



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

**APRIL 2, 2025, 7:00 PM
BY ZOOM VIRTUAL MEETING**

REVISED

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



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone, and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comments are encouraged to submit them via email in advance of the meeting. For these comments to be included in the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email JoAnn Acquarulo, Buildings and Facilities Manager, at jacquarulo@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. CALL TO ORDER

II. PUBLIC HEARING

A. Parking Authority lease of SoNo Train Station to Tacos Please LLC

- 1. Authorize the leasing of approx. 1300± sq. ft. of space at the South Norwalk Train Station (inbound side) to Adrian Hurtado (Tacos Please LLC) for a term of 5 years with two (2) lessee options to extend the term for consecutive (5) years period each, rent to be negotiated and approved by the Norwalk Parking Authority.**

III. ROLL CALL

IV. ACCEPTANCE OF MINUTES

- A. March 5, 2025 Minutes**

V. PUBLIC PARTICIPATION

VI. OLD BUSINESS

- A. Parking Authority lease of SoNo Train Station to Tacos Please LLC**

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VII. NEW BUSINESS

- A. Elevator Maintenance Contract Bid- #4421**

- 1. Authorize the Mayor, Harry W. Rilling, to execute an agreement with TK Elevator Corp. for the elevator maintenance services at various City buildings. Agreement will be for five (5) years beginning July 1, 2025 for a total amount not to exceed \$130,286.19. Funding is available in various building operating accounts for FY 2025 - 2026 and subsequent years will be subject to availability of operating funds.**
- 2. Authorize a contingency allowance in the amount not to exceed \$5,000 per year in the event Building Management takes on the management of Lockwood Mathews Mansion Museum as well as the Norwalk Community Recreation Center upon its completion.**

- B. State Proj: 103-0263N – NORWALK HIGH SCHOOL/P-TECH –EVERSOURCE ENERGY GAS AGREEMENT**

- 1. Authorize the Mayor, Harry W. Rilling, to execute a general gas service agreement with Eversource Energy for the Norwalk High School Project for a term of 15 years and a \$0.00 contribution amount.**

- C. BOILER PURCHASE APPROVAL FOR ROWAYTON ELEMENTARY SCHOOL HVAC PROJECT**

- 1. Authorize the Purchasing Agent to issue a purchase order to F.W. Webb Company to purchase the boilers for the Rowayton Elementary School (State Project #103-001 HVACN) in the amount of \$109,840.00. Funds are available in Acct. #09245010 5777 C0843.**
 - a. Authorize allowance for change order in an amount not to exceed \$5,492.00. Acct. #09245010 5777 C0843.**

VIII. DISCUSSION

- A. Monthly Report for School Construction Projects**

IX. ADJOURNMENT