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Members of the public can use a telephone to call in, attend, listen and comment during the meeting. However, they will not be able to see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. For the current meeting, the **meeting ID is 838 8053 7065** and the **call in number is 646-558-8656**. The information can also be found using the link above.



Upon written request not less than 24 hours prior to the meeting, a member of the public can request a physical location to attend this virtual meeting at City Hall. Such a member of the public will be provided access to a telephone so that they can attend the meeting in real time. The member of the public can call in, attend, listen and comment during the meeting. However, they will not be able to see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. For the current meeting, the **meeting ID is 838 8053 7065** and the **call in number is 646-558-8656**. The information can also be found using the link above. A set of instructions will be left with the telephone for the member of the public to use in order to access the meeting.



Members of the public who wish to “view the meeting live” and/or “provide live comments” can use the Zoom meeting platform by going to either <https://norwalkct-org.zoom.us/j/83880537065> or www.norwalkct.org/meetings and clicking on the “View/Participate Live on Zoom” link that is on the line with the meeting date and time. All participants will be muted upon entering the meeting. To speak, click the “raise your hand indicator” and you will be called on by the host of the meeting during the public comment section.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Brian Candela at bcandela@norwalkct.org to provide written public comment prior to the meeting.

COMMON COUNCIL ORDINANCE COMMITTEE

REGULAR MEETING

January 16, 2024

7:00 p.m. – By Videoconference and Teleconference

AGENDA

- 1. ROLL CALL:**
- 2. PUBLIC HEARING (possible action on):**
- 3. PUBLIC HEARING DISCUSSION:**
- 4. PUBLIC COMMENT:**
- 5. ACCEPTANCE OF MINUTES:**
 - December 19, 2023 – regular meeting of the ordinance committee
- 6. OLD BUSINESS:**
 - Discuss and vote on Section 9-3: Procedure for sale of City property.
 - Discuss and vote on Chapter 58A – Blight Prevention.
 - Discuss and vote on redistricting ordinance with Attorney Steve Mednick.
- 7. NEW BUSINESS:**
- 8. DISCUSSION ITEM:**
- 9. ADJOURNMENT:**

**CITY OF NORWALK
COMMON COUNCIL ORDINANCE COMMITTEE
REGULAR MEETING
TUESDAY, DECEMBER 19, 2023
VIA VIDEOCONFERENCE/TELECONFERENCE**

ATTENDANCE: Lisa Shanahan; Chair, Nora Niedzielski-Eichner, Johan Lopez, Josh Goldstein, Melissa Murry, Jalen Sead, Sr., Heather Dunn (7:13 p.m.)

STAFF: Brian Candela, Esq., Steve Mednick, Esq.,

OTHER: Stuart Wells; Democratic Registrar of Voters, Jessica Vonashek; Chief of Community and Economic Development, (7:15 p.m.)

CALL TO ORDER

The meeting was called to order at 7:03 p.m.

ROLL CALL

The Chair called the roll.

PUBLIC COMMENT

Mr. Wells commented that the committee would be discussing redistricting and that he was available to answer any questions about accomplishing those goals.

ACCEPTANCE OF MINUTES

• October 30, 2023 – special meeting of the ordinance committee

**** MS. NIEDZIELSKI-EICHNER MOVED TO ACCEPT THE
MINUTES AS SUBMITTED.**

**** THE MOTION PASSED TWO IN FAVOR, 5 ABSTENTIONS (JOHAN
LOPEZ, JOSH GOLDSTEIN, MELISSA MURRY, JALEN SAED,
SR., HEATHER DUNN)**

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PUBLIC HEARING (possible action on)

There was no public hearing.

PUBLIC HEARING DISCUSSION

There was no public hearing discussion.

OLD BUSINESS

• Discuss Chapter 58A – Blight Prevention.

Mr. Candela presented a slide of a draft that was shared in the agenda. He described the blight ordinance that has been in effect since 2015. He remarked that recently the legislature had approved new amendments concerning blight and the amounts people can be fined for blighted properties. He included in the document both the current and the new ordinances for comparison. Mr. Candela stated that there would also be a redefinition of blight and looked to cities like Stamford and Bridgeport for examples.

Mr. Candela explained as per the draft who would be involved in the process of a property being blighted and who would be considered exempt.

Mr. Candela stated the only real changes were in the definitional and numerical fine value sections of the draft.

Ms. Shanahan discussed the need for a redefinition of what constituted blight. She also felt it was time to address the issue of people with the intentional desire to add a meadow/s.

Heather Dunn joined the meeting at 7:13 p.m.

Jessica Vonashek joined the meeting at 7:15 p.m.

Ms. Niedzielski-Eichner commented on complaints about blighted businesses and put up for a later discussion on how to ensure and help those businesses meet their obligation.

Ms. Vonashek stated that they were adding additional resources to their Neighborhood Improvement Team. She discussed additional personnel being brought on board. She also indicated they would be hiring a Neighborhood Improvement Manager who would act as a conduit between City Hall and all the community groups. She also talked about committing to attend community and district meetings.

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Ms. Vonashek discussed the creation of a Compliance Committee that meets once a month for all departments that have to deal with any type of code violation.

NEW BUSINESS

• Discuss drafting a new redistricting ordinance with Attorney Steve Mednick.

Ms. Niedzielski-Eichner discussed the revision of the city's Charter and the process of updating ordinances to be in line with the new Charter. She stated the first thing that needed to be done was the redistricting of the council districts A through E as required by the state statute. She discussed the need to develop the process for redistricting, do the redistricting, and give all involved substantial time to implement the changes.

Mr. Mednick explained that sections 3-4 A3 of the Charter require periodic revision of the Common Council District boundaries. He stated the charter reorganization process was a massive undertaking and the decision was made not to tackle the harder issues. He indicated there would be another Charter revision in 2025 to address them.

Mr. Mednick stated there was one issue that they needed to tackle, the voters understanding one of the items they were voting on was reapportionment. He noted Norwalk in previous charters had not operated under Baker vs. Carr, one person one vote. He stated they were now required to address that issue to ensure that districts have equal population distribution. Mr. Mednick suggested doing an RFP and making sure they comply with the Voting Rights Act. He stated the necessity for compactness and contiguity in all the districts.

Mr. Mednick outlined the process which included the formation of a commission to adopt a plan that would be approved by the Common Council. He stressed the need to get an ordinance in place that would form a commission and create the necessary process. He also stressed the importance of the formed commission to the process and the need to have redistricting completed by the 2025 election. Mr. Mednick recommended as they go into the 2025 charter process, that if they like what they've created by ordinance they should include it into the new charter to make sure it's institutionalized. He also made recommendations as to the size and make-up of the commission.

Ms. Niedzielski-Eichner wanted to know how far off the current districts are. Mr. Mednick lacked the necessary information. Mr. Wells indicated census data was not very helpful because it's done by block not district. Ms. Niedzielski-Eichner asked if some determination could be made by registered voters. Mr. Wells indicated that it would not be a good method either.

Mr. Wells described the previous districting methods and he discussed the effects of taxing districts. He also explained various issues with the creation of precincts. Mr. Mednick pointed

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out they were not talking about the taxing districts they were talking about the Council and BOE districts.

Mr. Sead had questions about all the new developments and how that might affect the districting issues. Mr. Mednick stated that he couldn't supply a definitive answer that the commission needed to be created and that the commission would then create the districts. He stated that the process would include public hearings, the drafting of an RFP to have a technical expert in place, and the weighing of the public comments vs. the data. Mr. Sead expressed his concerns that minority populations are less likely to take part in public hearings and wanted to make sure their interest would be addressed. Mr. Mednick indicated it should be the responsibility of the committee and commission to engage in public outreach.

Mr. Goldstein had questions about scheduling and everything required. Mr. Mednick said yes and indicated it was a tight but non-specific schedule. He also stated he wanted to sit down with the Secretary of State's office to figure out timing that would take into account potential litigation. He also stated he wanted to explore what the commission should look like and get it together as soon as possible in hopes of getting the full body approved in late February to early March of 2024.

Ms. Dunn asked if a taxing district was a community of interest. and whether they were looking at balancing the census or balancing the voters. Mr. Mednick said you look at the statistical data generated by the census and try for a district reflective of the population. Ms. Niedzielski-Eichner stated it had been litigated and she believed it was to include residents regardless of their citizenship status.

There was some discussion on voting places and low voter turnout. Mr. Wells explained how issues were handled concerning the placement of polling places. Ms. Dunn asked if the redistricting correlates with the census when it comes out. Mr. Wells stated within one year and explained the process by which the legislature decides on their districts, which are then broken up into the appropriate precincts, and then the plan is presented to the council. Mr. Mednick explained how the process is usually done.

Ms. Shanahan asked if this was a process they should be doing more frequently. She asked whether they should put into their ordinance a time frame for after the legislature picks their districts. Mr. Mednick stated it normally works off the legislative redistricting and would have been done a year ago. He indicated Norwalk would be two years behind in the redistricting process. Mr. Mednick said for the next meeting he provide all the committee members with four or five reapportionment processes for their consideration.

Mr. Sead asked if ultimately there had to be a change in the districts. Mr. Mednick said that unless the districts currently comply with the one person one vote standard and the Voting Rights Act the districts have to be changed.

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Mr. Mednick indicated for the meeting next week that he would try to have a draft or at least two or three different concepts. He said he wanted to show them the steps of the process, how they might want to configure the Charter and the commission, and methods of impasse resolution.

Ms. Shanahan pointed out this committee would be different in the level of work required. She stated it would be a quick process if they were going to get it done by March or early April. Mr. Mednick stated he would send five or six plans that are in charters around the state before next week's meeting to find the direction the committee would like to take. He stated this should help him facilitate the draft for January.

DISCUSSION ITEM

There were no discussion items.

ADJOURNMENT

**** MS. NIEDZIELSKI-EICHNER MOVED TO ADJOURN.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting ended at 8:09 p.m.

Respectfully submitted
China Mayhew
Telesco Secretarial Services

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REGULAR MEETING
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Chapter 9: Administration, Article I, Section 9-3

§ 9-3 Procedure for sale of City property.

All sales, conveyances and transfers of real property, ~~real and personal,~~ owned by the City shall be made and issued in the name and on behalf of the City after ~~reasonable~~ notice and public hearing, pursuant to Connecticut General Statutes § 7-163e, as amended, and after a resolution providing for such sale, conveyance and transfer shall have been passed in due form by the Council of the city. Instruments of conveyance shall be signed and executed by the Mayor ~~in-on~~ behalf of the City and shall have the Seal of the City affixed thereto.

Reference:

The notice and public hearing requirements are identified in Connecticut General Statutes § 7-163e, as amended.

Connecticut General Statutes Annotated

Title 7. Municipalities

Chapter 98. Municipal Powers (Refs & Annos)

C.G.S.A. § 7-163e

§ 7-163e. Public hearing on the sale, lease or transfer of real property owned by a municipality

Effective: May 10, 2010

[Currentness](#)

(a) The legislative body of a municipality, or in any municipality where the legislative body is a town meeting or representative town meeting, the board of selectmen, shall conduct a public hearing on the sale, lease or transfer of real property owned by the municipality prior to final approval of such sale, lease or transfer. Notice of the hearing shall be published in a newspaper having a general circulation in such municipality where the real property that is the subject of the hearing is located at least twice, at intervals of not less than two days, the first not more than fifteen days or less than ten days and the last not less than two days before the date set for the hearing. The municipality shall also post a sign conspicuously on the real property that is the subject of the public hearing.

(b) The provisions of subsection (a) of this section shall not apply to (1) sales of real property, except parkland, open space or playgrounds, if the fair market value of such property does not exceed ten thousand dollars, (2) renewals of leases where there is no change in use of the real property, and (3) the sale, lease or transfer of real property acquired by the municipality by foreclosure.

Credits

(2007, P.A. 07-218, § 1; 2007, P.A. 07-251, § 1; 2010, P.A. 10-32, § 16, eff. May 10, 2010.)

[Notes of Decisions \(1\)](#)

C. G. S. A. § 7-163e, CT ST § 7-163e

The statutes and Constitution are current with all enactments of the 2023 Regular Session.

End of Document

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Chapter 58A. Blight Prevention

[HISTORY: Adopted by the City of Norwalk Common Council 6-9-2015,^[1] effective 1-1-2016. Amendments noted where applicable.]

GENERAL REFERENCES

Building Code — See Ch. 26.
Department of Code Enforcement — See Ch. 35A.
Fire prevention — See Ch. 42A.
Housing Code — See Ch. 59.
Landlord identification — See Ch. 62A.
Zoning — See Ch. 118.

[1] *Editor's Note: This ordinance also superseded former Ch. 58A, Housing Blight, adopted 8-13-2013, effective 1-1-2014.*

§ 58A-1. Definitions.

As used in this Chapter, the following terms shall have the meanings indicated:

BLIGHTED PROPERTY

Any building or structure, or any part of a building or structure, or a vacant parcel of land, in which at least one of the following conditions exist:

- (1) It is determined by the City's Chief Building Official that existing conditions pose a serious or immediate danger to the community, i.e., a life-threatening condition or a condition that puts at risk the health or safety of citizens of the City.
- (2) It is not being adequately maintained; without limitation, the following factors may be considered in determining whether a structure or building is not being adequately maintained: (a) missing or boarded windows or doors; (b) collapsing or missing roof or exterior walls; (c) siding that is seriously damaged or missing; (d) fire damage; (e) damaged, decaying, or deteriorating condition that could allow vermin or other wildlife interior access; (f) a foundation that is structurally faulty; and (g) garbage, trash or abandoned motor vehicles situated on the property (unless the property is a junkyard legally licensed by the State of Connecticut).
- (3) It has been cited for violations of state statutes and/or state regulations, or City Charter or Code provisions.
- (4) It has become a place where criminal activity has taken place as documented by reports of the Norwalk Police Department.
- (5) It is a fire hazard as determined by the Fire Marshal or as documented by reports of the Norwalk Fire Department.

- (6) It is a factor creating a substantial and unreasonable risk of interference with the reasonable and lawful use and enjoyment of other space within the building or other surrounding properties within the Neighborhood, as documented by Neighborhood complaints, or cancellation of insurance on surrounding proximate properties.
- (7) It is a factor that is materially depreciating property values in the Neighborhood.
- (8) It contains unauthorized outside storage or accumulation of junk, trash, rubbish, boxes, paper, plastic, or refuse of any kind or the parking of inoperable motor vehicles, boats, motorcycles or other inoperable machinery on the property or the public right of way. For the purposes of this Chapter "authorized" shall pertain to local, state, or federal laws and/or regulations.
- (9) It has been vandalized, or otherwise damaged to the extent that it is materially depreciating property values in the Neighborhood.
- (10) — It contains a Property Maintenance Violation as defined in this Chapter.
- (10) —

BLIGHT PREVENTION OFFICER

The Chief Building Official of the City of Norwalk or his, her or their designee. They shall investigate complaints of Blighted Properties, issue warning letters and citations when appropriate, and explain their findings and actions to the citation hearing officers when necessary.

CODE VIOLATION

A violation of any Zoning Regulations, building codes, public health codes, and fire codes.

DISABLED INDIVIDUAL

In the case of an owner-occupied residence, an individual who has a mental or physical disability as defined in the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101 et seq., as amended, and does not have other household members capable of providing the maintenance necessary to abate Blighted Properties blight.

ELDERLY INDIVIDUAL

An individual over the age of 65, who does not have a household member capable of providing the maintenance necessary to abate Blighted Properties blight.

LOW-INCOME INDIVIDUAL

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An individual or a family unit that has an income below the highest level of income established by the State of Connecticut's Elderly Tax Relief Program. This level is in the upper limit of Step 5 as set forth in the Connecticut General Statutes Section 12-170aa(c), as amended. It is immaterial that a person is or is not elderly for purposes of this definition.

MANAGED NATURAL MEADOW LANDSCAPE

A planned, intentional, and maintained planting of primarily native grasses, wildflowers, ferns, sedges, shrubs, or trees. A Managed Natural Meadow Landscape shall not include Turf Grass that has reached a height greater than nine inches. The provisions of this definition are not intended to allow a property owner to avoid Property Maintenance responsibilities as set forth herein.

NEIGHBORHOOD

~~An area of the City comprised of all properties or parcels of land, any part of which is within a radius of four hundred feet of any part of another parcel or lot within the City.~~

PROPERTY MAINTENANCE VIOLATION

A. With respect to lots or parcels, the violation of any the following standards:

- (1) No shopping baskets, carts or wagons shall be left unattended or standing, and the baskets, carts, or wagons shall be collected as often as necessary and removed to an appropriate enclosure intended for such purpose or to the interior of the building or buildings from which they were taken.
- (2) All fences shall be maintained. Such maintenance shall include, but not be limited to, painting as needed, removal or covering of graffiti, and the replacement or repair of fences which may become in disrepair.
- (3) Yards, courts, and vacant lots shall be kept clean and free of physical hazards, rodent harborage, and infestation. The owner of the property shall maintain the premises litter-free, and shall remove discarded or inoperative appliances, furnishings, and machinery.
- (4) All signs exposed to the public view shall be maintained in good repair. Excessively weathered or faded signs shall be removed or put into good repair. A non-operative or broken electrical or other sign shall be repaired or removed.
- (5) All places of business that serve food or drink to patrons (e.g., restaurants, cafes, bars, etc.) shall maintain receptacle(s) for the disposal of cigarettes on their premises and shall empty the receptacle(s) on a regular basis.

- (6) No dumpster or other refuse container usually used on a construction site may be kept in a residential area unless for a construction or improvement project (which may include the disposal of household items) that is to commence within two weeks of the placing of a dumpster on the premises, provided that such dumpster or other refuse container may not be kept on the premises more than two weeks after the completion of the project.

B. With respect to buildings and structures, the violation of any of the following standards:

- (1) The exterior of a buildings and-or structures shall be maintained so that it is not dilapidated, deteriorating, or decaying, nor open to the elements. The following factors may be considered in determining whether a building or structure is being maintained: (a) missing or boarded windows or doors; (b) collapsing or missing roof or exterior walls; (c) exterior walls that contain holes, breaks, loose or rotting materials or the presence of graffiti, or exterior walls that are not properly surface-coated to prevent deterioration; (d) siding that is seriously damaged or missing; (e) foundation walls that contain open cracks or leaks or are structurally faulty; (f) overhang extensions, including but not limited to, canopies, signs, awnings, stairways, fire escapes, standpipes, and exhaust ducts, that contain rust or other decay; and (g) chimneys and other appurtenances that are in a state of disrepair.
- (2) The foundation walls of every building shall be maintained in good repair and in a structurally sound condition.
- (3) Foundations, floors, and walls shall be in good painted or finished condition without peeling.
- (4) Exterior walls (including doors and windows), roofs, and the areas around doors, windows, chimneys and other parts of a building shall be maintained as to keep water from entering the building and to prevent undue heat loss from occupied areas. Materials that have been damaged or show evidence of dry rot or other deterioration shall be repaired or replaced and refinished in a workmanlike manner. Exterior walls, roofs and other parts of the building shall be free from loose and unsecured objects and material. Such objects and materials shall be removed, repaired, or replaced.
- (5) Buildings and structures shall be maintained free of insect, vermin, bird, rodent, and other wildlife harborage and infestation.
- (6) Buildings and structures shall be maintained in a clean and sanitary condition free from health, safety, and fire hazards.
- (7) All storefronts, both occupied and non-occupied, and their walls exposed to public view shall be kept in a good state of repair and free of graffiti.

B. Property ~~M~~aintenance ~~V~~iolations shall also include:

- (1) Any conditions that unreasonably hinder the use of adjacent properties, block or interfere with the use of the public sidewalk and/or public or private street or right of way, or obstruct the sighting of any road sign, obstruct utility lines or other cables to or around the premises, or extend or infringe beyond the boundaries of the premises, and
- (2) Situations in which the overall condition of the premises causes an unreasonable impact on the enjoyment of or value of neighboring surrounding properties ~~as expressed by a complaint(s) from adjoining and nearby property owners.~~

TURF GRASS

A grass commonly used in regularly cut lawns or play areas (such as, but not limited to, bluegrass, fescue, and ryegrass blends), maintained in accordance with this Chapter.

§ 58A-2. Creation or maintenance of Blighted Property prohibited.

No owner of real property within the City of Norwalk shall cause or allow such property or any buildings thereon to become a Blighted Property, nor shall an owner allow the continued existence of a Blighted Property.

§ 58A-3. Managed Natural Meadow Landscape Exemption.

A. A property owner may claim an exemption from the provisions of this Chapter on the grounds that an alleged Property Maintenance Violation is a Managed Natural Meadow Landscape. The property owner's exemption claim must be made in writing to the Blight Prevention Officer within seven days of the date of the citation.

B. After a timely exemption claim is made by the property owner, a Managed Natural Meadow Landscape (hereafter, "Meadow") shall be exempt from the provisions of this Chapter if in the determination of the Blight Prevention Officer, in their sole discretion, all the following conditions are met:

- (1) The Meadow is a planned, intentional, and maintained planting of primarily native grasses, wildflowers, ferns, sedges, shrubs, or trees;
- (2) The Meadow does not (a) unreasonably hinder the use of adjacent properties; (b) block or interfere with the use of the public sidewalk and/or public or private street or right-of-way; (c) obstruct the sighting of any road sign, obstruct utility lines or other cables to or around the

premises; (d) block or interfere with the use of a fire hydrant or other fixture used in fire suppression; or (e) extend or infringe beyond the boundaries of the premises; and

- (3) Upon request by the Blight Prevention Officer, the property owner presents to the Blight Prevention Officer a completed Managed Natural Meadow Landscape Plan, to the satisfaction of the Blight Prevention Officer, on or before a date determined by the Blight Prevention Officer in their sole discretion.

C. As used herein, a Managed Natural Meadow Landscape Plan means a written plan that includes (1) a statement of the intended purpose of the Managed Natural Meadow Landscape; (2) a sketch of the site plan; (3) names of the dominant plant species used in the Managed Natural Meadow Landscape; and (4) a description of how the Managed Natural Meadow Landscape is maintained. The form for the written plan shall be developed by the Blight Prevention Officer and made available in the office of the Blight Prevention Officer.

D. The Blight Prevention Officer may revoke an exemption granted in accordance with the provisions of this Section at any time if, in the Blight Prevention Officer's sole discretion, the Managed Natural Meadow no longer meets one or more of the conditions set forth herein.

§ 58A-4. Warnings; citations; hearings; fines.

A. The Blight Prevention Officer shall issue a written warning notifying the property owner of a violation of this Chapter. Said warning shall detail each violation finding of blight and the corrective action necessary, and shall provide a reasonable amount of time for the property owner to correct the violation blight.

B. If the property owner does not cure-correct the violation blight within the time period stated in the written warning, the Blight Prevention Officer shall issue a citation to the property owner. Said citation shall be issued not sooner than 15 days after the deadline to cure-correct the violation blight conditions stated in the written warning. The citation shall assess a fine of \$150 per day for every day the violation continues if such violation occurs at an occupied property; \$250 per day for every day the violation continues if such violation occurs at a vacant property; and \$1,000 per day for every day the violation continues if such violation is the third or more such violation at such property during the prior twelve-month period. Any unpaid fine pursuant to this Chapter shall constitute a lien upon the real estate against which the fine was imposed in accordance with Connecticut General Statutes Section 7-148aa, as amended. Such lien shall be continued, recorded, enforced and released in accordance with Connecticut General Statutes Section 7-148aa, as amended.

C. The Mayor shall appoint one or more citation hearing officers other than police officers, City employees, or the Blight Prevention Officer, to conduct citation appeal hearings. The citation hearing officer shall be a member, in good standing, of the

Connecticut Bar Association. Issuance and service of citations, payment of fines, hearings and appeals to the Connecticut Superior Court shall be governed by Section 7-152c of the Connecticut General Statutes, as ~~amended~~may be amended for time to time.

D. Fines collected pursuant to this section shall be deposited into a separate fund to be used for expenses related to the enforcement and abatement of blight within the City of Norwalk.

§ 58A-5. Abatement by City.

When a property owner is issued a citation pursuant to this Chapter, and does not ~~correct~~ cure the ~~violation~~ blight within 30 days of the service of the citation, the City of Norwalk may ~~cure~~ correct the ~~blight~~ conditions ~~that caused the violation~~. Upon issuance of the third ~~violation~~ and for each additional ~~blight~~ violation at such property during the prior twelve-month period, the City may ~~correct the conditions that caused the violation~~ cure the blight conditions immediately. The costs incurred by the City to ~~correct the conditions that caused the violation~~ cure the blight shall constitute a lien against the real property in addition to any fines assessed pursuant to this Chapter.

§ 58A-6. Special considerations.

Special consideration may be given to property owners who are Elderly Individuals, Disabled Individuals, or Low Income Individuals when the ~~Blighted Property is an blight warning or citation concerns an~~ owner-occupied residential dwelling. In such cases, the Blight Prevention Officer shall give such individuals adequate time to correct the ~~conditions that caused the violation~~ blight conditions not to exceed 90 days. The Blight Prevention Officer shall provide information on possible opportunities for assistance with each such warning letter and citation.

§ 58A-7. Other enforcement.

Nothing in this Chapter shall be deemed to prohibit or limit in any manner any enforcement action with respect to any zoning, building, public health, fire, inland wetlands, or other statutes, code, regulation or laws relating to the use of real property.

City of Norwalk

Common Council

Ordinance Establishing a Commission for the Reapportionment of Common Council Voting Districts

Chapter 9 – Article IX

§9-25 Common Council and Board of Education Voting Districts.

- A. Common Council Districts.** In accordance with §3-4.A(1) of the Charter the City shall be divided into five Council Districts, each of which shall be represented by two elected members on the Common Council (“Council Districts”).
- B. Board of Education Districts.** In accordance with §3-4.B(1) of the Charter the City shall be divided into five Board of Education Districts, which shall correspond to the five Council Districts, each of which shall be represented by one elected member on the Board of Education.
- C. At-Large Members of the Common Council and Board of Education.** The number of elected Councilmembers-at-Large must be equivalent in number to the number of Council Districts as may exist, from time-time time, in accordance with §3-4A(2) of the Charter. At the time of the adoption of this Chapter there are five at-large member of the Common Council. Moreover, there are four at-large Members of the Board of Education, in accordance with §3-4.B(2) of the Charter, elected in the manner set forth in 3-4.B(3) of the Charter. The elected at-large members are not subject to the periodic reapportionment required by the General Statutes and §3-4.A(3) of the Charter.

§9-26 Standards Pertaining to Reapportionment.

The reapportionment of Council Districts shall conform to federal and state constitutional standards and statutory requirements. Accordingly, the districts shall be:

- A.** of substantially equal population; and,
- B.** to the extent possible consistent with the preceding, established in compact and contiguous form following geographical divisions, where practicable; and,
- C.** to the extent possible consistent with the preceding, established to lie completely within a single assembly district for the State House of Representative Districts in effect on the date when the new district redistricting plan becomes effective.

§9-27 The Reapportionment Commission: Appointment Date.

No later than thirty days following the completion of reapportionment of the General Assembly, as required by the Constitution of the State of Connecticut, as further set forth in the General Statutes the Common Council shall appoint a Reapportionment Commission consisting of seven members comprised as follows:

- A. Two Registrars of Voters; and,
- B. Five electors recommended by the President of the Council and approved by a Majority Vote of the Council, as defined in the Charter, no more than two of whom shall be from the same political party.

The date the Common Council appoints the Reapportionment Commission shall be the "Appointment Date").

2024 Transition Provision. The Reapportionment Commission shall be appointed not later than thirty days following the effective date of this Ordinance.

§9-28 Reapportionment Commission.

- A. **Written Report ("Report").** The Reapportionment Commission shall provide a Report, in writing, to the Common Council no later than six months following the Appointment Date, including a tentative map setting forth the recommended boundaries of the five Council Districts.
- B. **Data and Resources.** The Commission may utilize demographic data assembled by the City, computer resources of the City, and such other third-party resources, facilities and funding as the Council may deem desirable to carry out the purpose of this Chapter.
- C. **Public Hearing.** The Reapportionment Commission shall hold at least one public hearing no less than one week before it submits its Report to the Common Council, and shall make a tentative map of its proposed districts available to the public in accordance with the requirements of the Charter at least five days before the Public Hearing. The Public Hearing Notice shall include the contents of the Report as well as a copy of a map illustrating the boundary lines of each of the proposed Council Districts.
- D. **Action by the Reapportionment Commission.** On the basis of information elicited at the public hearing, the Reapportionment Commission may thereafter alter the Report. Approval of the Report shall require the affirmative vote of, at least, five members of the Reapportionment Commission.
- E. **Transmittal to the Common Council: Receipt Date.** The Report shall be submitted to the Common Council by filing with the City Clerk and the Town Clerk.

Receipt of the Report and Plan shall be deemed to be the date upon which it is filed with the City Clerk ("Receipt Date"). The City Clerk shall transmit the Report and Plan to the Common Council.

- F. Failure to File Report.** If the Reapportionment Commission fails to file the Report with the Town Clerk by the close of business no later than the last day of the sixth (6th) month following the Appointment Date, the provisions of §9-30 of this Chapter shall be invoked.

2024 Transition Provision. The Reapportionment Commission shall file the Report to the Common Council no later than ninety days following the Appointment Date. In all other respects the provisions of §9-28 shall remain in full force and effect.

§9-29 Actions of the Common Council.

- A. Deliberations.** The Common Council shall vote on the establishment of Common Council Districts within three weeks of its receipt of the Report.
- B. Public Hearing and Deliberations.** The Common Council may amend the district boundaries recommended by the Reapportionment Commission before approving Council Districts, following at least one Public Hearing as required by §4-8.B of the Charter. Nevertheless, the Council Districts approved by the Common Council must comply with the standards of §9-26 of this Chapter.
- C. Voting Standard.** Approval of the Council Districts must be affirmatively supported by a Majority Vote of the Common Council.

(1) **Approval or Modification of the Report and Plan.** If the Report is approved or modified by the Common Council it shall be deemed adopted, as an Ordinance, in compliance with the requirements of the General Statutes and have the full force of law and become effective for the next municipal general election.

(2) **Rejection or Failure to Timely Act.** If the Report is rejected or not acted upon in accordance with the time limitations set forth in §9-29.A, above, then the Mayor shall appoint a Second Reapportionment Commission as set forth in §9-30, below.

§9-30 Role of the Mayor, if necessitated by Failure of the Reapportionment Commission to Act or the Common Council to Approve.

- A. Appointment of a Second Reapportionment Commission by the Mayor.** If the Reapportionment Commission shall fail to file the Report as set forth in §9-28.D, above, or if the Common Council shall fail to approve Council Districts within the time limit established by §9-29.D, the Mayor, within five days of notice from the Town Clerk of the precipitating action, shall appoint a Second

Reapportionment Commission, comprised of three members, no more than two of whom shall belong to the same political party.

- B. Deliberations.** The Second Reapportionment Commission shall file a report with the Town Clerk delineating Common Council District boundaries within twenty-one days of its appointment. The Report of the Second Reapportionment Commission shall establish the boundaries of Council Districts. Approval of the Report shall require the affirmative vote of, at least, two members of the Commission.
- C. Standard for Approval.** The Report of the Second Reapportionment Commission, subject to approval by a Majority Vote of the Council, within one week of the filing with the Town Clerk, shall be deemed adopted, as an Ordinance, in furtherance of the requirements of the constitutional standard, federal law and state law; and, thus, shall have the full force of law and become effective for the next municipal general election.

§9-31 Publication of the Adopted Report and Plan.

Upon receiving such adopted Ordinance (incorporating the contents of the Report), the Town Clerk shall publish and record the same in the same manner as ordinances are required to be published and recorded as set forth in the Charter, and upon such publication and recording, such plan shall have the full force of law.