



**CITY OF NORWICH**  
CONNECTICUT

**AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH**  
**October 3, 2016**  
**7:30 PM**

**PRAYER**

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF MINUTES:** September 6 and 19, 2016

**PUBLIC HEARINGS - RESOLUTIONS**

1. Relative to adding land to Mohegan Park.

**PUBLIC HEARINGS - ORDINANCES**

1.. AN ORDINANCE AMENDING VARIOUS ORDINANCES APPROPRIATING FUNDS FOR VARIOUS PROJECTS AND AUTHORIZING THE ISSUANCE OF BONDS TO MEET SAID APPROPRIATIONS TO REMOVE CERTAIN BOND SALE REQUIREMENTS FROM SUCH ORDINANCES

2. AN ORDINANCE APPROPRIATING \$800,000 FOR THE CITY OF NORWICH'S SHARE OF COSTS RELATING TO THE DEMOLITION, REMOVAL OF DEBRIS AND LANDSCAPING ON THE REID & HUGHES PROPERTY AND AUTHORIZING THE ISSUE OF \$800,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

**SECOND READING AND ACTION ON THE PROPOSED ORDINANCES LISTED ABOVE**

**PETITIONS AND COMMUNICATIONS**

1. Report from the Commission on the City Plan per Chapter V Section 10(b)CGS, 8-24 relative to adding land to Mohegan Park.

2. Report from the Commission on the City Plan per Chapter V Section 10(b), CGS 8-24 relative to an ordinance appropriating \$800,000 for the city of Norwich's share of costs relating to the demolition, removal of debris and landscaping on the Reid & Hughes property and authorizing the issue of \$800,000 bonds of the city to meet said appropriation and pending the issuance thereof the making of temporary borrowings for such purpose
3. Notice of unable to serve due to moving out of town by Ray De Blasio from the Commission for Person with Disabilities.

### **CITY MANAGER'S REPORT**

### **CITIZENS COMMENT ON RESOLUTIONS**

### **NEW BUSINESS-RESOLUTIONS**

1. Relative to adding land to Mohegan Park.
2. Relative to rescinding a portion of a resolution to exclude 88-90 Boswell Ave.
3. Relative to approving a grant of easement at 145 Old Salem Road.

City Clerk

*Ray De Blasio*

**WHEREAS**, Mohegan Park is a City of Norwich owned park used for various recreational activities; and

**WHEREAS**, the Council of the City of Norwich by resolution adopted July 2, 2007, on recommendation of the Mohegan Park Improvement and Development Advisory Committee, and following review and approval by the Commission on the City Plan added properties to Mohegan Park for purposes of expanding the park identified as:

49 Orton Street	Map 78, Block 1, Lot 5 (Vision Appraisal PID #773),
30 Dartmouth Street	Map 70, Block 1, Lot 60 (Vision Appraisal PID #4166),
35 Dartmouth Street	Map 70, Block 1, Lot 61 (Vision Appraisal PID #4167),
40 Dartmouth Street	Map 70, Block 1, Lot 59 (Vision Appraisal PID #4169),
Dartmouth Street	map 70, Block 1, Lot 62 (Vision Appraisal PID #12546); and

**WHEREAS**, by resolution adopted November 20, 2006 following favorable recommendations from the Mohegan Park Improvement and Development Advisory Committee and the Commission on the City Plan, the Council of the City of Norwich authorized the acquisition of property identified as

189 Mohegan Park Road	Map 77, Block 1, Lot 27 (Vision Appraisal PID #217),
195 Mohegan Park Road	Map 78, Block 1, Lot 1 (Vision Appraisal PID #218); and

**WHEREAS**, by resolution adopted September 6, 1994 the Council of the City of Norwich agreed to accept a deed to fifteen (15) lots known as lots nos. 799-813 on St. Regis Avenue as shown in the Norwich Land Record Book of Plans No. 2, page 66 and identified as map 70 block 1 lot 63 (Vision Appraisal PID #1005); and

**WHEREAS**, by resolution adopted January 6, 2014 the Council of the City of Norwich, following a favorable review by the Commission on the City Plan agreed to accept a gift of an undeveloped parcel of land located to the rear of Prentice Lane identified as map 78 block 1 lot 6 (Vision Appraisal PID #100002) shown as Tract One on a boundary survey recorded in volume 12 at page 638 of the record of maps and surveys in the office of the Norwich city clerk anticipating the land might be incorporated within Mohegan Park and maintained as open-space; and

**WHEREAS**, the properties at 189 Mohegan Park Road, 195 Mohegan Park Road, St. Regis Avenue and Prentice Lane Rear are all located easterly of Mohegan Park and abut the park; and

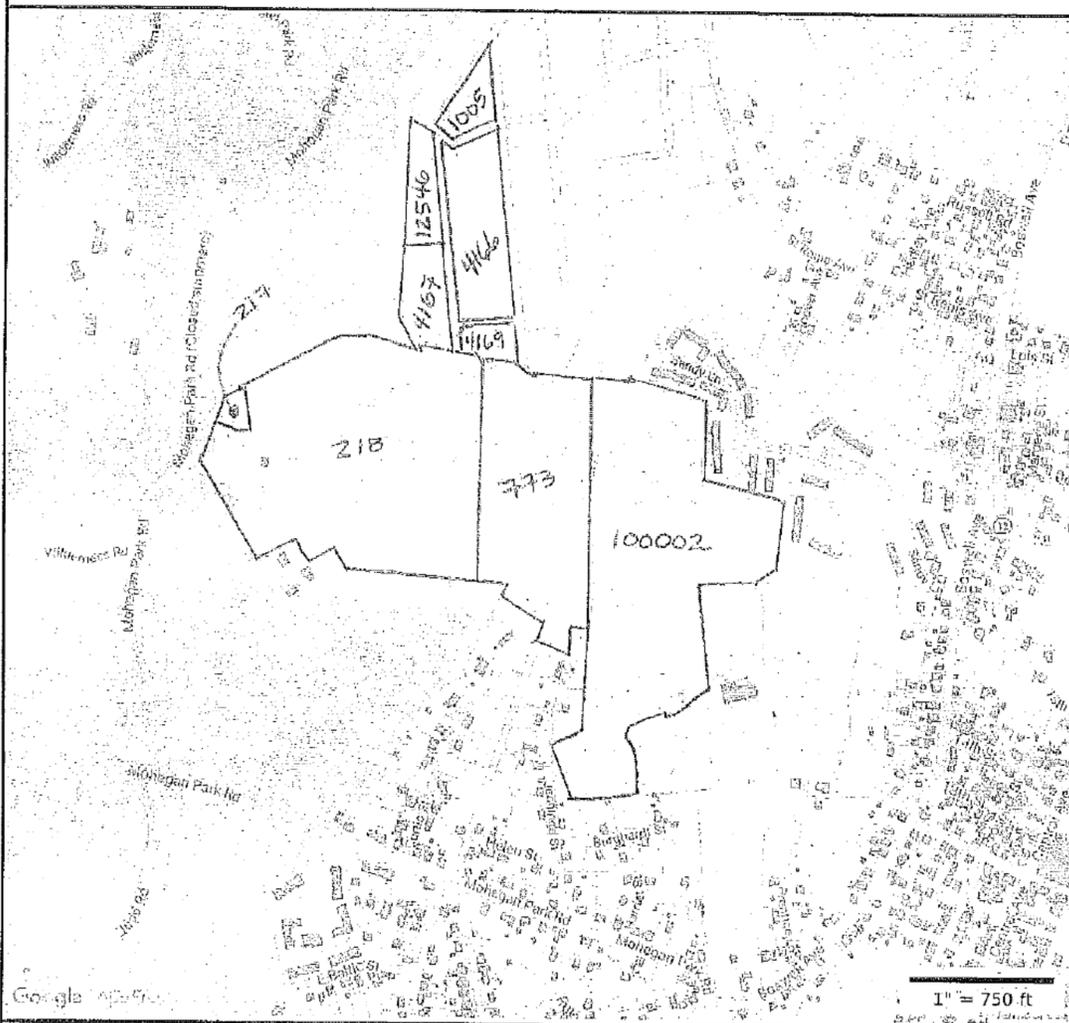
**WHEREAS**, the Council of the City of Norwich finds it to be in the best interest of the city to incorporate said parcels, 189 Mohegan Park Road, 195 Mohegan Park Road, Prentice Lane Rear and St. Regis Avenue into Mohegan Park.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that, the properties identified as 189 Mohegan Park Road, 195 Mohegan Park Road, St. Regis Avenue and Prentice Lane Rear be incorporated in Mohegan Park within the descriptive boundaries thereof for purposes of expanding Mohegan Park and to permit the future improvement and development of Mohegan Park.

**(Exhibit A attached for reference)**

Alderwoman Joanne Philbrick

Mohegan Park Parcels - WITH ID #'S



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

City of Norwich, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 10/30/2014  
Properties updated 09/12/2016

City of Norwich Parcels			
Vision PID #	Map/Block/ Lot	St Address	Acreage
217	77/1/27	189 Mohegan Park Rd	0.7
218	78/1/1	195 Mohegan Park Rd	20.18
773	78/1/5	49 Orton St	19.3
100002	78/1/6	Prentice Ln Rear	30.64
4166	70/1/60	30 Dartmouth St	6.42
4169	70/1/61	35 Dartmouth St	3.51
4169	70/1/59	40 Dartmouth St	1.16
1005	70/1/63	St Regis Ave	1.72
12546	70/1/62	Dartmouth St	2
			85.63

**COUNCIL'S AMENDING ORDINANCE**

AN ORDINANCE AMENDING VARIOUS ORDINANCES APPROPRIATING FUNDS FOR VARIOUS PROJECTS AND AUTHORIZING THE ISSUANCE OF BONDS TO MEET SAID APPROPRIATIONS TO REMOVE CERTAIN BOND SALE REQUIREMENTS FROM SUCH ORDINANCES

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH:

**WHEREAS**, the City Council adopted an ordinance on June 21, 2004 entitled, "AN ORDINANCE APPROPRIATING \$200,000 FOR IMPROVEMENTS TO NEW LONDON TURNPIKE AND PLEASANT STREET BRIDGES AND AUTHORIZING THE ISSUE OF \$200,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE" (Ordinance #1514), which was amended by an ordinance adopted by the City Council on January 16, 2007 entitled, "AN ORDINANCE AMENDING AN ORDINANCE APPROPRIATING \$200,000 FOR IMPROVEMENTS TO NEW LONDON TURNPIKE AND PLEASANT STREET BRIDGES AND AUTHORIZING THE ISSUE OF \$200,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE" ("Ordinance #1562");

**WHEREAS**, the City Council adopted an ordinance on August 6, 2007 entitled, "AN ORDINANCE APPROPRIATING \$40,250,000 FOR THE RENOVATION AND EXPANSION OF KELLY MIDDLE SCHOOL AND AUTHORIZING THE ISSUE OF \$40,250,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE" which was approved by Referendum on November 6, 2007 ("Ordinance #1570");

**WHEREAS**, the City Council adopted an ordinance on August 16, 2010 entitled, "AN ORDINANCE APPROPRIATING \$3,380,000 FOR THE CITY OF NORWICH DOWNTOWN REVITALIZATION INITIATIVE TO SPUR ECONOMIC DEVELOPMENT AND AUTHORIZING THE ISSUE OF \$3,380,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE" which was approved by Referendum on November 2, 2010 ("Ordinance #1641");

**WHEREAS**, the City Council adopted an ordinance on August 19, 2013 entitled, "AN ORDINANCE APPROPRIATING \$5,000,000 FOR THE CITY OF NORWICH INFRASTRUCTURE IMPROVEMENT PROGRAM (2013) AND AUTHORIZING THE ISSUE OF \$5,000,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE" which was approved by Referendum on November 5, 2013 ("Ordinance #1690");

**WHEREAS**, the City Council adopted an ordinance on July 7, 2014 entitled, “AN ORDINANCE APPROPRIATING \$9,500,000 FOR IMPROVEMENTS TO THE CITY’S NATURAL GAS SYSTEM WITHIN THE CITY’S SERVICE FRANCHISE AND AUTHORIZING THE ISSUE OF \$9,500,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE” which was approved by Referendum on November 4, 2014 (“Ordinance #1704,” and collectively with Ordinance #1514, 1570, 1641 and 1690, the “Prior Ordinances”);

**WHEREAS**, Section 5 of the Prior Ordinances required that “[a] notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying the municipal bond notices and devoted primarily to financial news and the subject of state and local municipal bonds”;

**WHEREAS**, the cost of publishing such notice of sale or summary thereof relating to the City’s bonds in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds is prohibitively expensive and not necessary for the successful sale of the City’s bonds;

**WHEREAS**, Section 5 of Ordinances #1514, #1570 and #1641 required that “[i]f the bonds are sold by negotiation the purchase contract shall be approved by the City Council”; and

**WHEREAS**, since 2013, the City Council has authorized the City Manager and the Comptroller to enter into and sign the purchase contract relating to bonds.

BE IT ORDAINED BY THE COUNCIL OF THE CITY:

**Section 1.** Section 5 of Ordinance #1514 is amended and restated to read as follow:

“Section 5. Said bonds shall be sold by the City Manager and Comptroller in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals, or at auction, at not less than par and accrued interest on the basis of the lowest net or true interest cost of the City, or comparable method. ~~A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying the municipal bond notices and devoted primarily to financial news and the subject of state and local municipal bonds. If the bonds are sold by negotiation the purchase contract shall be approved by the City Council.~~ With respect to the receipt of original issuance premium or bid premium upon the sale of the bonds or notes herein authorized, the Manager and Comptroller are authorized, but not required, to apply original issuance premium and bid premium, if applicable, to fund any purpose for which bonds of the City are authorized to be issued, and such application shall reduce the amount of authorized and unissued bonds of the purpose to which the premium was applied, in the amount applied.”

**Section 2.** Section 5 of Ordinance #1570 is amended and restated to read as follow:

“Section 5. Said bonds shall be sold by the City Manager and Comptroller in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals, or at auction, at not less than par and accrued interest on the basis of the lowest net or true interest cost of the City. ~~A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying the municipal bond notices and devoted primarily to financial news and the subject of state and local municipal bonds. If the bonds are sold by negotiation the purchase contract shall be approved by the City Council.~~”

**Section 3.** Section 5 of Ordinance #1641 is amended and restated to read as follow:

“Section 5. Said bonds shall be sold by the City Manager and Comptroller in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals, or at auction, at not less than par and accrued interest on the basis of the lowest net or true interest cost of the City, ~~or comparable method. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying the municipal bond notices and devoted primarily to financial news and the subject of state and local municipal bonds. If the bonds are sold by negotiation the purchase contract shall be approved by the City Council.~~”

**Section 4.** Section 5 of Ordinance #1690 is amended and restated to read as follow:

“Section 5. Said bonds shall be sold by the City Manager and Comptroller in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals, or at auction, at not less than par and accrued interest on the basis of the lowest net or true interest cost of the City. ~~A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying the municipal bond notices and devoted primarily to financial news and the subject of state and local municipal bonds.~~

**Section 5.** Section 5 of Ordinance #1704 is amended and restated to read as follow:

“Section 5. Said bonds shall be sold by the City Manager and Comptroller in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals, or at auction, at not less than par and accrued interest on the basis of the lowest net or true interest cost of the City. ~~A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in~~

~~advance of the sale in a recognized publication carrying the municipal bond notices and devoted primarily to financial news and the subject of state and local municipal bonds.~~ With respect to the receipt of original issuance premium or bid premium upon the sale of the bonds or notes herein authorized, the Manager and Comptroller are authorized, but not required, to apply original issuance premium and bid premium, if applicable, to fund any purpose for which bonds of the City are authorized to be issued, and such application shall reduce the amount of authorized and unissued bonds of the purpose to which the premium was applied, in the amount applied.

**Section 6.** The City Clerk shall cause amended versions of each of the Prior Ordinances incorporating the amended Section 5 language to be prepared, labeled “As Amended” at the top, and filed within minutes of the meeting at which these Amended Ordinances are adopted.

**Section 7.** These Amended Ordinances shall be effective upon adoption by the City Council.

City Manager John Salomone

**Council Ordinance**

AN ORDINANCE APPROPRIATING \$800,000 FOR THE CITY OF NORWICH'S SHARE OF COSTS RELATING TO THE DEMOLITION, REMOVAL OF DEBRIS AND LANDSCAPING ON THE REID & HUGHES PROPERTY AND AUTHORIZING THE ISSUE OF \$800,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH:

**Section 1.** The sum of \$800,000 is appropriated for the City of Norwich's (the "City") share of costs relating to the demolition, removal of debris, and landscaping on the Reid & Hughes property, including, but not limited to, engineering, materials, contingencies, inspection and such additional related costs as may be accomplished within said appropriation (the "Project"), and for administrative, consulting, advertising, printing, legal and financing costs to the extent paid therefrom. Said appropriation shall be in addition to grant funding and all prior and future appropriations for said purpose.

**Section 2.** The total cost of the Project is estimated to be \$800,000. No portion of the Project cost is expected to be paid from sources other than the proposed bond issue. The estimated useful life of the Project is at least twenty (20) years. The Project is a general benefit to the City of Norwich and its general governmental purposes.

**Section 3.** To meet said appropriation \$800,000 bonds of the City, or so much thereof as may be necessary for said purpose, may be issued, maturing not later than the twentieth (20<sup>th</sup>) year after their date, or such later date as may be allowed by law. Said bonds may be issued in one or more series as shall be determined by the City Manager and the Comptroller, and the amount of bonds of each series to be issued shall be fixed by the City Manager and the Comptroller, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof and to pay for the administrative, printing and legal costs of issuing the bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the City by the manual or facsimile signatures of the City Manager and the Comptroller, bear the City seal or a facsimile thereof, be certified by a bank or trust company designated by the City Manager and the Comptroller, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the City Manager and the Comptroller, and be approved as to their legality by Pullman & Comley, LLC, Bond Counsel. They shall bear such rate or rates of interest as shall be determined by the City Manager and the Comptroller. The bonds shall be general obligations of the City and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, that the full faith and credit of the City are pledged to the payment of the principal thereof and the interest thereon and shall be paid from property taxation to the extent not paid from other funds available for the payment thereof. The aggregate principal amount of

the bonds, annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds, shall be determined by the City Manager and the Comptroller in accordance with the requirements of the General Statutes of Connecticut, as amended (the "Statutes"). In connection with the issuance of any bonds or notes authorized herein, the City may exercise any power delegated to municipalities pursuant to Section 7-370b of the Statutes, including the authority to enter into agreements managing interest rate risk. The City Manager and Comptroller, on behalf of the City, shall execute and deliver such reimbursement agreements, letter of credit agreement, credit facilities, remarketing, standby marketing agreements, standby bond purchase agreements, and any other commercially necessary or appropriate agreements which are necessary, appropriate or desirable in connection with or incidental to the sale and issuance of such bonds or notes.

**Section 4.** The issue of the bonds aforesaid and of all other bonds or notes of the City heretofore authorized but not yet issued, as of the effective date of this ordinance, would not cause the indebtedness of the City to exceed any debt limit calculated in accordance with law.

**Section 5.** Said bonds shall be sold by the City Manager and Comptroller in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals, auction or similar process, at not less than par and accrued interest on the basis of the lowest net or true interest cost to the City.

**Section 6.** The City Manager and the Comptroller are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of any series of said bonds. Notes evidencing such borrowings shall be signed by the manual or facsimile signatures of the City Manager and the Comptroller, have the seal of the City or a facsimile thereof affixed, be payable at a bank or trust company designated by the City Manager and the Comptroller, be certified by a bank or trust company designated by the City Manager and the Comptroller pursuant to Section 7-373 of the Statutes, and be approved as to their legality by Pullman & Comley, LLC, Bond Counsel. They shall be issued with maturity dates which comply with the provisions of the Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the City and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, that the full faith and credit of the City are pledged to the payment of the principal thereof and the interest thereon and shall be paid from property taxation to the extent not paid from other funds available for the payment thereof. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Project. Upon the sale of said bonds the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such temporary borrowings then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

**Section 7.** Resolution of Official Intent to Reimburse Expenditures with Borrowings. The City (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and after the date of passage of this ordinance in the maximum amount and for the capital project defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds shall be issued to reimburse such

expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date that the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Comptroller or his designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

**Section 8.** The City Manager and Comptroller are hereby authorized to exercise all powers conferred by Section 3-20e of the General Statutes with respect to secondary market disclosure and to provide annual information and notices of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this ordinance.

**Section 9.** In order to meet the capital cash flow expenditure needs of the City, the City Manager and Comptroller are authorized to allocate and reallocate expenditures incurred for the Project to any bonds or notes of the City outstanding as of the date of such allocation, and the bonds or notes to which such expenditures have been allocated shall be deemed to have been issued for such purpose.

**Section 10.** It is hereby found and determined that the issue of all, or a portion of, the bonds, notes or other obligations of the City authorized to be issued herein as qualified private activity bonds, or with interest that is includable in gross income of the holders thereof for purposes of federal income taxation, is in the public interest. The City Manager and the Comptroller are hereby authorized to issue and utilize without further approval any financing alternative currently or hereafter available to municipal governments pursuant to law.

**Section 11.** The City Manager and Comptroller are hereby authorized to prepare and distribute preliminary and final Official Statements of the City, to execute and deliver on behalf of the City all such other documents, and to take all action, necessary and proper for the sale, issuance and delivery of any bonds or notes relating to the Project in accordance with the provisions of the Statutes and the laws of the United States.

Mayor Deberoy Hinchey  
Alderman Stacy Gould

**CITY OF NORWICH**  
**Commission on the City Plan**  
**23 Union Street, Norwich, CT 06360**  
**Telephone: (860) 823-3739, Fax: (860) 823-3741**

**Art Sharron, Chairman**

September 22, 2016

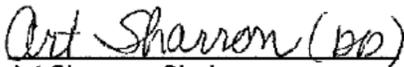
**TO: THE HONORABLE MAYOR AND ALDERPERSONS OF THE COUNCIL OF THE CITY OF NORWICH**

**AN ORDINANCE TO INCORPORATE PARCELS INTO MOHEGAN PARK**

The Commission on the City Plan, at its **September 20<sup>th</sup>, 2016 regular** meeting reviewed the above-referenced referral.

Seated were Chairman Art Sharron, Frank Manfredi, Michael Lahan, Les King, Kathy Warzecha and Swarnjit Singh Bhatia. After careful consideration, the Commission voted unanimously to forward a **FAVORABLE** recommendation to the Council identified as 189 Mohegan Park Road, 195 Mohegan Park Road, St. Regis Avenue and Prentice Lane Rear, including all other properties shown on Exhibit A, be incorporated in Mohegan Park within the descriptive boundaries thereof for purposes of expanding Mohegan Park and to permit the future improvement and development of Mohegan Park. Reason: It is consistent with the Plan of Conservation and Development to expand existing parks and opens spaces, specifically Mohegan Park.

Respectfully submitted,

  
Art Sharron, Chairman

AS/dd

Pc: City Clerk, City Manager, ZEO, City Planner

**CITY OF NORWICH**  
**Commission on the City Plan**  
**23 Union Street, Norwich, CT 06360**  
**Telephone: (860) 823-3739, Fax: (860) 823-3741**

**Art Sharron, Chairman**

September 22, 2016

**TO: THE HONORABLE MAYOR AND ALDERPERSONS OF THE COUNCIL OF THE CITY OF NORWICH**

**AN ORDINANCE APPROPRIATING \$800,000 FOR THE CITY OF NORWICH'S SHARE OF COSTS RELATING TO THE DEMOLITION, REMOVAL OF DEBRIS AND LANDSCAPING ON THE REID & HUGHES PROPERTY AND AUTHORIZING THE ISSUE OF \$800,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.**

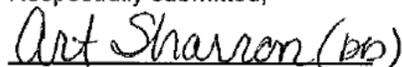
The Commission on the City Plan, at its **September 20<sup>th</sup>, 2016 regular** meeting reviewed the above-referenced referral.

Seated were Chairman Art Sharron, Frank Manfredi, Michael Lahan, Les King, Kathy Warzecha and Swarnjit Singh Bhatia. After careful consideration, the Commission voted unanimously to forward a **FAVORABLE** recommendation to the City Council, pursuant to Chapter XV, Section 4 of the City Charter, for AN ORDINANCE APPROPRIATING \$800,000 FOR THE CITY OF NORWICH'S SHARE OF COSTS RELATING TO THE DEMOLITION, REMOVAL OF DEBRIS AND LANDSCAPING ON THE REID & HUGHES PROPERTY AND AUTHORIZING THE ISSUE OF \$800,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE. Reasons: It is consistent with several strategies in the Plan of Conservation and Development, including:

- Protecting and preserving historical resources such as the adjacent buildings which are also located within the National Register Downtown Norwich Historic District and are potentially at risk of compromise due to the deteriorating condition of the Reid and Hughes building;
- Enabling the redevelopment of historic properties which are located in floodplain areas;
- Supporting redevelopment of node areas such as the Chelsea Central Zone;
- Recognizing that the waterfront is a key development opportunity area.

With the following stipulation: That a plan be prepared for restoration and rehabilitation of the site.

Respectfully submitted,

  
Art Sharron, Chairman

AS/dd

Pc: City Clerk, City Manager, ZEO, City Planner

**WHEREAS**, Mohegan Park is a City of Norwich owned park used for various recreational activities; and

**WHEREAS**, the Council of the City of Norwich by resolution adopted July 2, 2007, on recommendation of the Mohegan Park Improvement and Development Advisory Committee, and following review and approval by the Commission on the City Plan added properties to Mohegan Park for purposes of expanding the park identified as:

49 Orton Street	Map 78, Block 1, Lot 5 (Vision Appraisal PID #773),
30 Dartmouth Street	Map 70, Block 1, Lot 60 (Vision Appraisal PID #4166),
35 Dartmouth Street	Map 70, Block 1, Lot 61 (Vision Appraisal PID #4167),
40 Dartmouth Street	Map 70, Block 1, Lot 59 (Vision Appraisal PID #4169),
Dartmouth Street	map 70, Block 1, Lot 62 (Vision Appraisal PID #12546); and

**WHEREAS**, by resolution adopted November 20, 2006 following favorable recommendations from the Mohegan Park Improvement and Development Advisory Committee and the Commission on the City Plan, the Council of the City of Norwich authorized the acquisition of property identified as

189 Mohegan Park Road	Map 77, Block 1, Lot 27 (Vision Appraisal PID #217),
195 Mohegan Park Road	Map 78, Block 1, Lot 1 (Vision Appraisal PID #218); and

**WHEREAS**, by resolution adopted September 6, 1994 the Council of the City of Norwich agreed to accept a deed to fifteen (15) lots known as lots nos. 799-813 on St. Regis Avenue as shown in the Norwich Land Record Book of Plans No. 2, page 66 and identified as map 70 block 1 lot 63 (Vision Appraisal PID #1005); and

**WHEREAS**, by resolution adopted January 6, 2014 the Council of the City of Norwich, following a favorable review by the Commission on the City Plan agreed to accept a gift of an undeveloped parcel of land located to the rear of Prentice Lane identified as map 78 block 1 lot 6 (Vision Appraisal PID #100002) shown as Tract One on a boundary survey recorded in volume 12 at page 638 of the record of maps and surveys in the office of the Norwich city clerk anticipating the land might be incorporated within Mohegan Park and maintained as open-space; and

**WHEREAS**, the properties at 189 Mohegan Park Road, 195 Mohegan Park Road, St. Regis Avenue and Prentice Lane Rear are all located easterly of Mohegan Park and abut the park; and

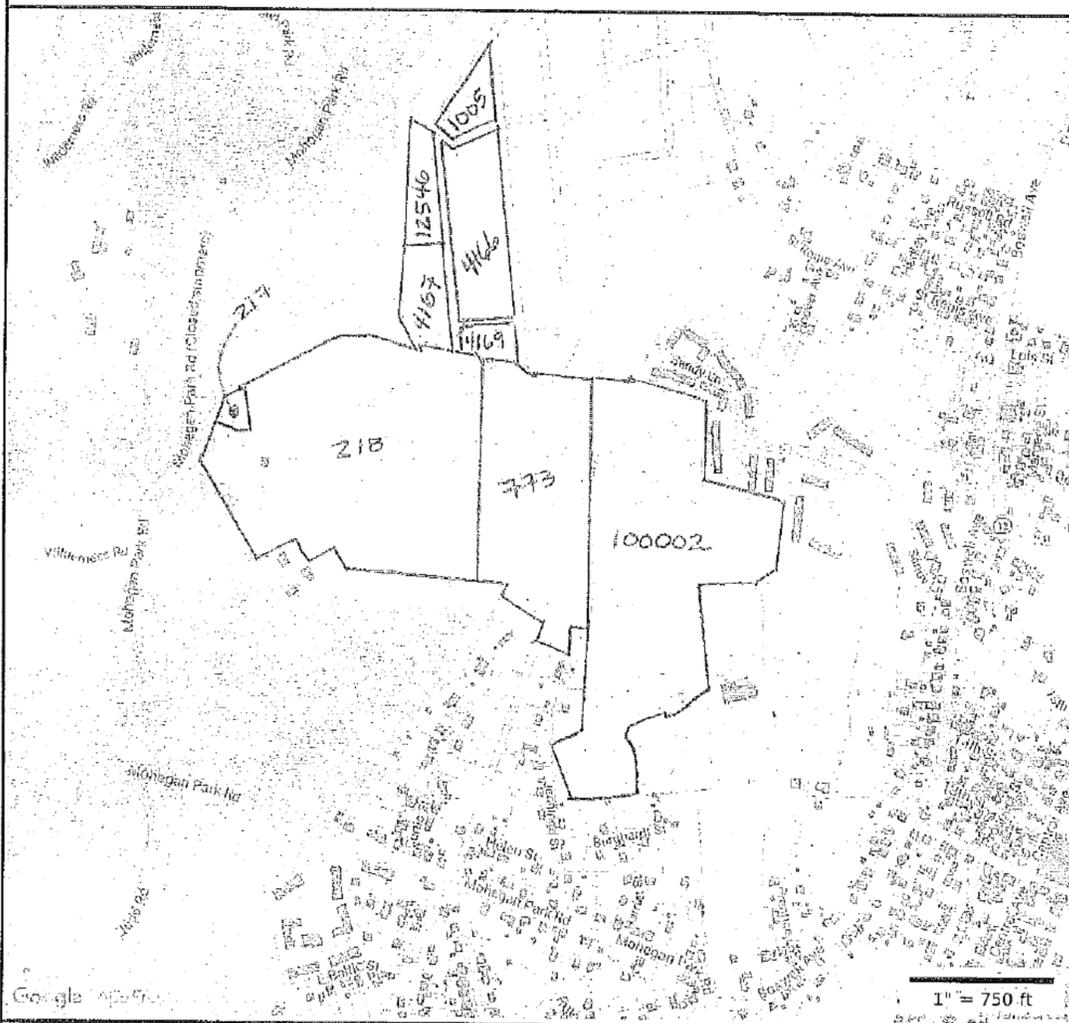
**WHEREAS**, the Council of the City of Norwich finds it to be in the best interest of the city to incorporate said parcels, 189 Mohegan Park Road, 195 Mohegan Park Road, Prentice Lane Rear and St. Regis Avenue into Mohegan Park.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that, the properties identified as 189 Mohegan Park Road, 195 Mohegan Park Road, St. Regis Avenue and Prentice Lane Rear be incorporated in Mohegan Park within the descriptive boundaries thereof for purposes of expanding Mohegan Park and to permit the future improvement and development of Mohegan Park.

**(Exhibit A attached for reference)**

Alderwoman Joanne Philbrick

Mohegan Park Parcels - WITH ID #'S



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

City of Norwich, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 10/30/2014  
Properties updated 09/12/2016

City of Norwich Parcels			
Vision PID #	Map/Block/ Lot	St Address	Acreage
217	77/1/27	189 Mohegan Park Rd	0.7
218	78/1/1	195 Mohegan Park Rd	20.18
773	78/1/5	49 Orton St	19.3
100002	78/1/6	Prentice Ln Rear	30.64
4166	70/1/60	30 Dartmouth St	6.42
4169	70/1/61	35 Dartmouth St	3.51
4169	70/1/59	40 Dartmouth St	1.16
1005	70/1/63	St Regis Ave	1.72
12546	70/1/62	Dartmouth St	2
			85.63

RESOLUTION #2

**WHEREAS**, the Council of the City of Norwich on September 6, 2016 adopted a resolution directing the city manager to enter into a Real Estate Listing Agreement satisfactory to him and the corporation counsel with Allyn and Associates Realtors to offer to sell certain properties within the city of Norwich including the property at 88-90 Boswell Avenue; and

**WHEREAS**, said property was listing in the resolution by error as the Public Works Committee of the Council had not recommended that the property at 88-90 Boswell Avenue be included within the listing agreement.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that, that portion of the resolution adopted September 6, 2016 which authorized and directed the city manager to enter into a Real Estate Listing Agreement satisfactory to him and the corporation counsel with Allyn and Associates Realty to offer to sell the property at 88-90 Boswell Avenue, be and hereby is rescinded.

Alderwoman Stacy Gould

## RESOLUTION #3

**WHEREAS**, the City of Norwich, acting by and through the Norwich Department of Public Utilities, owns and has utilized certain property identified as 145 Old Salem Road located off Salem Turnpike for gas services and has been requested to provide an Easement to Algonquin Gas Transmission LLC providing it a permanent right of way and easement over said property for the purpose of constructing and maintaining an expanded gate station thereon thereby allowing improved natural gas services for the City of Norwich through the Algonquin Transmission System; and

**WHEREAS**, Exhibit A, attached hereto, depicts the location where the proposed easement is to be granted; and

**WHEREAS**, the Board of Public Utilities Commissioners has authorized John Bilda, General Manager of the Norwich Department of Public Utilities, to execute such documents and agreements as are necessary to grant such easement; and

**WHEREAS**, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich that such easement as described herein be granted to Algonquin Gas Transmission LLC to permit the expansion of a gate station and the installation and maintenance of necessary pipes and equipment to permit the functioning thereof.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that, City Manager John Salomone and/or Norwich Public Utilities General Manager John Bilda be and hereby are authorized on behalf of the City of Norwich to enter into a Grant of Easement with Algonquin Gas Transmission Inc. as described herein and, subject to the approval of the corporation counsel, to execute such documents as are requested by Algonquin Gas Transmission LLC for this purpose.

Mayor Deberey Hinchey

