



CITY OF NORWICH
CONNECTICUT

AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH
April 15, 2019
7:30 PM

PRAYER

PLEDGE OF ALLEGIANCE

CITIZEN COMMENT GENERAL (30 Minutes)

CITY MANAGER’S REPORT

CITIZENS COMMENT ON RESOLUTIONS

NEW BUSINESS-RESOLUTIONS

1. Relative to the sale of property at 43-45 Fountain St.
2. Relative to oppose the implementation of tolls on 395.
3. Relative to a lease with Oneonta Athletic Corporation/CT Tigers.
4. Relative to supporting participation in the Sustainable Energy Program.
5. Relative to an appointment to the CT Municipal Electric Energy Cooperative-CMEEC.
6. Relative to the approval of the AFSCME, Local 2422/City Hall Employees collective bargaining unit agreement and the related budget changes to fiscal year 2018-19.

EXECUTIVE SESSION:

1. Strategies with respect to Lease Negotiation.
2. Strategies with respect to Union Negotiation.

City Clerk

Betsy Bannard

RESOLUTION #1

WHEREAS, the Council of the City of Norwich, by a resolution adopted January 7, 2019, authorized City Manager John Salomone to enter into an individual Real Estate Listing Agreement with Allyn and Associates Realtors offering to sell the property at 43-45 Fountain Street at a price to be recommended by Allyn and Associates Realtors; and

WHEREAS, the Council further resolved that upon receipt of a Purchase and Sales Agreement containing an offer to purchase at a price recommended by Allyn and Associates Realtors and containing such terms and conditions as were satisfactory to the City Manager, he was to notify the Council of the proposed Purchase and Sales Agreement for its consideration and possible approval; and

WHEREAS, Allyn and Associates Realtors recommended listing the property at a price of \$35,000; and

WHEREAS, an appraisal prepared April 17, 2018 in connection with the city's foreclosure of said property had listed it as having a market value as of April 11, 2018 of \$35,000; and

WHEREAS, Allyn and Associates Realtors has received a number of offers to purchase the property, the highest offer being the sum of _____, the property to be conveyed in as is condition.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed to enter into a Purchase and Sales Agreement on behalf of the City of Norwich to sell said property at a price of \$ _____ to _____ pursuant to the terms of said Purchase and Sales Agreement and, upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance to _____ or its designee for the property known as 43-45 Fountain Street, and to execute, deliver, and receive such other documents as are necessary to complete the transfer of title in keeping with the terms and conditions of the Purchase and Sales Agreement.

Alderwoman Stacy Gould

RESOLUTION #2

WHEREAS, the State of Connecticut is considering the implementation of tolls on Connecticut highways; and

WHEREAS, Interstate 395 is one of the state highways which may be subject to tolls; and

WHEREAS, the Council of the City of Norwich is concerned that the implementation of tolls on Connecticut's highways, particularly Interstate 395, will result in increased traffic on the streets and secondary roads of the City of Norwich through the use of the same by motorists attempting to bypass the tolls; and

WHEREAS, the Council of the City of Norwich believes this increased traffic on the streets and secondary roads of Norwich will increase the risk of traffic accidents, increase the number of heavy duty commercial vehicles using Norwich streets and secondary roads with consequential damage to the surface of the roads and other damages, delay the response of emergency vehicles, and inhibit or discourage the regular use of such roads by local residents due to the increase in traffic; and

WHEREAS, the neighboring towns of Montville and Lisbon, facing the same concerns, have adopted resolutions in opposition to the current proposal for the implementation of tolls.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that it hereby declares its opposition to the current proposal for the implementation of tolls on Connecticut highways within the geographic confines of the City of Norwich; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the Mayor hereby is authorized and requested to submit this resolution to the Governor of the State of Connecticut and the Connecticut State Legislature on behalf of the Council of the City of Norwich as an expression of its opposition to the current proposal for the implementation of tolls on Connecticut highways within the geographical boundaries of the City of Norwich.

Mayor Peter Albert Nystrom

RESOLUTION #3

WHEREAS, the Council of the City of Norwich, by a resolution adopted January 19, 2010, approved a Lease Agreement reached between it and representatives of the New York-Pennsylvania Professional Baseball League, Inc. negotiating on behalf of the owner of a single A minor league baseball team franchise selected by the New York-Pennsylvania Professional Baseball League, Inc. to relocate to Norwich; and

WHEREAS, the Council resolved that this Lease Agreement be for a term of ten (10) years with the tenant holding three (3) options to extend the term of the Lease for successive periods of five (5) years under each option, under terms and conditions as had been substantially set forth in the draft Lease Agreement approved by the Council and subsequently finalized and signed; and

WHEREAS, the City of Norwich thereupon entered into a Lease Agreement as described herein between it and the Oneonta Athletic Cooperation owner of the Connecticut Tigers franchise, the initial ten (10) year term to expire on December 31, 2019; and

WHEREAS, the Council of the City of Norwich on April 16, 2018 approved an \$800,000 bond issue whereby the city appropriated monies to improve the field lighting, netting and the HVAC system at Dodd Stadium; and

WHEREAS, the City of Norwich and the Oneonta Athletic Corporation have discussed changes to the existing Lease Agreement and determined that it would advantageous to replace the existing Lease at the end of its first term, December 31, 2019, with a new Lease Agreement; and

WHEREAS, the City of Norwich and the Oneonta Athletic Corporation have negotiated a proposed Lease Agreement for a ten (10) year term to commence January 1, 2020 with two (2) five-year options; and

WHEREAS, the Council of the City of Norwich, having reviewed a draft of said proposed Lease finds it to be in the best interest of the City of Norwich to enter into said new Lease Agreement with the Oneonta Athletic Corporation.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed to enter into a Lease Agreement satisfactory to him on behalf of the City of Norwich with the Oneonta Athletic Corporation including the execution of this Stadium Lease Agreement on behalf of the City of Norwich to run from a term of ten (10) years from January 1, 2020 with the right of the tenant to exercise up to two (2) options to extend the term of the Lease Agreement for successive periods of five (5) years each, all on terms and conditions as substantially set forth in the proposed Lease Agreement.

Mayor Peter Albert Nystrom
Alderman Samuel Browning IV

RESOLUTION #4

WHEREAS, Sustainable CT is a comprehensive, statewide, action-oriented voluntary certification program, built by and for municipalities, with the vision that: *Sustainable CT communities strive to be thriving, resilient, collaborative, and forward-looking. They build community and local economy. They equitably promote the health and well-being of current and future residents, and they respect the finite capacity of the natural environment;* and

WHEREAS, Sustainable CT is designed to boost local economies, help municipal operations become more efficient, reduce operating costs, and provide grants and additional support to municipalities; and

WHEREAS, the City of Norwich embraces an ongoing process of working toward greater sustainability, selecting which actions it chooses to pursue from the voluntary menu of actions provided by Sustainable CT.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that we do hereby authorize _____ to serve as City of Norwich’s Sustainable CT contact person for the Sustainable CT Municipal Certification process and authorize him to complete Municipal Registration on behalf of the City of Norwich; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that to focus attention and effort within the City of Norwich on matters of sustainability, and in order to promote the Norwich City Council’s local initiatives and actions toward Sustainable CT Municipal Certification, the Norwich City Council establishes an advisory Sustainability Team; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the first meeting of the Sustainability Team must be held within 90 days of passing this resolution and that the Sustainability Team shall meet as frequently as needed, but no less than quarterly; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the Sustainability Team shall report annually to the Norwich City Council on the progress of its activities toward Sustainable CT certification, with reports and presentations made publicly available.

Mayor Peter Albert Nystrom

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 April 15, 2019 and to expire on January 15, 2020 or until a successor is appointed:

David Eggleston (D)

Alderwoman Stacy Gould
Alderwoman Joanne Philbrick

Relative to the approval of the AFSCME, Local 2422/City Hall Employees collective bargaining unit agreement and the related budget changes to fiscal year 2018-19.

RESOLVED, that the proposed Collective Bargaining Agreement between the City of Norwich and AFSCME, Local 2422/City Hall Employees (City Hall Employees), covering the period between July 1, 2018 through June 30, 2022, be, and the same hereby is, approved in accordance with the provisions of Connecticut General Statutes, Section 4-474; and further, that the City Manager, John L. Salomone, be, and hereby is, authorized and directed to execute the same in the name of the City.

RESOLVED, that the following 2018-19 budget transfers be made related to the settlement of the City Hall Employees collective bargaining unit agreement:

Department	Account	Budget Adjustment Needed
Treasurer	Employees	2,008
Treasurer	Fringe Benefits	154
Finance	Employees	6,784
Finance	Overtime	60
Finance	Fringe Benefits	524
Assessor	Employees	2,895
Assessor	Overtime	160
Assessor	Fringe Benefits	234
City Clerk	Employees	3,189
City Clerk	Fringe Benefits	244
Police	Employees	5,057
Police	Fringe Benefits	387
Norwich Fire	Employees	1,902
Norwich Fire	Fringe Benefits	146
Recreation	Employees	4,455
Recreation	Overtime	30
Recreation	Fringe Benefits	343
Human Services	Employees	2,400
Human Services	Fringe Benefits	184
Senior Center	Employees	5,198
Senior Center	Fringe Benefits	398
Youth & Family Services	Employees	2,662
Youth & Family Services	Fringe Benefits	204
PW Engineering	Employees	4,969
PW Engineering	Overtime	25
PW Engineering	Fringe Benefits	382
Planning & Neighborhood Services	Employees	5,791
Planning & Neighborhood Services	Overtime	110
Planning & Neighborhood Services	Fringe Benefits	451
Transfer out of Contingency		(51,346)

John L. Salomone
City Manager