVEY.
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GENERAL NOTES



N/F
Riverview East Condominium
148 East Avenue
Marquis On The River
Vol. 8939 Pg. 1

