

Mayor Knopp asked for a moment of silence to honor John Roberto, recently deceased, who belonged to the American Legion Post and other organizations within the City.

II. ACCEPTANCE OF MINUTES - Special Meeting March 19, 2002

The following corrections were made: on page 1, Roll Call should be corrected to indicate that eleven (11) members were present when the meeting was called to order. Another member joined later in the meeting. On page 2, last sentence of the last paragraph, change the word "they" to "we."

**** MS. RIVAS MOVED TO ACCEPT THE MINUTES OF MARCH 19, 2000 AS CORRECTED.**

**** MOTION PASSED BY VOICE VOTE WITH ONE ABSTENTION (MS. BAIN).**

III. PUBLIC PARTICIPATION

Mayor Knopp opened the public speaking portion of the meeting at 8:25 p.m. and requested that each speaker limit his or her comments to three minutes.

Laurie Dobson said that she has lived in Norwalk for 20 years and feels the City is at a crossroad, especially as it relates to the proposed Norwalk Center. She wondered whether the City was ready for a project carrying a \$5 million budget and thought maybe not, especially since there would be limited options for change once approval was given and funding received. In her opinion, the developer was not taking into consideration the wants of Norwalk's residents, who have not had an opportunity to address the plans. Ms. Dobson said that a new vision is needed but cautioned against jumping too quickly. She felt the \$5 million budget item should be voted down and another developer sought.

Charles Wilhelm spoke about the Norwalk Center project, which he said was being expedited too quickly for the City to make a financial decision about without seeing the finished project. It was not his intent to see the project stalled, but he felt strongly that the people of Norwalk should take a closer look at all the particulars, specifically the traffic that would be created, before making a commitment.

Marion O'Sullivan, chairman of the senior citizens and handicapped committee, was thankful that the tax deferral ordinance would be voted on tonight; she congratulated the Council members on their foresight. Regarding the development project, she urged that everyone think twice about the proposed project. Norwalk already has many focal points and a charm all its own. She referred to Norwalk as a "city with a history."

Lee Levey, an architect, said that he was initially enthused about the Norwalk Center project but now feels there might be more negatives than positives for the City. Norwalk does not need any more big box retail stores, especially on West Avenue similar to those on Connecticut Avenue. He said the project is not defined well enough and asked that the

issue of traffic volumes be considered. Additionally, he said that the City should limit the investment it is willing to make.

Michael Dobson spoke about the Norwalk Center project. He said this is an exciting time for urban design and a good opportunity to rethink the downtown area. He would prefer to see the riverfront developed and water related industries created. He said that perhaps models of successful development could provide an alternative to what the developer is proposing. Something other than a monolithic development might create a beautiful boulevard. Mr. Dobson said that a more detailed discussion should be held before the City makes its decision.

Robert Burgess introduced himself as the executive director of N.E.O.N. and said that the best location for the new police station is on South Main and Monroe Streets. Public hearings have been held and there is uniform agreement. He urged the Council to approve funds for the project.

Regarding the Norwalk Center project, he said that N.E.O.N. has wanted a developer to propose some type of affordable housing for many years. He said that he doesn't want all of the poor people to be forced to leave the City because they can't afford to live there. He urged the Council to approve both projects at tonight's meeting.

Lynn Friedman, a Norwalk historian, urged the Council to take more time before making a decision. She said that there are many beautiful homes in Norwalk and people are interested in investing money; revitalization will happen in its own way. People need to see each other as they shop; they don't need to see large stores. Norwalk belongs to the people that live there, and developments should not be intended for out-of-towners.

Todd Bryant, President of the Norwalk Historic Alliance, said that the parcel for the proposed project is the most valuable piece of urban real estate in Connecticut, and Norwalk does not need to spend large sums of money on development. He said that the Reed Putnam and Avalon projects required much lesser amounts of funding and add a great tax revenue; big retail stores since they very often cost the City money over the long term. He said that Norwalk has the opportunity to make itself an example to others and the Council should reconsider the proposed project.

Laurel Lindstrom asked the Council not to approve funding for the Norwalk Center project, saying there was no urgency and more discussion would be helpful to everyone.

Residents have traffic concerns and thus far, no one has been able to provide solid answers. Regarding the police station, she urged the Council to step back and take a closer look and asked them to be objective and avoid tunnel vision.

Gail Wall asked the Council to take a second look at the Norwalk Center project. She said there has been a great deal of growth on Connecticut Avenue, but as a result, taxes have increased tremendously. Large box retail stores are not generating enough revenue. If this continues, people will want to leave the City. She felt appalled at the concept of eminent domain.

Wini Mola reminded the Council and others of the flood in 1955 that destroyed the original Norwalk Center. When reconstruction began and I-95 was put in, many beautiful stores were lost and the area lost much in the way of appeal that they have never recovered from. The Norwalk Center project offers an opportunity for excitement and growth to the area. Ms. Moeller said that she is dedicated to the current developer and encourages everyone else to support him as well. She said that Mr. Seligson has made many contributions over the year to Norwalk. He has vision and dedication and is a man of great pride and integrity.

Richard N. Fuller said that he has lived and worked in the City for 24 years. 'Uptown' Norwalk was talked about many years ago and is still being talked about today, but nothing has been done. He felt that the current developer has been responsive to the residents and has shown concern for the people that live in the particular area and in other parts of the City.

Jenny Plath asked the Council to vote down the proposed \$5 million project for Norwalk Center, saying that most residents do not fully understand the plans for the project. It is a universally accepted fact that big box retail has not served Norwalk well in the past. The site has a great deal of potential, but Norwalk should seek out another developer, one who will create more lower-income housing. What is being proposed will not build a community but instead will build alienation.

Dennis Bradbury said that he is on the board of Action Housing. He urged the Council to revisit the idea of the proposed Norwalk Center before making their decision and urged that the comments heard tonight be closely listened to.

Dan Brookshire urged the Council not to approve the \$5 million for the proposed Norwalk Center project. In his opinion, the "Seligson vision" is not the vision of Norwalk's residents. Big box retail doesn't offer enough benefit to the residents. He suggested that the area be developed in and around what the River has to offer.

David R. Kennedy introduced himself as President of the United Way, and urged the Council to approve the tax deferral ordinance before them, saying it is an opportunity to make life easier for the older adults in Norwalk.

James Byington, President of the Norwalk Police Union, said that he has been in the current police station building for many years. His concern is that if the proposed building isn't passed there may be many more years before something else is proposed and built. If the location is not what the Council would prefer, he asked that funding be approved and another site located.

Jonathan Beitch said that there are many working class citizens like himself who never have an opportunity to be heard. The press does a good job of advertising, but for some people, it is the only means of fact finding. He agreed with other comments regarding a project that would include the River.

Tom Aikenhead, residing on Fillow Street, said that he has obtained the signatures from 44 residents on his street in an attempt to gain the status as a scenic road. It would be the first road in the City to receive that designation, and Mr. Aikenhead expressed concern regarding widening of the street, storm walls and loss of trees being proposed.

Arthur McCauley, a resident of East Norwalk and owner of a business in SONO, asked for the Council's support and approval of the proposed \$5 million Norwalk Center project. He said that all parties have worked hard for the past five years and asked that the project receive a "yes" vote.

Attorney Frank Zullo, representing the developer, said that in 1986 Norwalk adopted a plan for the proposed site but no activity took place until his client became interested in the property in 1998. The project has already passed the EIE, and grant money from the State is ready to be received but the project must be approved first. If funds are appropriated in the budget it does not mean that they are immediately going to be spent. If the project does not received approval, the wrong message is being sent to the State and it may cause them to reconsider their decision regarding granting the funds.

Linda Vega spoke about the proposed new police station facility. She totally agreed that the building is needed but said that what is proposed is not user friendly to the community. It looks like a fortress. The structure is too huge and too ugly. Regarding the Norwalk Center project, the residents and developer don't seem to be speaking on the same level. In her opinion, non-residents are telling residents what they should have. She felt that many residents don't want additional congestion and if they wanted to live in a metropolitan area they would move to New York City.

Bill Kraus said that a redevelopment project can be fun and should involve a large portion of the community. The process is to identify the asset and meet the market. Someone should be designated as a translator so that all residents could be made to understand what is involved. Affordable housing should be built so that the community can be integrated. He said that large corporate businesses decide where to locate based on the quality of living their employees would enjoy in a particular area. It was his opinion that big box retail is not the best for Norwalk and asked the Council to vote down the proposed \$5 million project.

Steve Wise representing the developer, said that the developer is well known and has always been associated with successful developments. He and his associates have spoken at length to residents and care about what they are being told. He said that letters have been received from neighboring business owners who want to know when the project will get started. He said that the developer has shown a great deal of pride in the proposed plan and is also anxious to get started. He will continue to work with everyone in the City to assure that the project is a good one. There will continue to be public hearings to address ongoing concerns once the project has been approved. He urged that the project move forward.

Walter Briggs, President of the Rowayton Beach Association since 1991, would like everyone to step back and take a closer look at the Master Plan and compare it to what is being proposed. The question should be "how can we make Norwalk look like a beautiful and wonderful City?"

Harry Rilling spoke about the proposed police station, and said that it appears there is confusing information about it among residents. In 1998 the building's projected cost was \$13 million. Since then the Site Plan Committee evaluated 15 sites in the City then decided on the South Main and Monroe location. The new building needs to be larger to accommodate a holding facility, a property room and work center and an emergency dispatch unit. The cost involves remediation for contamination. He urged the Council to approve the projected structure.

Shelly Gerarden said that he was upset to hear the negative comments about the Norwalk Center project, adding that windows of opportunity should be taken advantage of when they present themselves. He said that he was certain the developer would work with the community to bring a viable project to Norwalk that everyone could be proud of. Mr. Gerarden felt it would be "dumb growth" for the project to be stalled and urged the Council to approve the funds for the project to move forward. If Norwalk delays, the State may decide to do the same and an opportunity may be missed.

Mike O'Guire, a real estate consultant, said that Norwalk is not the hole in the donut and property values are currently high. The property has languished for too long and a critical mass is needed to ignite it. He urged the Council to vote yes; adding that Norwalk is ripe for growth.

Tory D'Astro said that the majority of people are seeking a change for West Avenue but differ on what should take place there. Perhaps the best approach would be for the Council to approve the funding and then create a forum whereby the concerns of all citizens could be heard and a decision made thereafter.

Regina Krummel said that it is important to consider the passion of the individual residents and not just the passion of the developer. After listening to the comments being made, Ms. Krummel said that the people of the City have much to say and should be given an opportunity to speak. It sounded to her as if the residents are not ready to support the proposal.

Patsy Wrenn said that Norwalk has a lot to offer to its residents and it is important to be mindful of its identity, saying that Connecticut Avenue has turned into a disgrace -- ugly, boring and no fun. She said that Norwalk has a charm all its own that will be spoiled by construction of large box retail stores.

There being no one further wishing to address the Council, Mayor Knopp closed the public speaking portion of the meeting at 9:40 p.m.

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

Resignations: Patricia Richmond from Board of Estimate & Taxation -- Mayor Knopp thanked Ms. Richmond for her four years of dedicated service and wished her well in future endeavors.

Appointments: Water Pollution Control Authority Members -- Mayor Knopp appointed the following four candidates to the Water Pollution Control Authority.

John Atkin -- three year term.

**** MR. MANN MOVED TO APPROVE THE APPOINTMENT OF JOHN ATKIN TO THE WATER POLLUTION CONTROL AUTHORITY FOR A THREE-YEAR TERM.**

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN**

James McInerney -- three year term.

**** MR. BONDI MOVED TO APPROVE THE APPOINTMENT OF JAMES MCINERNEY TO THE WATER POLLUTION CONTROL AUTHORITY FOR A THREE-YEAR TERM.**

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN.**

Fredica Hanson -- two year term.

**** MR. BAKER MOVED TO APPROVE THE APPOINTMENT OF FREDICA HANSON TO THE WATER POLLUTION CONTROL AUTHORITY FOR A TWO-YEAR TERM.**

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN.**

Angel Rivera -- two year term.

**** MS. RIVAS MOVED TO APPROVE THE APPOINTMENT OF ANGEL RIVERA TO THE WATER POLLUTION CONTROL AUTHORITY FOR A TWO-YEAR TERM.**

**** MOTION PASSED UNANIMOUSLY BY
A VOICE VOTE OF FIFTEEN.**

B. REMARKS

Mayor Knopp said that on Thursday, April 11, 2002 at 8:00 a.m. he is hosting a conference to discuss the Long Island Sound cable crossings and will support the bill and establish a moratorium.

Mayor Knopp said that on Friday, April 12, 2002 at 8:00 a.m. there will be a Mayor's meeting in his office to discuss commercial real estate leasing opportunities in the City of Norwalk.

V. COUNCIL PRESIDENT

A. CONSENT CALENDAR

**** MR. MANN MOVED TO APPROVE THE FOLLOWING
ITEMS:**

**VI. REPORTS: DEPARTMENT, BOARDS AND
COMMISSIONS**

**A. BOARD OF ESTIMATE AND
TAXATION**

1. Approve the Special Appropriations from the April 1, 2002 Board of Estimate and Taxation meeting.

a. RESOLVED, that a sum not to exceed \$8,750 be and the same is hereby transferred from Increased Estimated Revenues to the Police Department to reflect asset forfeiture reimbursements. (Account No. 01-3010-5661).

b. RESOLVED, that a sum not to exceed \$53,945 be and the same is hereby transferred from Contingency to the Fire Department to pay for an Assistant Training Officer position which had been created by the Board of Fire Commissioners in June 2001. (Account No. 01-3140-5110).

c. RESOLVED, that a sum not to exceed \$15,000 be and the same is hereby transferred from Increased Estimated Revenues to the Department of Public Works to pay for parking violations management services. (Account No. 01-4051-5266).

VII. COMMON COUNCIL COMMITTEES

A. PUBLIC HEALTH AND WELFARE

1a. Authorize the Mayor, Alex A. Knopp, to execute any and all documents necessary to apply for and accept grant funds from the Connecticut Department of Education under the Youth Service Bureau Grant Program for 2002-2003.

1b. Authorize the Mayor, Alex A. Knopp, to execute any and all agreements, documents, instruments and amendments thereto as may be necessary to implement a Youth Service Bureau Program, pursuant to such grant funding.

4a. Authorize the Mayor, Alex A. Knopp, to execute any and all documents necessary to apply for and accept grant funds from the Connecticut Office of Policy and Management under the Neighborhood Youth Center Grant Program for 2002-2003.

4b. Authorize the Mayor, Alex A. Knopp, to execute any and all agreements, documents, instruments and amendments thereto as may be necessary to implement a Neighborhood Youth Center Program, pursuant to such grant funding.

5a. Authorize the Mayor, Alex A. Knopp, to execute any and all documents necessary to apply for and accept grant funds from the Connecticut Office of Policy and Management under the Delinquency Prevention Grant Program for 2002-2003.

5b. Authorize the Mayor, Alex A. Knopp, to execute any and all agreements, documents, instruments and amendments thereto as may be necessary to implement a Delinquency Prevention Grant Program, pursuant to such grant funding.

6a. Authorize the Mayor, Alex A. Knopp, to execute any and all documents necessary to apply for and accept grant funds from the State of Connecticut, Office of Policy and Management under the FY 2002 Summer Youth Recreation Program Grant, in the amount of \$45,000.00.

6b. Authorize the Mayor, Alex A. Knopp, to execute any and all agreements, documents, instruments and amendments thereto as may be necessary to implement a FY 2002 Summer Youth Recreation Program, pursuant to the above grant.

C. PUBLIC WORKS COMMITTEE

1. Authorize the Director of Public Works to issue Order on Contract to Safety Markings, for Project No. RD 2001-1, Proposed Painted Pavement Markings and Legends at Various Location and Schools, for a sum not to exceed \$50,000. Account # 01 40 23 5269.

3. Authorize the Mayor, Alex A. Knopp, to execute an Amendment to the Agreement with Vollmer Associates, LLP., to provide on-call structural engineering services, for a sum not to exceed \$20,000. Account #01 40 26 5258.

4. Authorize the Director of Public Works to pay the State of Connecticut, Department of Transportation, the required Demand Deposit of \$7,800 in connection with the State Project No. 102-299, Federal Aid Project TEA-PEDS (56), Norwalk River Valley Multi-Purpose Trail. Account #09 00 60 30 577 C0132.

D. PLANNING COMMITTEE

2a. Approve the Disposition Agreement by and between the City of Norwalk, Connecticut acting by

and through the Redevelopment Agency of the City of Norwalk and Day Street LLC for the Water Street Industrial Development Project located at District 2 Block 60 Lot 1 on the easterly side of Day Street.

2b. Authorize the Mayor, Alex A. Knopp, to execute the Disposition Agreement by and between the City of Norwalk, Connecticut acting by and through the Redevelopment Agency of the City of Norwalk and Day Street LLC for the Water Street Industrial Development Project located at District 2 Block 60 Lot 1 on the easterly side of Day Street.

3a. Approve the 2002-2003 Action Plan (PY28 CDBG Program).

3b. Approve the use of the optional income eligibility limits for the 2002-2003 CDBG Program Year.

3c. Authorize the Mayor, Alex A. Knopp, to execute any and all documents required to apply for, accept and implement the 2002-2003 Action Plan for Housing and Community Development.

4. Approve the RESOLUTION of the Common Council for the City of Norwalk amending the amended and restated Urban Renewal Plan for the Reed Putnam Urban Renewal Project Area by extending the date for acquisition of "Redevelopment Property" as described on exhibit "A" attached hereto and situated in Norwalk, Connecticut for a period of 90 days, to and including July 12, 2002, as provided in Conn. Gen. Stat. Secs. 8-128 and 48-6.

5. Approve the RESOLUTION of the Common Council for the City of Norwalk amending the amended and restated Urban Renewal Plan for the Reed Putnam Urban Renewal Project Area by extending the date for acquisition of property situated at 1 Putnam Avenue, in Norwalk, Connecticut for a period of 73 days, to and including July 12, 2002, as provided in Conn. Gen. Stat. Secs. 8-128 and 48-6.

6. Approve the RESOLUTION of the Common Council for the City of Norwalk amending the amended and restated Urban Renewal Plan for the Reed Putnam Urban Renewal Project Area by extending the date for acquisition of property situated at 38 Putnam Avenue, in Norwalk, Connecticut for a period of 90 days, to and including July 12, 2002, as provided in Conn. Gen. Stat. Secs. 8-128 and 48-6.

7. Approve the RESOLUTION of the Common Council for the City of Norwalk amending the amended and restated Urban Renewal Plan for the Reed Putnam Urban Renewal Project Area by extending the date for acquisition of property situated at 7 Reed Street, in Norwalk, Connecticut for a period of 90 days, to and including July 12, 2002, as provided in Conn. Gen. Stat. Secs. 8-128 and 48-6.

8. Approve the RESOLUTION of the Common Council for the City of Norwalk amending the amended and restated Urban Renewal Plan for the Reed Putnam Urban Renewal Project Area by extending the date for acquisition of property situated at 3 Reed Street, in Norwalk, Connecticut for a period of 90 days, to and including July 12, 2002, as provided in Conn. Gen. Stat. Secs. 8-128 and 48-6.

9. Approve the RESOLUTION of the Common Council for the City of Norwalk amending the amended and restated Urban Renewal Plan for the Reed Putnam Urban Renewal Project Area by extending the date for acquisition of property situated at 105 West Avenue, in Norwalk, Connecticut for a period of 90 days, to and including July 12, 2002, as provided in Conn. Gen. Stat. Secs. 8-128 and 48-6.

10a. Approve the Construction Plans dated November 21, 2001 for the Maritime Parking Garage and Roadway and Streetscape Improvements.

b. Approve the allocation of \$367,625 for completion of Working Drawings and Bid Documents for the Maritime Parking Garage and Roadway and Streetscape Improvements in conformance with the Disposition Agreement by and between the City of Norwalk, Norwalk Redevelopment Agency and Maritime Place LLC, Redeveloper and Maritime Place #3 LLC and Maritime Place #6 LLC. Account No. 09010910 5777 C0205.

c. Approve the payment of \$10,000 per month to Maritime Place LLC as its developers fee in conformance with the Disposition Agreement by and between the City of Norwalk, Norwalk Redevelopment Agency and Maritime Place LLC, Redeveloper and Maritime Place #3 LLC and Maritime Place #6 LLC, dated March 13, 2002. Account No. 09010910 5777 C0205.

E. FINANCE DEPARTMENT

1. Authorize the Mayor, Alex A. Knopp, to execute any and all documents necessary to apply for and accept grant funds from the Connecticut State Library under the 2003-2003 Historic Documents Preservation Grant Program.

2. Authorize the reduction of the Capital Budget Appropriations for the Fleet Replacement Project -- Account No. 09014031-5777-C0038 (\$85,884.00) and 09024031-5777-C0212 (\$37,462.00) -- Total Reduction: \$123,346.00.

3. Authorize the Special Capital Appropriation for a Street Sweeper and Leaf Brush Cutter Project - - Account 09024031-5777-C0249 -- Supplemental Appropriation: \$123,346.00.

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN.**

X. SUSPENSION OF THE RULES

**** MR. MANN MOVED TO SUSPEND THE RULES TO ADD AN AGENDA ITEM AS FOLLOWS:**

F. ORDINANCE

Article 7 regarding the senior tax deferral program.

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN.**

**** MR. MANN MOVED TO AMEND HIS EARLIER MOTION ON VII E 1. TO CHANGE THE YEAR FROM 2003-2003 TO 2002-2003.**

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN.**

**** MS. RIVAS MOVED TO APPROVE THE FOLLOWING:**

A. PUBLIC HEALTH AND WELFARE

2a. Authorize the Mayor, Alex A. Knopp, to execute any and all documents necessary to apply for and accept grant funds from the Connecticut State Department of Education and State Department of Education and State Department of Social Services under the School Readiness and Child Day Care Grant Program for 2002-2003.

2b. Authorize the Mayor, Alex A. Knopp, to execute any and all agreements, documents, instruments and amendments thereto as may be necessary to implement a School Readiness and Child Day Care Grant Program, pursuant to such grant funding.

**** MOTION PASSED BY VOICE VOTE WITH THREE RECUSALS (MS. BAIN, MR. MANN AND MR. BONDI).**

**** MS. RIVAS MOVED TO APPROVE THE FOLLOWING:**

A. PUBLIC HEALTH AND WELFARE

3a. Authorize the Mayor, Alex A. Knopp, to execute any and all documents necessary to apply for and accept grant funds from the State Department of Education and the State Department

of Social Services for the 2002-2003 Quality Enhancement Grant Program.

3b. Authorize the Mayor, Alex A. Knopp, to execute any and all agreements, documents, instruments and amendments thereto as may be necessary to implement the Quality Enhancement Grant Program.

**** MOTION PASSED BY VOICE VOTE WITH THREE RECUSALS (MS. BAIN, MR. MANN AND MR. BONDI).**

B. LAND USE AND BUILDING MANAGEMENT COMMITTEE

1. Authorize the Mayor, Alex A. Knopp, to execute an amendment to Wiles and Associates Architects' agreement for Brookside School to provide design services for Furniture, Fixtures and Equipment (FF&E) for a total not to exceed \$949,102. Account No. 09015010 5777 C0171.

Mr. Krummel said that there have been many negotiations between the architect and the Ad-Hoc Committee and agreement was reached that the FF&E contract should be awarded to Wiles and Associates, who the Ad-Hoc Committee feels very strongly in support of. In a special meeting the Committee voted to continue with Wiles and Associates at no more than a 9% fee. He said that Mr. Alan Lo of the Redevelopment Agency was able to negotiate the fee to 8%.

**** MR. KRUMMEL MOVED TO AUTHORIZE THE MAYOR, ALEX A. KNOPP, TO EXECUTE AN AMENDMENT TO WILES AND ASSOCIATES ARCHITECTS' AGREEMENT FOR BROOKSIDE SCHOOL TO PROVIDE DESIGN SERVICES FOR FURNITURE, FIXTURES AND EQUIPMENT (FF&E) FOR A FEE OF 8% BASED ON THE ACTUAL COST OF ITEMS IN FF&E FOR A TOTAL NOT TO EXCEED \$513,104.**

Mayor Knopp said that the outcome on the agreement was excellent; a team effort saved the City a great deal of money.

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN.**

C. PUBLIC WORKS COMMITTEE

2. Approve the resolution from the Planning Commission on March 12, 2002, to designate a portion of Fillow Street as a Scenic Road.

**** MR. PERONE MOVED THE ABOVE ITEM.**

Ms. Bain said that she would support the resolution since the designation wouldn't prevent repair of the road and at the same time would allow the community to have input into the design of the road before plans get developed and implemented. Mr. Krummel praised Mr. Aikenhead for his pioneering effort and the neighbors who put the project forward.

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN.**

E. FINANCE DEPARTMENT

4. Approve RESOLUTION appropriating \$130,000 for the Sixth Taxing District of the City of Norwalk for Capital Improvements and Authorizing the issuance of \$130,000 bonds of the City to meet said appropriation and pending issuance thereof the making of temporary borrowings for such purpose.

**** MR. KIMMEL MOVED THE ABOVE ITEM.**

Ms. Bain was appreciative of this approval, saying it would allow the 6th District to do capital projects at a favorable rate.

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN.**

F. ORDINANCE

**** MR. WRENN MOVED TO APPROVE THE AMENDMENT TO THE ORDINANCE TO ADD A NEW SECTION ARTICLE 7 FOR CREATION OF A TAX DEFERRAL PROGRAM FOR ELDERLY AND DISABLED HOMEOWNERS.**

Mr. Miklave said that he would support the Ordinance and those individuals who worked so hard to provide answers to questions should be commended. It will offer a \$2,500 tax relief to senior and disabled citizens. Mr. Miklave said that he would like to see all the tax credits programs analyzed to see what the City could do to bring greater tax relief to its elderly population and others. He added that this was diligent work on the part of those involved. Mr. Wrenn said that it was a well put together Ordinance. The Senior Tax

Relief Committee recommended that the income level be raised to \$45,000, which can not happen in 2002 but we should look to see if it could happen in 2003. Mayor Knopp added that the program will be made available to taxpayers by July 1, 2002.

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN.**

D. PLANNING COMMITTEE

- 1a. Approve the 2002-2003 Capital Budget.

**** MR. MIKLAVE MOVED TO APPROVE THE 2002-2003 CAPITAL BUDGET. AND TO AUTHORIZE THE MAYOR, ALEX A. KNOPP, TO TAKE ANY AND ALL ACTION NECESSARY OR DESIRABLE TO IMPLEMENT THE APPROVED CAPITAL BUDGET FOR FISCAL YEAR 2002-2003.**

Mr. Miklave said that his comments were related to the Norwalk Center Redevelopment project and that it was important to remember that all of those in the room share more in common that united us than could divide us. While he does not embrace the entire project as presented, Mr. Miklave cautioned against putting brakes on since it would be too long of a wait until another viable plan was brought forward.

**** MR. WRENN MOVED TO AMEND THE ABOVE MOTION AND TO REDUCE THE CAPITAL BUDGET BY \$5,000,000.**

Mr. Kimmel agreed that reducing the proposed budget by \$5 million did not mean putting the brakes on redevelopment. He was opposed to having an exclusive developer and felt strongly that the process should be opened to allow other developers an opportunity. He was certain that Mr. Seligson would not be the only developer that would push for affordable housing. He said that the Wall Street area is beautiful and was therefore very opposed to putting in big box retail stores there. Ms. Rivas said she would not be supportive of Mr. Wrenn's amendment because she felt Norwalk was being given an opportunity to work with someone who would address the housing needs of Norwalk and at the same time bring in an anchor store. He urged everyone to move forward fast and with vision. Mr. Wien said that he would support Mr. Wrenn's amendment and said that he enjoys living in Norwalk but would not enjoy seeing a big box retail store in the Wall Street area. In addition to being large and impersonal, this type of establishment would bring attention to the City, which might destroy the town's appeal to its residents. He said that he believes in development for the people not development for the developer. Mr. Mann said that he is opposed to the amendment. He represents many people who are not present. He listened to the comments and dreams of those speaking, but said the time for dreaming is over -- it is time to take action. In his opinion approving the \$5 million does not mean the project is approved as it stands. Future proposals will require approval of the Council so control is not lost. He urged that the project not be killed. Ms. Bain felt

sympathetic to both sides but said she would not support the amendment since as Mr. Mann said, the Council had final say before any decision could be implemented. She said that Mr. Seligson stepped up to hear the needs of the residents and other developers did not. He made commitments that others did not. Mayor Knopp said that the vote was not a turning point but rather a small step in the process of getting enough information to make an informed decision about any project. Authorization of the funds means that the City can continue to negotiate with the State and he was certain it would not be a good idea to lose backing of the State. He said that as a body, it is important to support the redevelopment effort and read into the record a former resolution of the former Common Council of Norwalk's commitment. He assured the Council that no action would take place without lengthy and extensive public and Council approval. In his opinion the Redevelopment Agency made an error by combining the Wall Street area with West Avenue. He said he will advise against an exclusive planning agreement with Mr. Seligson for the Wall Street area because in his mind there should be open competition. Mayor Knopp said that he is also opposed to big box retail but doesn't believe this project would be big box retail. He was appreciative of all the comments made tonight but disagreed that the area will revitalize itself. Mr. Wrenn said that he was opposed to the project not just because of the money, but because the project was fatally flawed. His major concern was that the Council would not have the control it expects to have. Mr. Kimmel said that he would not want to believe that the State would perceive Norwalk as losing credibility if the project is voted down. Mr. Bondi said that he too was torn but after listening to all comments now feels the project deserves another chance. He would vote against the amendment and agreed to deny the project would send the wrong message to the State.

**** MOTION TO AMEND FAILED BY ROLL CALL VOTE WITH NINE VOTES IN OPPOSITION(MANN, BAKER, SUTTON, MIKLAVE, RIVAS, BONDI, PORUBAN, PERONE, BAIN) AND SIX VOTES IN FAVOR (KIMMEL, HUDGINS, OLMSTEAD-SAWYER, WRENN, WIEN, KRUMMEL).**

As it related to the police station, Mr. Kimmel said that a new building is definitely needed but in the interest of keeping costs down, the amount allocated for the project should be reduced.

**** MR. KIMMEL MOVED TO AMEND THE EARLIER MOTION TO REDUCE THE CAPITAL BUDGET FROM \$9,000,000 TO \$6,000,000 FOR THE POLICE STATION PROJECT.**

Ms. Rivas said that she would not support the amendment. Allocating the money does not commit the Council to approving the proposed plan. She said that she doesn't feel qualified to make a decision about how much the project will cost. There is little sense in trying to locate another site; it would mean starting the project over again. Mr. Miklave said that he would not support the amendment but did agree that perhaps the building was too large in size. Mr. Krummel said that he would support the amendment. Ms. Bain said that not approving the funds might mean that a special appropriation will be required

down the line. She doesn't like to be continually asked for additional funding. Mr. Mann felt unable to understand that if a decision was unanimous that a building was needed why anyone was now questioning how much it would cost. Costs are what they are. Mr.

Wien said that \$9 million should remain appropriated for the project since it is a reasonable amount but wants to see a cap. Mr. Kimmel agreed that the cost would probably be higher than anticipated but it is prudent to cut costs where possible. Mr.

Perone agreed with Mr. Kimmel, saying that remediation of the site could cost substantially more than anticipated, but would not support the amendment. Ms. Olmstead-Sawyer said that the allocated cost should remain in the budget but agreed that the structure was too large for the area it will be in. Mayor Knopp asked that the amendment not be supported. He said that there are many people with a great deal of expertise that will assure the project costs remain as low as they can. Mr. Wrenn said that he would support the amendment. It sends a message that the Council is concerned about the cost and realizes it may go higher. He said that perhaps the project needs to be scaled back. Mr. Bondi said that this project was inherited from the previous administration. He cautioned everyone against being dollar wise having to pay more in the future if the project is cut back and then needs to be increased after the fact.

**** MOTION TO AMEND FAILS BY ROLL CALL VOTE WITH TWELVE VOTES IN OPPOSITION (MANN, BAKER, HUDGINS, OLMSTEAD-SAWYER, SUTTON, MIKLAVE, WIEN, RIVAS, BONDI, PORUBAN, PERONE, BAIN) AND THREE VOTES IN FAVOR (KIMMEL, WRENN, KRUMMEL).**

**** MR. PERONE MOVED TO INCREASE FROM \$17,000 TO \$30,000 FOR SIDEWALKS AND CURBS.**

**** THE MOTION WAS ADOPTED UNANIMOUSLY.**

Mr. Perone said that the money will be used for sidewalks near Ritar Ford. They will have wheel-chair access and are a hazardous at their current width.

**** MR. BONDI MOVED THAT \$10,000 BE REDUCED FROM LINE 11, PUBLIC WORKS TREE PLANTING, AND LINE 6, TREE PLANTING IN PARK AND RECS BE INCREASED BY \$10,000.**

Mr. Wien said that he would not support this transfer because he feels strongly that more trees are needed on streets, not in the parks. Mr. Perone was opposed to the motion saying that not enough time was allowed for discussion of the item.

**** MOTION FAILED BY ROLL CALL VOTE WITH EIGHT VOTES IN OPPOSITION (KIMMEL, OLMSTEAD-SAWYER, SUTTON, MIKLAVE, WIEN, PORUBAN, PERONE, KRUMMEL) AND SEVEN VOTES IN FAVOR (MANN, BAKER, HUDGINS, WRENN, RIVAS, BONDI, BAIN).**

**** MOTION TO APPROVE THE CAPITAL BUDGET PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

**** MR. MIKLAVE MOVED TO AUTHORIZE THE MAYOR, ALEX A. KNOPP, TO TAKE ANY AND ALL ACTION NECESSARY OR DESIRABLE TO IMPLEMENT THE APPROVED CAPITAL BUDGET FOR FISCAL YEAR 2002-2003.**

**** MOTION PASSED UNANIMOUSLY BY ROLL CALL VOTE.**

**** MR. MANN MOVED TO ADJOURN.**

**** MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF FIFTEEN.**

The meeting was adjourned at 11:52 p.m.

Respectfully submitted,

Carol A. Wiggins for

Telesco Secretarial Services

