

**CITY OF NORWALK  
LAND USE COMMITTEE  
CAPITAL BUDGET WORKSHOP  
JANUARY 27, 2011**

**PRESENT:** Fran DiMeglio, Chair; Torgny Astrom; Walter McLaughlin; Don Nelson; Joel Zaremby; Victor Cavallo, Anthony Aitoro, Michael Chieffalo (8:35 p.m.)

**STAFF:** Michael Wrinn; Frank Strauch

**OTHERS:** Michael Moccaie; Susan Marks; Mark Gorian; Hal Alvord; David Westmoreland; Susan Gunn-Bromley; John Slovak; Susan Sweitzer; Michael Moore; Munro Johnson; Michael Sgobbo; Richard Linnartz

**I. RECREATION & PARKS**

Mr. Michael Moccaie the director of Recreation and Parks presented all of the Capital Budget requests for 2011-2012. He explained in more detail the Calf Pasture Beach Bathhouse renovation project and specific revenue generating ideas for the future, including the construction of tensile structures and small boat storage.

Mr. Moccaie gave the Land Use Committee a sense of what has been happening in Cranbury Park, including the master plan, past capital projects that have been completed, and his work with the State Historic Preservation Office to place the Gallaher Estate on the National Historic Register.

Mr. Moccaie gave the Land Use Committee a sense of what has been happening with remediation work specific to the house at Fodor Farm.

Mr. Wrinn asked if the combined requests will be enough to finish the project. Mr. Moccaie answered in the affirmative.

Mr. Cavallo asked about why the capital request for Basketball and Tennis Courts were not in the Board of Education requests. Mr. Moccaie explained that all school grounds are managed and maintained by Recreation and Parks, therefore the requests come out of his department.

Mr. Cavallo asked if there any other parks that do not provide drinking water. Mr. Moccaie answered Ryan Park, Ludlow Park, and Fitch Park. He also mentioned to the Land Use Committee that this was a special request of the Council to provide a drinking fountain in Flax Hill Park.

Ms. DiMeglio asked if Mr. Moccaie should be looking at some master plan in regards to this issue of a provision of drinking fountains in parks. Mr. Moccaie answered that there would be too much cost for such a plan as he would need to use operating budget funds.

Mr. Astrom asked about the use of the open space fund and its status. Mr. Mocciaie answered that most of the funding has been depleted with the purchase of the Hart Property adjacent to Farm Creek.

Mr. Mocciaie offered to the Land Use Committee that there is a lot of support from many owners in South Norwalk for the capital request to improve 50 Washington Street plaza.

There were no further questions by the Land Use Committee.

## **II. BOARD OF EDUCATION**

Mr. Mark Gorian, Director of Facilities Management for the Board of Education gave an overview of all of the Capital Budget requests for 2011-2012. These requests target the elementary schools in the City and the need for certain additions to expand classrooms and to do code work, which deals with health, life, and safety issues. He spoke about the Millennium Project, which included \$70 million for the capital improvement of both high schools and work done to the middle schools.

There was a discussion regarding prediction of enrollment and the need to add new classrooms whether by additions or through the use of modular buildings.

Mr. Gorian explained the need to request capital funds for the replacement of asphalt parking lots and driveways and concrete curbing and sidewalks in and around all of the City's schools.

Mr. Astrom asked if the Department of Public Works has had any involvement in regards to this work. Mr. Gorian answered in the affirmative. From the audience, Mr. Hal Alvord, Director of Public Works shook his head in the affirmative and stated that his department would be amenable to helping the Board with this work.

Regarding the request to do stage rigging and stage curtain replacement, Mr. Gorian explained to the Land Use Committee that the Board of Education is taking on this work due to liability issues.

Both Ms. Susan Marks, superintendent of schools and Mr. Gorian gave an overview of the technology requests by the Board.

There were no further questions by the Land Use Committee.

## **III. Historical Commission**

David Westmoreland one of the commissioners of the Historical Commission and Susan Gunn-Bromley who is staff to the Historical Commission and the curator of the Norwalk Museum were in attend regarding capital requests on behalf of the Commission. Both Mr. Westmoreland and Ms. Gunn-Bromley went into specifics in regards to the porte-cochere at the Lockwood-Matthews Mansion, moisture remediation for historic buildings at Mill Hill and in Mathews Park, and cemetery restoration throughout the City. Mr. Westmoreland gave

even more detail in regards to Pine Island, the completion of 300 headstones, State Historic Preservation, the use of volunteers and Eagle Scout projects, and clean-ups to refurbish and maintain all of the City's cemeteries.

There were no further questions by the Land Use Committee.

#### **IV. REDEVELOPMENT AGENCY**

Mr. John Slovak explained in some detail the capital budget request for Urban Planning for City Development Initiatives.

Mr. Astrom asked if this request had been discussed with the finance director. He also noted that the main component of this request was labor and asked if this is supposed to be an operation budget item? Mr. Wrinn stated in the affirmative that this is an item that was labor and should be in the operation budget. Mr. Wrinn also explained to the Committee that the finance director is well aware of this and would treat it accordingly.

Ms. Susan Sweitzer explained the Transit-Oriented Development project and request to obtain capital funding property acquisition in and around the South Norwalk train station. There were several questions asked by various Committee members, Ms. Sweitzer answered those questions, such as the intention of the Norwalk Redevelopment Agency to have a collaboration with developers once they acquire these properties and noting the type of property to be acquired are commercial properties.

Mr. Michael Moore gave an overview of the City's current housing strategy, the importance of maintaining 10% of its housing as affordable, and how capital allocation in past years has been utilized to maintain and add affordable housing units. Mr. Moore went into some specifics in regards to working with existing owners of affordable units and having them extend the deed restrictions for up to another 20 years. The target rate is to get extended deed restrictions on 18-20 affordable units per year.

Mr. Astrom noted that it would be fair to assume that City money would be replacing private funding to finance affordable housing units.

Mr. Cavallo asked if there were any other towns doing this type of funding / maintenance of their affordable housing units. Mr. Moore answered in the affirmative, specifically the City of Stamford.

Mr. Ferro said that other department requests included funds for carpets, ceiling, and lights at the main library, furniture replacement (for 2011), and repairs to ceilings, lights, partitions, and painting in the children's restrooms. He noted that no tile repairs were needed at this time.

Mr. Munro Johnson gave an overview of the Wall Street Redevelopment project and gave some specifics to the work in this phase, which is the re-opening of Smith Street (as called out in the Mill Hill Master Plan).

Some questions by Committee members led to the request of back-up material for this capital budget request.

There were no further questions by the Land Use Committee.

## **V. PUBLIC WORKS / WPCA / PARKING AUTHORITY**

Mr. Hal Alvord gave an overview of the Department's Capital budget requests with the assistance of Mr. Michael Sgobbo and Mr. Richard Linnartz. They explained requests for the following categories:

- a. Building Management
- b. Bridges
- c. Fleet
- d. Mapping
- e. Paving
- f. Sidewalk
- g. Storm Water
- h. Traffic
- i. Trees
- j. SAFTEALU Match
- k. Other

Mr. Alvord gave an overview of the Authority's request to install new generators at both the South Norwalk Railroad Station and at the Maritime garage. Frequent power outages at both facilities have made it crucial to have a back-up generator to maintain the operation if these facilities.

Mr. Richard Linnartz gave an overview of both capital budget requests to continue upgrades to various pump stations and rehabilitation of sanitary sewer lines throughout the City.

There were no further questions by the Land Use Committee.

The meeting was adjourned at 11:07 pm.

Respectfully submitted by Frank Strauch.