

A regular meeting of the Council of the City of Norwich was held February 1, 2016 at 7:30 PM in Council Chambers. Present: Mayor Hinchey, Aldermen Nystrom, Philbrick, Gould, Braddock, Martin and Nash. City Manager Salomone and Corporation Counsel Michael Driscoll were also in attendance. Mayor Hinchey presided.

Ald. Gould read the opening prayer and Ald. Braddock led the members in the Pledge of Allegiance.

Upon motion of Ald. Braddock, seconded by Ald. Martin, it was unanimously voted to adopt the minutes of January 4 and 19, 2016.

Mayor Hinchey opened the public hearing.

Mayor Hinchey asked the clerk to read into the record the referral from the Commission on the City Plan.

City Clerk read the referral from the Commission on the City Plan:

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

Ralph Page, Chairman

January 15, 2016

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

RE: City Council Referral: AN ORDINANCE APPROPRIATING \$400,000 FOR THE ACQUISITION OF THE PROPERTY LOCATED AT 1 TERMINAL WAY IN NORWICH, CONNECTICUT AND AUTHORIZING THE ISSUE OF \$400,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.

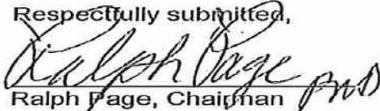
The Commission on the City Plan, at its **January 14, 2016** special meeting reviewed the request for the appropriation of \$400,000 for the acquisition of the property located at 1 Terminal Way for the proposed purpose of construction of a new municipal boat launch.

Seated were Ralph Page, Chairman, Frank Manfredi and Les King.

After careful consideration, Frank Manfredi made a motion for a favorable recommendation, seconded by Les King. The Commission on the City Plan voted unanimously for a **FAVORABLE** recommendation to the City Council. The Commission found the proposal to be consistent with the City of Norwich Plan of Conservation and Development. The Commission noted recommendations within the POCD specific to enhancing access to waterfront resources. Such recommendations are contained in sections which speak to:

- "Livability"
- "Leverage of Assets"
- "Economic Development"
- "Community Structure"
- "Open Space"
- "Coastal & Natural Resources"
- "Plan for Waterfront Areas"
- "Conservation Vision"
- "Development Vision"

Respectfully submitted,


Ralph Page, Chairman

RP/dd
cc: City Clerk, City Manager

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TOMAN CITY CLERK
NORWICH CT

Mayor Hinchey called for a Public Hearing on AN ORDINANCE APPROPRIATING \$400,000 FOR THE ACQUISITION OF THE PROPERTY LOCATED AT 1 TERMINAL WAY IN NORWICH, CONNECTICUT AND AUTHORIZING THE ISSUE OF \$400,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Speaking in favor:

Samuel Browning, 671 Scotland Rd stated that this is part of a larger project and with all the issues he asked does the “nice to have” exceed the “need to have”. He stated with future bonding for a plan for a school, upgrade the sewer system, the community center and other bonding issues he suggested the council look at how much bonding Norwich can afford to do. He stated he doesn’t oppose this project he is just not sure how we will get our money back.

Bob Reed 15 Otis St, asked to look at this project long term, it would address safety issues by getting the trailers out of downtown and would help control the downtown waterfront. He also talked about making Water Street two way which would spur other development on the waterfront. He suggested to act now for the window of opportunity is short.

John-Manuel Andriote, 144 Sandy Lane, stated that the Commission on the City Plans advice on economic development and the favorable recommendation given to this project makes this is a wise investment. He stated if the city invests wisely in other opportunities will help leverage the taxpayers fund to help attract private development. He felt Norwich is a fishing destination and this is a great first step for the Shipping Street area.

John P Mereen, 22 Mediterranean Lane, asked the council to take a look at the Norwich Harbor Infrastructure and Improvement Program document which was put together by various city agencies. He stated it talks about the top waterfront priority being a regional boat launch along the Thames on Shipping St, create an area called New Wharf (where the Seder yard is) and turn Howard T. Brown Park into a premiere gathering place. He stated that if funding isn’t available you try different sources and don’t give up.

Shiela Hayes, 288 Central Ave, read a letter from the President of the Norwich Rotary Community Corp which stated how it is a difficult task using the boat launch when events are going on at the park. They asked to move the boat launch to help boost tourism in the Park so there isn’t the constant struggle.

Speaking in opposition:

Dennison Gibbs, 236 Harland Rd, asked to consider the priorities of Norwich when considering this boat launch. He felt this would be a seasonal use and be used by non-residents at the expense of the Norwich taxpayers. He also stated the State has no funds to hand out to help reduce our cost. He read the property appraised value is in the \$200,000 range and the bonding is \$400,000 and wonders why. He expressed concern about a historic school house which is collapsing and in grave need of repair and the city having no money to fix this landmark and asked to prioritize where we spend money.

James Quarto, 25 Elmwood Ave, stated in 2012 NCDC and the Harbor Management Commission investigated this issue and came to this conclusion since then he stated they have looked in to other options. The Seder family came to the Redevelopment Agency and offered to sell their property to

the City and stated this property on the Thames should be investigated further. He felt Shipping St should be saved for an outside developer. He asked to rethink this whole project.

Tom Kozak, 36 Carey Lane, stated he has some questions and concern he would like answered. He asked the price for the property and what is this paying for, where the money would coming from for the \$4 million dollar project, he questioned the cost of environmental issues and he asked what specific economical value it would bring to Norwich. He asked if a developer would be willing to do this. He asked if this project was critical and convincible linked to the Norwich taxpayer's interest.

Dick Zictorac, 591 East Main St, asked who was going to use this boat launch when there are no fish in this river. He stated fisherman will launch where the fish are in Groton and other towns.

Marvin Serruto, 100 Starr St, talked about investigating the pitfalls of any hazardous material and how costly this can be to remove.

Rodney Bowie, 62 Roosevelt Ave, talked about the high price for the property and asked why anyone would pay that price. He also questioned what hazardous material can be on that property and the high price of removal.

Beryl Fishbone, 19 Bliss Place, asked to remember that when spending our tax dollars the roads, streets and highways will need to be widened and repaired to accommodate boat trailers leading to the boat launch.

David Crabb, 47 Prospect St stated that spending this money would not lead to a bare bones budget as talked about. He felt that the hole in the current boat launch area should have been repaired. He asked to study the proposed boat launch and costs associated with the erosion from the currents and tides.

| There being no further speakers Mayor Hinchey declared the public hearing closed.

Mayor Hinchey called for second reading and action on the proposed ordinances listed below.

Upon a motion of Ald. Philbrick, seconded Ald. Braddock, it was unanimously voted to waive the reading of the full text and incorporate it into the minutes.

Motion of Ald. Braddock, seconded by President Pro Tem Nystrom, to put the following ordinance on the floor introduced by Mayor Hinchey.

Upon a motion of Ald. Gould, seconded by President Pro Tem Nystrom, to table the following ordinance.

AN ORDINANCE APPROPRIATING \$400,000 FOR THE ACQUISITION OF THE PROPERTY LOCATED AT 1 TERMINAL WAY IN NORWICH, CONNECTICUT AND AUTHORIZING THE ISSUE OF \$400,000 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 \$400,000 is appropriated for the acquisition of the property located at 1 Terminal Way in Norwich, Connecticut for the relocation of a municipal boat launch from Brown Park on Chelsea Harbor Drive in Norwich, Connecticut and the costs related thereto (collectively, "Property"), and for all site work, easements, related improvements as may be accomplished within said appropriation provided herein, and including administrative, consulting, advertising, printing, legal and financing costs to the extent paid there from (the "Project"). Said appropriation shall be in addition to grant funding and all prior and future appropriations for said purpose.

Section 2. The total estimated cost of the Project is \$400,000. 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 more than 10 years. The Project is a general benefit to the City of Norwich and its general governmental purposes.

Section 3. To meet said appropriation \$400,000 bonds of the City, or so much thereof as may be necessary for said purpose, may be issued, maturing not later than the tenth (10th) 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 including but not limited to any "tax credit bond," or "Build America Bonds" including Direct Payment and Tax Credit versions.

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.

The above ordinance was tabled on a roll call vote of 6-1 with Ald. Braddock voting in opposition.

Upon a motion of President Pro Tem Nystrom, seconded by Ald. Braddock, it was unanimously voted to accept the report from the Commission on the City Plan regarding the appropriation of \$400,000 for the acquisition of the property located at 1 Terminal Way for the proposed purpose of construction of a new municipal boat launch.

Upon a motion of President Pro Tem Nystrom, seconded by Ald. Braddock, it was unanimously voted to accept the letter of resignation of John J Mathieu from the Commission on the City Plan thanking him for his service.

City Manager Salomone gave the following oral report:

He stated this being his first day he spent the day visiting the various offices, departments and attending meetings with the department heads and staff; Public Works, Norwich Public Schools central office, Rose City Senior Center, NPU, Norwich Fire Department, Norwich Police Department, met with the Assessor before the grand list was filed, Norwich Housing Authority, Mayor and this Council meeting.

Mayor Hinchey commented on the Eagle Scout Stevens outstanding job building a Gazebo on Mahan Drive.

Mayor Hinchey called for citizen comment.

Rodney Bowie, 62 Roosevelt Ave, spoke on resolution #4 and his appointment and would like to see others join him on this committee.

Mayor Hinchey declared citizen comment closed.

Upon a motion of Ald. Martin, seconded by Ald. Gould, it was unanimously voted to adopt the following resolution introduced by President Pro Tem Nystrom, Ald. Gould and Braddock.

BE IT RESOLVED that the following be reappointed as **regular members** to the Board of Appeals (Building Code) for a term to expire on January 07, 2018 or until a successor is appointed;

Scott Barbarossa (D)
Frank W. Blanchard (D)
Thomas L. Cummings (D)
Charles S. Learned (R)
Peter Procko (U)

BE IT RESOLVED that the following be reappointed as an **alternate member** to the Board of Appeals (Building Code) for a term to expire on January 07, 2018 or until a successor is appointed;

Henry Olender (U)

Upon a motion of Ald. Braddock, seconded by Ald. Gould, it was unanimously voted to adopt the following resolution introduced by Mayor Hinchey.

BE IT RESOLVED that the Council Member listed below, be, and hereby is, appointed to the School Facilities Review Committee for a term to expire on December 5, 2017.

Ald. Joanne Philbrick (R)

Upon a motion of President Pro Tem Nystrom, seconded by Ald. Braddock, it was unanimously voted to adopt the following resolution introduced by President Pro Tem Nystrom, Ald. Gould and Braddock.

BE IT RESOLVED that the following be appointed as a **regular member** to the Community Development Advisory Committee for a term to expire on December 31, 2017 or until a successor is appointed;

Sofee Noblick (R)

Upon a motion of Ald. Braddock, seconded by Ald. Martin, it was unanimously voted to adopt the following resolution introduced by President Pro Tem Nystrom, Ald. Gould and Braddock.

BE IT RESOLVED that the following be reappointed as a **regular** to the Rehabilitation Review Committee for a term to expire on December 31, 2017 or until a successor is appointed;

Rodney Bowie (R)

Upon a motion of President Pro Tem Nystrom, seconded by Ald. Gould, it was unanimously voted to adopt the following resolution introduced by President Pro Tem Nystrom, Ald. Gould and Braddock.

BE IT RESOLVED that the below named be reappointed as a **regular member** to the Historic District Committee with a term to expire on December 31, 2017 or until a successor is appointed:

Charles S. Learned (R)

Upon a motion of Ald. Philbrick, seconded by Ald. Braddock, it was unanimously voted to adopt the following resolution introduced by President Pro Tem Nystrom, Ald. Gould and Braddock.

BE IT RESOLVED that the following be reappointed as an **alternate** to the Personnel and Pension Board for a term to expire on March 01, 2017 or until a successor is appointed;

Zato Kadambaya (D)

Upon a motion of Ald. Gould, seconded by Ald. Braddock, it was unanimously voted to adopt the following resolution introduced by Mayor Hinchey.

WHEREAS, the Mayor of the City of Norwich appoints two representatives to the Southeastern Connecticut Regional Transit District, said appointments to be made with Council approval; and

WHEREAS, the Mayor proposes to appoint City Manager John Salomone and herself as the city's representatives.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone and Mayor Deberay Hinchey be appointed as representatives of the City of Norwich to the Southeastern Connecticut Regional Transit District (SEAT) with terms to expire on December 4, 2017, or until successors are appointed.

Upon a motion of Ald. Philbrick, seconded by Ald. Gould, it was unanimously voted to adopt the following resolution introduced by Mayor Hinchey.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the City Manager may enter into with and deliver to the State of Connecticut Division of Emergency Management and Homeland Security, Department of Emergency Services and Public Protection any and all documents which it deems to be necessary or appropriate; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that John L. Salomone, City Manager of the City of Norwich, is authorized and directed to execute and deliver any and all documents on behalf of the City of Norwich and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

Upon motion to Ald. Martin, seconded by Ald. Gould, it was unanimously voted to adjourn at 8:30 pm.



CITY CLERK