

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

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Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Irene Dixon at idxon@norwalkct.gov to provide written public comment prior to the meeting.

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

I. ROLL CALL

Ms. Woods Matthews called the Roll:

Council at Large:	Mr. Gregory Burnett	Mr. Edwin Camacho
	Mr. Joshua Goldstein	Ms. Nora Niedzielski Eichner
	Ms. Barbara Smyth	

District A: Ms. Nicol Ayers Mr. David Heuvelman

District B: Ms. Diana Revolus Ms. Darlene Young

District C: Mr. John Kydes Ms. Jenn McMurrer

District D:

District E: Mr. Thomas Livingston

At Roll Call there were twelve (12) Common Councilmembers present and three (3) absent (Ms. Alterman, Mr. Meek and Ms. Shanahan). A Quorum was present.

Also present were Mayor Harry Rilling; Corporation Counsel, Mario Coppola and Michelle Woods Matthews, Director of Communications

II. ACCEPTANCE OF MINUTES

Special Meeting: April 20, 2023

The following correction was made to the minutes:

Correct the spelling of the word motion.

**** MR. HEUVELMAN MOVED TO ACCEPT THE MINUTES AS CORRECTED
** MOTION PASSED UNANIMOUSLY**

Regular Meeting: April 25, 2023

The following correction was made to the minutes:

Correct the spelling of the word motion.

**** MS. SMYTH MOVED TO ACCEPT THE MINUTES AS CORRECTED
** MOTION PASSED UNANIMOUSLY**

III. PUBLIC PARTICIPATION

There were no members of the public who wished to comment this evening.

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

RESIGNATIONS:

Mayor Rilling announced the following resignations:

Jennifer Balliett, Conservation Commission

John Moeling, Conservation Commission

APPOINTMENTS:

There were no appointments announced this evening.

REAPPOINTMENTS:

There were no reappointments announced this evening.

MAYOR'S REMARKS:

Mayor Rilling announced that May is Mental Health Month; in support, the City held its 2nd annual norWALK. Mayor Rilling recognized May is also Asian/Pacific American Month and Haitian Heritage Month. He will join Ms. Revulus in raising the Haitian flag on May 18, 2023, at the Heritage Wall.

The City of Norwalk is hosting its first National Kids in the Park Day, which encourages kids and families to connect with local, state, and national parks. Norwalk Public Schools will be giving away free books the same day. Restaurant Week will be held in June, and Mayor Rilling encouraged local businesses to participate.

Mayor Rilling announced that Chief of Staff, Laoise King, has accepted a new opportunity as Deputy Commissioner at the Department of Transportation. Council members joined Mayor Rilling in congratulating Mrs. King and expressed their thanks to Ms. King for all she has done during her time as Chief of Staff.

V. COUNCIL PRESIDENT

A. GENERAL COUNCIL BUSINESS:

RESIGNATION AND APPOINTMENTS

City Of Norwalk
Common Council
Common Council Chambers and Via Teleconference
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RESIGNATIONS: There were no resignations announced this evening.

APPOINTMENTS: There were no appointments announced this evening.

REAPPOINTMENTS: There were no reappointments announced this evening.

B. CONSENT CALENDAR:

Mr. Burnett announced that Ms. Niedzielski Eichner would be reading this evening's Consent Calendar.

**** MS. NIEDZIELSKI EICHNER MOVED THE FOLLOWING CONSENT CALENDAR:**

VI. REPORTS: DEPARTMENTS, BOARDS AND COMMISSIONS

A. CORPORATION COUNSEL

VII. COMMON COUNCIL COMMITTEES

A. ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

2. AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED WITH SUBMISSION OF THE PY49 ANNUAL ACTION PLAN TO HUD.

3. AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE ANY AND ALL DOCUMENTS CONSISTENT WITH THE APPROVED PY49 ANNUAL ACTION PLAN.

B. LAND USE AND BUILDING MANAGEMENT COMMITTEE

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A FIRST AMENDMENT TO THE MANAGEMENT AGREEMENT BETWEEN THE CITY OF NORWALK AND CONNECTICUT INSTITUTE FOR COMMUNITIES, INC. (CIFIC) TO PROVIDE EARLY CHILDHOOD PROGRAMS AT NATHANIEL ELY CENTER TO EXTEND THE TERM OF THE AGREEMENT FROM JULY 1, 2023 TO JUNE 30, 2028.

2. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A FIRST AMENDMENT TO THE MANAGEMENT AGREEMENT BETWEEN THE CITY

OF NORWALK AND CONNECTICUT INSTITUTE FOR COMMUNITIES, INC. (CIFIC) TO PROVIDE EARLY CHILDHOOD PROGRAMS AT BENJAMIN FRANKLIN CENTER TO EXTEND THE TERM OF THE AGREEMENT FROM JULY 1, 2023 TO JUNE 30, 2028.

3. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH GILBANE BUILDING COMPANY FOR NORWALK HIGH SCHOOL IMPROVEMENT PROJECT TO PROVIDE:

**ADDITIONAL PRE-CONSTRUCTION SERVICES IN THE AMOUNT OF \$90,761 ENVELOPE REVIEW SERVICES IN THE AMOUNT OF \$38,000 INTERDISCIPLINARY DOCUMENT COORDINATION IN THE AMOUNT OF \$134,524 CONTRACTOR CONTROLLED INSURANCE PROGRAM SERVICES SAVINGS IN THE AMOUNT OF (\$300,000.00) TO BE TAKEN AT THE TIME OF GMP AMENDMENT INCORPORATION OF A PROJECT LABOR AGREEMENT (PLA) NO FEE REQUIRED
ACCOUNT NO. 09215010 5777 C0787**

**4. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH VAN ZELM HEYWOOD & SHADFORD, INC. TO PROVIDE BUILDING COMMISSIONING SERVICES FOR THE SOUTH NORWALK SCHOOL PROJECT FOR A TOTAL NOT TO EXCEED \$102,905.
ACCOUNT NO. 09225010 5777 C0808**

**5. AUTHORIZE OFFICE OF BUILDING MANAGEMENT TO ISSUE CHANGE ORDERS ON CONTRACT FOR ADDITIONAL SERVICES AS MAY BE REQUIRED FOR A TOTAL NOT TO EXCEED \$10,000.
ACCOUNT NO. 09225010 5777 C0808**

C. PUBLIC WORKS COMMITTEE

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A SECOND AMENDMENT TO THE MARCH 11, 2021 AGREEMENT BETWEEN THE CITY OF NORWALK AND AI ENGINEERS, INC. FOR PROJECT NO. DPW2021-1 ON-CALL ENGINEERING SERVICES. THE AMENDMENT IS TO EXTEND THE AGREEMENT FOR A PERIOD OF ONE (1) YEAR AT A SUM NOT TO EXCEED \$125,000.00 BILLABLE ON AN HOURLY BASIS WITH AN OPTION TO EXTEND FOR ONE (1) ADDITIONAL TERM FOR ONE (1) YEAR.

ACCOUNT NO. 01 40 30 5258

09 23 4021 5777 C0021
09 24 4021 5777 C0021
09 22 4021 5777 C0315
09 23 4021 5777 C0315
09 24 4021 5777 C0315
09 22 4021 5777 C0318
09 24 4021 5777 C0318
09 23 7100 5777 C0583
09 21 4021 5777 C0440
09 22 4021 5777 C0440
09 24 4021 5777 C0440
09 23 4021 5777 C0617
09 24 4021 5777 C0617
09 20 4027 5777 C0643
09 21 4021 5777 C0643
09 22 6030 5777 C0643
134010 5796 APW04
134010 5796 APW05
134010 5796 APW07

2. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A SECOND AMENDMENT TO THE MARCH 11, 2021 AGREEMENT BETWEEN THE CITY OF NORWALK AND TIGHE & BOND, INC. FOR PROJECT NO. DPW2021-1 ON-CALL ENGINEERING SERVICES. THE AMENDMENT IS TO EXTEND THE AGREEMENT FOR A PERIOD OF ONE (1) YEAR AT A SUM NOT TO EXCEED \$125,000.00 BILLABLE ON AN HOURLY BASIS WITH AN OPTION TO EXTEND FOR ONE (1) ADDITIONAL TERM FOR ONE (1) YEAR.

ACCOUNT NO. 01 40 30 5258

09 23 4021 5777 C0021
09 24 4021 5777 C0021
09 22 4021 5777 C0315
09 3 4021 5777 C0315
09 24 4021 5777 C0315
09 22 4021 5777 C0318
09 24 4021 5777 C0318
09 23 7100 5777 C0583
09 21 4021 5777 C0440
09 22 4021 5777 C0440
09 24 4021 5777 C0440
09 23 4021 5777 C0617
09 24 4021 5777 C0617

09 20 4027 5777 C0643
09 21 4021 5777 C0643
09 22 6030 5777 C0643
134010 5796 APW04
134010 5796 APW05
134010 5796 APW07

3. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A SECOND AMENDMENT TO THE MARCH 11, 2021 AGREEMENT BETWEEN THE CITY OF NORWALK AND WESTON & SAMPSON ENGINEERS, INC. FOR PROJECT NO. DPW2021-1 ON-CALL ENGINEERING SERVICES. THE AMENDMENT IS TO EXTEND THE AGREEMENT FOR A PERIOD OF ONE (1) YEAR AT A SUM NOT TO EXCEED \$125,000.00 BILLABLE ON AN HOURLY BASIS WITH AN OPTION TO EXTEND FOR ONE (1) ADDITIONAL TERM FOR ONE (1) YEAR.

ACCOUNT NO. 01 40 30 5258

09 23 4021 5777 C0021
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09 22 4021 5777 C0315
09 23 4021 5777 C0315
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09 22 4021 5777 C0318
09 24 4021 5777 C0318
09 23 7100 5777 C0583
09 21 4021 5777 C0440
09 22 4021 5777 C0440
09 24 4021 5777 C0440
09 23 4021 5777 C0617
09 24 4021 5777 C0617
09 20 4027 5777 C0643
09 21 4021 5777 C0643
09 22 6030 5777 C0643
134010 5796 APW04
134010 5796 APW05
134010 5796 APW07

4A. AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF NORWALK AND CDM SMITH INC., FOR PROFESSIONAL ENGINEERING SERVICES FOR PROJECT DRG 2023-2 ENGINEERING SERVICES - MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4), FOR A SUM NOT TO EXCEED \$250,100.00.

ACCOUNT NO. 134010 5796 APW06
09 2 4062 5777 C0361
09 24 4062 5777 C0361

4B. AUTHORIZE THE CHIEF OF OPERATIONS AND PUBLIC WORKS TO EXECUTE ORDERS ON THE CONTRACT WITH CDM SMITH INC., FOR PROFESSIONAL ENGINEERING SERVICES FOR PROJECT DRG 2023-2 ENGINEERING SERVICES – MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4), FOR A SUM NOT TO EXCEED \$25,000.00.

ACCOUNT NO. 134010 5796 APW06
09 2 4062 5777 C0361
09 24 4062 5777 C0361

**** MOTION PASSED UNANIMOUSLY**

VII. COMMON COUNCIL COMMITTEES

A. ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

**** MR. KYDES MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE A LAND DISPOSITION AND DEVELOPMENT AGREEMENT (THE “LDA”) TOGETHER WITH ANY AND ALL OTHER AGREEMENTS AND DOCUMENTS REQUIRED THEREUNDER WITH SONO TOD II, LLC (THE “DEVELOPER”) FOR PURPOSES OF CONVEYING A PORTION OF 30 MONROE STREET CONSISTING OF 46,094± SQ. FT. IDENTIFIED AS “CONCEPT PROPERTY LINES” AS AND WHEN SHOWN IN A CERTAIN MAP ENTITLED “ZONING LOCATION & TOPOGRAPHIC SURVEY, 17 CHESTNUT, PREPARED FOR SONO TOD II LLC, NORWALK, CONNECTICUT” DATED MARCH 14, 2023 AND PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. (THE “CITY PARCEL”), SAID CITY PARCEL TO BE CONSOLIDATED WITH LAND OF THE DEVELOPER IDENTIFIED ON THE TAX ASSESSORS RECORDS AS M/BL 2/55/6, 2/25/57 AND 2/55/22 (THE “DEVELOPER PROPERTY” TOGETHER WITH THE CITY PROPERTY, COLLECTIVELY, THE “PROJECT SITE”) FOR PURPOSE OF CONSTRUCTING WITHIN THE PROJECT SITE A MIXED-USE DEVELOPMENT CONTAINING: COMMERCIAL SPACE; RESIDENTIAL UNITS; STRUCTURED PARKING FACILITY, 60 OF WHICH TO BE DEDICATED FOR USE BY COMMUTERS OF THE SOUTH NORWALK TRAIN STATION; RECREATIONAL AREA; AND RELATED IMPROVEMENTS (THE “PROJECT”), PURSUANT TO THE LDA TERM SHEET.**

Mr. Bidoli, Executive Director Norwalk Redevelopment Agency shared his screen and reviewed the project. This will make way for a 200-unit development near the train station and 60 parking spaces will be sold to the developer and replaced with a parking garage. The parcel will be acquired at fair market value and an escrow account will be established. Mr. Bidoli added that they are working with a thoroughly vetted Norwalk business.

Corporation Counsel, Darin Callahan reviewed the finances for the project. Mr. Livingston commended Mr. Bidoli and Mr. Callahan for mitigating the risk and protecting the City. He said this can be a template for future deals.

Mr. Kydes expressed his thanks and said that it is great that the Norwalk taxpayers will not pay for all the infrastructure.

**** MOTION PASSED UNANIMOUSLY**

VIII. RESOLUTIONS FROM COMMON COUNCIL

There were none this evening.

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

There were none this evening.

X. SUSPENSION OF RULES

There were none this evening.

XI. ADJOURNMENT

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

**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 8:05 p.m.

ATTEST:_____

Michelle Woods Matthews, Director of Communication