CITY OF NORWICH
CONNECTICUT

AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH
OCTOBER 17, 2016
7:00 PM

PRAYER

PLEDGE OF ALLEGIANCE

CITIZEN COMMENT GENERAL (30 Minutes)

PROCLAMATION: National Red Ribbon Week

PETITION AND COMMUNICATIONS

1. Recognition of receiving Distinguished Budget Presentation Award to Comptroller Joshua Pothier.

2. Request from the Community Center Exploration Committee for an extension.

CITY MANAGER'S REPORT

CITIZENS COMMENT ON RESOLUTIONS

NEW BUSINESS-RESOLUTIONS

1. Relative to expanding the membership to add three additional members to the School Facilities Review Committee.

2. Relative to extending the term of the Community Center Exploration Committee.

3. Relative to participation in a Cost Sharing Program with The City of Norwich to construct concrete sidewalks and setting a public hearing date.

4. Relative to a resolution authorizing City Manager, John Salomone to execute and deliver an extension of a lease agreement with the State of Connecticut Department of Transportation pertaining to: Lease of State land on Rt. 32 and Rt. 82 at West Thames Street and west of the Yantic River.

5. Relative to City Manager Salomone being authorized and directed to issue RFQ's and/or RFP's regarding Reid & Hughes.

NEW BUSINESS- ORDINANCE

1. AN ORDINANCE AMENDING SECTION 4-8 OF THE NORWICH CODE OF ORDINANCES TO PERMIT THE CITY MANAGER TO WAIVE THE REQUIREMENTS OF SECTION 4-8 WHEN THE CITY MANAGER HAS RECEIVED ADEQUATE ASSURANCES DOING SO WILL RESULT IN THE PAYMENT OF DELINQUENT TAXES WITHIN A REASONABLE PERIOD OF TIME

2. AN ORDINANCE EXEMPTING IGLESIA HISPANA DE NORWICH FROM THE PAYMENT OF TAXES ON CERTAIN REAL PROPERTY LOCATED AT 230 HUNTERS ROAD

EXECUTIVE SESSION - Union Negotiations

City Clerk

RESOLUTION #1

WHEREAS, the Council of the City of Norwich, by resolution adopted February 2, 2015 established a committee made up of representatives of the Board of Education, the Council of the City of Norwich and the city administration to facilitate the exchange of information necessary to fulfill the city's responsibilities with respect to its school facilities, a committee to be known as the **School Facilities Review Committee**; and

WHEREAS, by said resolution the council appointed members of said Committee; and

WHEREAS, the Committee has requested that it be expanded to include three teachers presently employed by the Norwich Public Schools, one from an elementary school, one from the Sixth Grade Academy and one from the Middle School

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that said resolution adopted February 2, 2015 be and the same by here is amended to add three additional members to the Committee, which members must be teachers currently employed by Norwich Public Schools serving as described herein.

Alderwoman Stacy Gould
Alderwoman Joanne Philbrick

RESOLUTION #2

WHEREAS, the Council of the City of Norwich, by resolution adopted October 19, 2015 provided that the Community Center Exploration Committee should remain an active committee of the city of Norwich to November 1, 2016, unless the termination date is extended; and

WHEREAS, the Chairman of the Committee has requested the Committee's existence be extended until November 21, 2016 because of its ongoing activities

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH,that the Community Center Exploration Committee remain an active committee of the City of Norwich thorough November 21, 2016, but to be terminated then unless the termination date for the Committee is again extended.

Alderwoman Stacy Gould

R E S O L U T I O N

WHEREAS, the property owners listed below want to participate in a cost sharing program with the City of Norwich to construct concrete sidewalks along their property; and

WHEREAS, the City of Norwich wants to improve sidewalks throughout the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that: granite curbing and concrete sidewalks will be constructed at the following locations where the property owners will pay for an assessment for the cost of the sidewalks and the City of Norwich will pay for the cost of the curbing and miscellaneous items.

Name	Address	Owners Cost
Patricia N. Gerfin	97 McKinley Avenue	$ 2,250.00
Laura & Michael Lieske	28 Division Street	$ 2,525.00
67 Crescent St. LLC	67 Crescent Street	$ 7,070.56

BE IT FURTHER RESOLVED that the cost of this project be funded from the existing capital budget line item for sidewalks, Construction Account #81000 and the Special Assessment Fund, Fund #40000, and that a public hearing be set at the second meeting of the City Council in October 2016.

The estimated city's cost for curbing and miscellaneous construction items are estimated to be $8,120.00.

Alderman H. Tucker Braddock Jr.

RESOLUTION #4

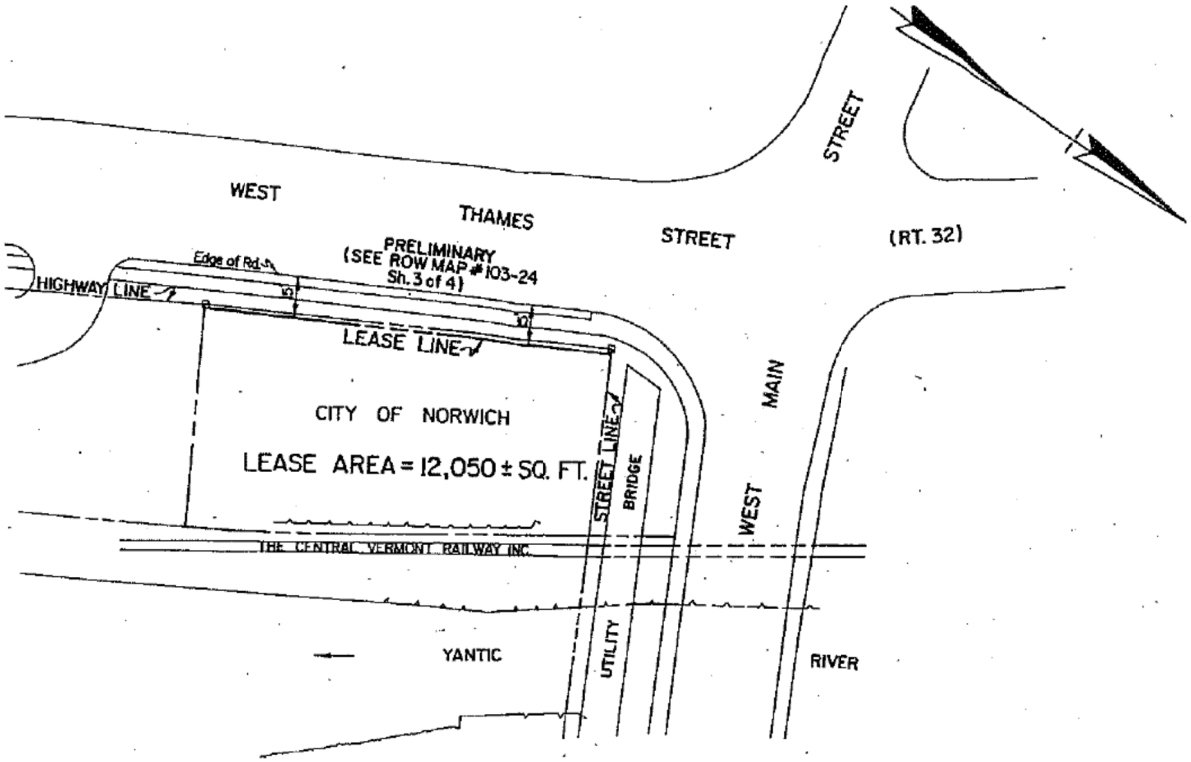
WHEREAS, the City of Norwich leases approximately 12,050 square feet of land from the State of Connecticut located on the west side of the Yantic River off West Thames Street (CT. Route 32) at its intersection of West Main Street (CT. Route 82) which lease will expire on October 31, 2016; and

WHEREAS, the City has the option to renew the lease agreement for an additional five year term for no monetary rental fee; and

WHEREAS, the Council finds it to be in the best interest of the City of Norwich to exercise this option and to extend the lease from November 1, 2016 to October 31, 2021.

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 sign such documentation as is necessary to acknowledge and accept this lease extension on behalf of the City of Norwich and to sign and deliver it and such other documentation as may be necessary to extend the lease.

Mayor Deberey Hinchey



Drawn By	C.H.C.	Date 6/5/96
Checked By	G.J.A.	Date 6/6/96
	HAND DRAWN	

DATE	REVISION	REQ.BY

TOWN NO. 103
PROJECT NO. 103-56
SERIAL NO. 56E
SHEET 1 OF 1

TOWN OF NORWICH
SKETCH SHOWING LAND LEASED TO
THE CITY OF NORWICH
BY
THE STATE OF CONNECTICUT
DEPT. OF TRANSPORTATION
ROUTES 32 & 82

SCALE 1" = 40'
JUNE, 1996
JAMES F. BYRNES, JR. - TRANSPORTATION CHIEF ENGINEER
BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS

pish1.le

WHEREAS, the Council of the City of Norwich, by ordinance adopted October 3, 2016 authorized an appropriation of $800,000 as the City of Norwich's share of cost relating to the demolition of the Reid & Hughes property (Reid & Hughes Building) and the issuance of $800,000 of bonds of the city to meet said appropriations; and

WHEREAS, the Council of the City of Norwich finds that the demolition of the Reid & Hughes Building is not an unreasonable destruction and is required in the interests of public safety and in the best interest of the City of Norwich.

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 cause the issuance of RFQ's and/or RFP's seeking engineering assistance in preparing for the demolition of the structure and seeking a qualified demolition contractor having sufficient experience and expertise to perform the necessary demolition, removal of debris and stabilization of the property and to arrange the notification of public intent to demolish the Reid & Hughes Building, including the posting of signage, pursuant to Section 4-29 of the Norwich Code of Ordinances.

Mayor Deberey Hinchey
Alderman H. Tucker Braddock Jr
Alderwoman Stacy Gould

AN ORDINANCE AMENDING SECTION 4-8 OF THE NORWICH CODE OF ORDINANCES TO PERMIT THE CITY MANAGER TO WAIVE THE REQUIREMENTS OF SECTION 4-8 WHEN THE CITY MANAGER HAS RECEIVED ADEQUATE ASSURANCES DOING SO WILL RESULT IN THE PAYMENT OF DELINQUENT TAXES WITHIN A REASONABLE PERIOD OF TIME

WHEREAS, Section 4-8 of the Norwich Code of Ordinances, authorized pursuant to Connecticut General Statute Section 7-148(c)(2)(B) as establishing a procedure for the withholding of approval of building application when taxes are delinquent for the property for which the application is made, and was adopted February 21, 2006 to promote the collection of delinquent taxes; and

WHEREAS, the Council of the City of Norwich finds that, as a result of economic circumstances, in certain instances Section 4-8 has prevented the restoration or development of properties such that delinquent taxes due on said properties remain unpaid and continue to increase; and

WHEREAS, Section 4-8 currently provides that approval and issuance of a building permit shall not be withheld when in the opinion of the building official to do so would endanger public safety or public health; and

WHEREAS, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich in promoting economic development to permit the city manager to suspend the application of Section 4-8 of the Code of Ordinances when as to a property the city manager determines that to do so will permit restoration as an improvement of the property on which municipal taxes are delinquent, will stabilize or increase the value of the property, and is reasonably likely to result in a payment of any delinquent taxes owed on said property.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that Section 4-8 of the Norwich Code of Ordinances entitled "Issuance or Approval of a Building Application Contingent on the Payment of Taxes" be and hereby is amended as follows:

Sec. 4-8. Issuance or approval of a building application contingent on the payment of taxes.

No building application, including but not limited to, any building permit or any certificate of occupancy shall be issued, and no application for a subdivision shall be approved, when municipal taxes for the property for which an application is made are delinquent; except that:

[1] approval and issuance shall not be withheld in the case of a building permit when in the opinion of the building official to do so would endanger public safety or public health ***or***

[2] when in the opinion of the city manager the issuance of a building permit, certificate of occupancy or the acceptance of other building application will result in the payment of delinquent taxes due on said property and will be reasonably likely to permit stabilization of the property or an increase to the value of said property. In such instance he shall advise the building official of his determination and the building official may issue any building permit or any certificate of occupancy as he determines to be required and appropriate. Nothing contained herein however, shall authorize the city manager to suspend the provisions of Section 4-8 so as to permit the approval of an application for a subdivision of property on which taxes are delinquent.

Mayor Deberey Hinchey
Alderwoman Stacy Gould

AN ORDINANCE EXEMPTING IGLESIA HISPANA DE NORWICH FROM THE PAYMENT OF TAXES ON CERTAIN PROPERTY LOCATED AT 230 HUNTERS ROAD

WHEREAS, that certain property located at 230 Hunters Road, Norwich, Connecticut was purchased by Iglesia Hispana De Norwich on April 8, 2016 to be used for charitable purposes; and,

WHEREAS, said property since April 8, 2016 has been used for charitable purposes by Iglesia Hispana De Norwich; and,

WHEREAS, said property was tax exempt as a religious organization prior to the current owners purchase of said property; and,

WHEREAS, the tax assessor pro-rated taxes on the October 1, 2015 Grand List in the amount of $10,587.02, which represented taxes owed from the date of acquisition to September 30, 2017; and,

WHEREAS, said property owners have applied for tax exempt status with the Assessor, in accordance with Connecticut General Statutes, Sections 12-81 and 12-87 as a charitable organization; and,

WHEREAS, said property would not be tax exempt on the Grand List of October 1, 2015; and,

WHEREAS, the tax assessor has approved the property owners application for tax exempt status, thereby making them tax exempt from the date of acquisition; and,

WHEREAS, Connecticut General Statute Section 12-81(b) provides that any municipality may, by ordinance, provide that the property tax exemption authorized by any of subdivisions (7-16), inclusive, of section 12-81 shall be effective as of the date of acquisition of the property to which the exemption applies and shall, in such ordinance, provide procedure for reimbursement of the tax-exempt organization for any tax paid by it for a period subsequent to said date; and,

WHEREAS, Connecticut General Statute Section 12-81(7) provides that real property, owned by an corporation organized exclusively for charitable purposes and used for charitable purposes, shall be exempt from taxation; and,

WHEREAS, if Iglesia Hispana De Norwich paid the taxes, it would be entitled to a reimbursement in the amount of $10,587.92; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH that such property at 230 Hunters Road be and hereby is exempted from the payment of any real estate taxes, interest or penalty due on the Grand List of October 1, 2015, or until said premises are no longer used by Iglesia Hispana De Norwich for charitable purposes and is said taxes in the amount of $10,587.92 are paid by Iglesia Hispana De Norwich, the City of Norwich shall reimburse Iglesia Hispana De Norwich for any City of Norwich real estate taxes paid by it on the Grand List of October 1, 2015 for the period subsequent to April 8, 2016; which reimbursement shall be in the sum of $10,587.92.

Mayor Deberey Hinchey
City Manager John L. Salomone