



**CITY OF NORWICH**  
CONNECTICUT

**AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH**  
**January 2, 2018**  
**7:30 PM**

**PRAYER**

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF MINUTES:** December 4, 5 and 18, 2017

**“STATE OF THE CITY ADDRESS”:** Mayor Peter Albert Nystrom

**PROCLAMATION:** Norwich Youth Football League

**SECOND READING AND ACTION ON THE BELOW ITEM PREVIOUSLY PRESENTED**

1. AN ORDINANCE TO BE LISTED AS SECTION 2-23 OF THE NORWICH CODE OF ORDINANCES CONCERNING MUNICIPAL ELECTRIC UTILITY COOPERATIVES AND ESTABLISHING THE POSITION OF A MUNICIPAL REPRESENTATIVE TO BE APPOINTED BY THE COUNCIL OF THE CITY OF NORWICH (from November 20, 2017)

**PETITIONS AND COMMUNICATIONS**

1. Audit presentation from Blum Shapiro PC.
2. A 2017 year end summary report from Chairman Michael Menders regarding the Commission for Persons with Disabilities.
3. Relative to a letter of resignation of Michael Menders from the Commission for Persons with Disabilities.

**CITY MANAGER’S REPORT**

**CITIZENS COMMENT ON RESOLUTIONS**

**NEW BUSINESS-RESOLUTIONS**

1. Relative to holding the St. Patrick’s Day parade on Sunday, March 4, 2018.
2. Relative to the reappointment of a regular member to the Norwich Baseball Stadium Authority.

3. Relative to authorizing the 347 Central Avenue Committee of Sale to assist City Manager, John Salomone to issue a RFP for the property known as 347 Central Avenue.
4. Relative to authorizing City Manager, John Salomone, to issue a 60 day extension commencing January 3, 2018 for financing and funding obligations to the Women's Institute.
5. Relative to appointing a Norwich Ratepayer Representative to CMEEC.
6. Relative to an appointment to the Building Code Board of Appeals.

  
City Clerk

**AN ORDINANCE TO BE LISTED AS SECTION 2-23 OF THE NORWICH CODE OF ORDINANCES CONCERNING MUNICIPAL ELECTRIC UTILITY COOPERATIVES AND ESTABLISHING THE POSITION OF A MUNICIPAL REPRESENTATIVE TO BE APPOINTED BY THE COUNCIL OF THE CITY OF NORWICH**

**WHEREAS**, Connecticut Public Act No. 17-73 “An Act Concerning Municipal Electric Utility Cooperatives” was passed by the Connecticut General Assembly and made effective October 1, 2017; and

**WHEREAS**, said Public Act provides that the managing body of a municipal electric utility cooperative shall be a cooperative utility board charged with carrying out the corporate purposes and powers of the municipal energy electric cooperative with representatives to be appointed by each member of a municipal electric utility and by one representative to be appointed by the legislative body of each municipality in which a member of municipal electric utility operates; and

**WHEREAS**, the Board of Commissioners of the Norwich Department of Public Utilities appoints representatives to the Connecticut Municipal Electric Energy Cooperative (“CMEEC”) and the Council of the City of Norwich, pursuant to Public Act No. 17-73 is authorized to appoint a municipal representative to the CMEEC Board.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH**

**Section 2-23 - Norwich Ratepayer Representative to CMEEC**

**(a) Purpose**

The position of a municipal representative for the City of Norwich to be made pursuant to Public Act No. 17-73, amending Connecticut General Statute (“C.G.S.”) §7-233c of Chapter 101a of the C.G.S., effective October 1, 2017, is hereby established by the Council of the City of Norwich to provide for additional representation for the City of Norwich on the governing body of the Connecticut Municipal Electric Energy Cooperative. This representative shall be appointed to the cooperative utility board of the Connecticut Municipal Electric Energy Cooperative by the Council of the City of Norwich by a resolution duly adopted and the position shall be titled the “Norwich Ratepayer Representative to CMEEC.”

**(b) Qualifications**

Any person to be appointed to the cooperative utility board of the Connecticut Municipal Electric Energy Cooperative by the Council of the City of Norwich (the Norwich Ratepayer Representative to CMEEC) shall be:

- 1) An elector of the City of Norwich;
- 2) A residential or commercial ratepayer of Norwich Public Utilities, who, at the time of appointment, owes only current residential or commercial utility charges to Norwich Public Utilities and is not delinquent in the payment of any such charges;
- 3) An individual who does not hold other official positions in and is not employed by (a) the governing body of Norwich Public Utilities; (b) the City of Norwich; (c) the governing body of any other municipal electric utility which is a member of the CMEEC; (d) any municipality in which any other member municipal electric utility operates, or (e) The Connecticut Municipal Electric Energy Cooperative or any other municipal electric energy cooperative;
- 4) The qualifications primarily to be considered for the Norwich Ratepayer Representative to CMEEC shall include:
  - a) Professional or other expertise likely to be of assistance to the cooperative utility board in formulating opinions and directions relative to electric procurement and electrical generation strategy, contracting and management; and
  - b) The ability to represent residential and commercial ratepayers of Norwich Public Utilities; and
  - c) The possession of adequate availability, time, and resources to permit preparation and participation in proceedings on the cooperative utility board of CMEEC; and
- 5) Any Norwich Ratepayer Representative to CMEEC who shall cease to possess any of the qualifications enumerated in subsections 1), 2), and 3) herein shall forthwith forfeit the office, which shall be deemed vacant and the vacancy shall be filled by the Council of the City of Norwich for the unexpired term.
- 6) Any Norwich Ratepayer Representative, following initial appointment by the Council of the City of Norwich, shall be required to take and successfully complete the ethics training program then offered to and required of city department heads appointed by the city manager prior to attending any meeting of the cooperative utility board of the Connecticut Municipal Electric Energy Cooperative as the Norwich Ratepayer Representative, and shall be subject to applicable requirements as to additional or continuous ethics training required of such department heads while serving as the Norwich Ratepayer Representative.

**(c) Term of Office and Method of Appointment**

The Norwich Ratepayer Representative to CMEEC shall be appointed by the Council of the City of Norwich to a two year term commencing as of January 15, 2018 and biennially thereafter. The same person may be reappointed to additional terms.

**(d) Duties and Responsibilities**

The Norwich Ratepayer Representative to CMEEC shall exercise all powers and carry out all duties and responsibilities established and provided for in Chapter 101a of the Connecticut General Statutes as amended by P.A. No. 17-73 and as they may be amended from time to time.

**(e) Compensation and Reimbursement**

The Norwich Ratepayer Representative to CMEEC may receive such salary or compensation and expense reimbursement as may be determined by the CMEEC by-laws for each meeting of the cooperative utility board or committee thereof actually attended, or as otherwise may be provided for in said by-laws or this ordinance, and said sum shall be payment in full for such services. Such representatives shall receive no salary, compensation or expense reimbursement from the City of Norwich. Any conflicting ordinances of the City of Norwich notwithstanding, CMEEC may reimburse such representatives for expenses for travel, both within and without the state, incurred in connection with services as a designated representative on such board.

**(f) Effective Date**

This ordinance shall take effect ten (10) days following its publication in a newspaper having general circulation in the City of Norwich following passage.

Mayor Peter A. Nystrom

**WHEREAS**, the Council of the City of Norwich, by resolution adopted January 6, 2014, noted the efforts of the St. Patrick's Day Parade Committee to organize a St. Patrick's Day Parade funded by private contributions and sponsorships, and also recognized the planned St. Patrick's Day Parade as a City of Norwich function; and

**WHEREAS**, St. Patrick's Day Parades so organized, have been held annually in March since; and

**WHEREAS**, local business owners, Norwich residents and other interested individuals, assisted by the Norwich Community Development Corporation, have joined together as the St. Patrick's Day Parade Committee to organize, promote and present a St. Patrick's Day Parade in downtown Norwich to be held on Sunday, March 4, 2018, the parade to be funded by private contributions and sponsorships.

**NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that it recognizes the planned St. Patrick's Day Parade as a City of Norwich function, and welcomes the participants and spectators who will come to Norwich on March 4, 2018 for the event, inviting them to enjoy the hospitality and entertainments provided with this event by its sponsors and the ambience of downtown Norwich; and

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that the Council of the City of Norwich offers its thanks and appreciation to the St. Patrick's Day Parade Committee and all donors and sponsors for their efforts.

President Pro Tem Bill Nash

RESOLUTION #2

**BE IT RESOLVED** that the below named be re-appointed as regular members of the Norwich Baseball Stadium Authority with a term to expire on October 31, 2019 or until a successor is appointed:

Thomas L. Cummings (D)

Mayor Peter A. Nystrom  
Aldерwoman Stacy Gould

RESOLUTION #3

**WHEREAS**, the Council of the City of Norwich by resolution adopted on November 30, 2017 appointed a committee to review the condition of the property known as 347 Central Avenue (map 87, block 1, lot 67) and to make a recommendation to the Council regarding an appropriate disposition of the property; and

**WHEREAS**, said Committee, known as the 347 Central Avenue Committee of Sale, recommends disposing of the property through a request for proposals process, which recommendation the Council accepts;

**NOW THEREFORE**, be it resolved by the Council of the City of Norwich that the 347 Central Avenue Committee of Sale be and hereby is authorized, with such assistance as City Manager John Salomone authorizes, to issue a request for proposals for the property known as 347 Central Avenue containing such terms and conditions as it deems appropriate; to evaluate all responses to the request for proposals, and to report its recommendation or recommendations as to a preferred developer to the Council by the first meeting of May, 2018; the Council reserving for itself all final decisions with respect to the disposition of the property and/or the selection of a preferred developer.

Alderwoman Stacy Gould

**WHEREAS**, the Council of the City of Norwich, by resolution adopted on August 21, 2017 authorized City Manager John Salomone to enter a Development Agreement with the Women's Institute Realty of Connecticut, Inc. (Women's Institute) or its nominee or assignee pertaining to the development of the property located at 193-201 Main Street known as the Reid & Hughes Building (Building); and

**WHEREAS**, the City of Norwich and the Women's Institute entered into a Development Agreement dated August 24, 2017 requiring the Women's Institute to complete its Stabilization Assessment and Due Diligence periods for evaluation of the property within 90 days and to obtain all necessary financing and funding for the stabilization of the Building within 90 days; and

**WHEREAS**, the Women's Institute completed its Stabilization Assessment and Due Diligence evaluations, filed for and received a variance in use from the Norwich Zoning Board of Appeals, and obtained financing and funding commitments totaling \$500,000 for the stabilization phase of the project, but by an email dated November 22, 2017 requested a 30 day extension of the Development Agreement to permit it to continue to explore the possibility of a greater portion of the financing being by grant commitments or non-recourse, and requested an opportunity to meet with the Council for the City of Norwich within the 30 day extension to further present its request; and

**WHEREAS**, the Council of the City of Norwich by resolution adopted December 4, 2017 granted the 30 day extension and provided the Women's Institute the opportunity to meet with the Council of the City of Norwich on December 18, 2017, which meeting took place and during which time, the Women's Institute requested an additional two to three month extension to continue its efforts to obtain additional grant commitments for the stabilization phase of the project and/or financial terms including a greater portion of any loan being non-recourse; and

**WHEREAS**, the Council of the City of Norwich, having considered the request, finds that granting an extension of 60 days as to the requirements of the Development Agreement with respect to the obtaining of financing and the commencement of stabilization of the structure, the extension to commence January 3, 2018, is in the best interest of the City of Norwich.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that an extension of 60 days commencing January 3, 2018 to the requirements of the Development Agreement relative to the obtaining of financing and the commencement of stabilization of the structure, be and hereby is approved and granted, and that City Manager John Salomone be and hereby is authorized and directed to notify the Women's Institute that the Council has agreed to extend for an additional 60 days the financing and funding obligations of the Development Agreement with respect to the stabilization phase and to the commencement of stabilization to permit the Women's Institute continues to negotiate its financing and/or explore alternate financing or funding, the 60 day extension to terminate on March 4, 2018.

Mayor Peter Albert Nystrom  
Alderman Gould

RESOLUTION #5

**BE IT RESOLVED** that the individual listed below named be appointed as the Norwich Ratepayer Representative to CMEEC with a term begin on January 15, 2018 and to expire on January 15, 2020 or until a successor is appointed:

Rashid Haynes (R)

Alderwoman Stacy Gould  
Alderwoman Joanne Philbrick  
Alderman Joseph A. DeLucia

RESOLUTION #6

**BE IT RESOLVED** that the below named be appointed as a regular member of the Building Code Board of Appeals with a term to expire on January 7, 2020 or until a successor is appointed:

Robert Phoenix (UT)

Alderman Stacy Gould  
Alderman Joanne Philbrick  
Alderman Joseph A. DeLucia