

A regular meeting of the Council of the City of Norwich was held September 6, 2016 at 7:30 PM in Council Chambers. Present: Mayor Hinchey, Aldermen Nystrom, Philbrick, Gould, Braddock and Martin. City Manager Salomone and Corporation Counsel Michael Driscoll was also in attendance. Ald. Nash was absent due to a work commitment. Mayor Hinchey presided.

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

Upon motion of Ald. Gould, seconded by Ald. Braddock, it was voted to adopt the minutes of August 1 & 15, 2016 by a vote of 5-0-1 with Ald. Philbrick abstaining.

Mayor Hinchey read the following proclamation:



CITY OF NORWICH

Mayor's Office

Deberey Hinchey, Mayor

PROCLAMATION

WHEREAS, Jacqueline Owens is the longest volunteer president of the Norwich Branch NAACP, Norwich, Connecticut, serving since 1986; as President of the Norwich Branch NAACP, she began the annual Dr. Martin Luther King, Jr. Luncheon and March which has grown to include social, civic and religious organizations throughout New London County; in 2013, under her leadership, the Norwich Branch completed a yearlong 50th anniversary celebration to highlight the Norwich Branch NAACP accomplishments; this includes the Branch receiving National NAACP "Thalheimer Award", the highest award a NAACP Branch can receive for its yearlong accomplishments; under **Jacqueline Owens**, the Norwich Branch NAACP has received 7 – 1st Place since 2007; and

WHEREAS, Jacqueline Owens is a founding member of the Greater Norwich Area Anti-Bullying Coalition of Norwich, Connecticut and continues to volunteer her time working with youth throughout New London County to "Stop the Bullying and Stop the Violence," She has been an active member in Special People Reaching Out to Students (SPROUTS) and a Pen Pal for the United Community and Family Services (Community Health Center) Retired Seniors; and

WHEREAS, Over the past twenty years **Jacqueline Owens** has mentored in the Norwich Public School System and has given lectures and presentations on the history of Civil Rights, Education and Career Opportunities; as a result of her dedication and commitment to the youth, the Norwich Board of Education honored her by naming the newly constructed 800 seat Auditorium in 2009 in her name; and

WHEREAS, Jacqueline Owens is very active in the Norwich community and the State of Connecticut, she is an active Board member of the Salvation Army in the City of Norwich assisting them with fundraising and community meals, she has served as volunteer in the State of Connecticut Juvenile Judicial Court to assist the State with monitoring the treatment of youth by the court system; and

WHEREAS, Jacqueline Owens has been retired for almost 20 years, she continues to be active with both seniors and youth working on projects to improve the lives of the people around her; she was President of the Norwich Branch NAACP, a founding member of the Sankofa Education and Leadership, Inc., an active community member, she has been and continues to be a strong advocate for

quality community health centers, equitable and quality educational institutions, career and job opportunities and fairness and equality in the State of Connecticut court system; and

WHEREAS, Jacqueline Owens has received many honors and awards for her dedication to community service, she has received the State of Connecticut Official Citation in recognition of Organization and Presentation of Black History Awareness Month, the Connecticut State NAACP President's Leadership Award, the W.E. B DuBois Lifetime Achievement Award, the Dr. Celeste Ashe Johnson Community Service Award, Greeneville Elementary School Volunteer Appreciation Award, Judicial Branch Intern Program Award, 1st annual City of Norwich Humanitarian Award, the Chelsea-Groton Bank Community Champion Award and the Willard M. McRae Community Diversity Award.

NOW THEREFORE, I, MAYOR DEBEREY HINCHEY AND NORWICH CITY COUNCIL PRESIDENT PRO TEM, PETER ALBERT NYSTROM, ON BEHALF OF THE NORWICH CITY COUNCIL AND THE CITIZENS OF THE CITY OF NORWICH, do hereby recognize **Jacqueline Owens** for her many years of unselfish commitment to the City of Norwich and wish her the very best in all her future endeavors.

Dated this Sixth Day of September, 2016

Deberey Hinchey
Mayor

Peter Albert Nystrom
President Pro Tem

Mayor Hinchey called for a Public Hearing **AN ORDINANCE AMENDING SECTIONS OF ARTICLE IV OF CHAPTER 8 OF THE CODE OF ORDINANCES OF THE CITY OF NORWICH PERTAINING TO THE VOLUNTEER FIREFIGHTERS' RELIEF FUND PLAN**

Speaking in favor: no one spoke

Speaking in opposition: no one spoke

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

Mayor Hinchey called for the second reading and action on **AN ORDINANCE AMENDING SECTIONS OF ARTICLE IV OF CHAPTER 8 OF THE CODE OF ORDINANCES OF THE CITY OF NORWICH PERTAINING TO THE VOLUNTEER FIREFIGHTERS' RELIEF FUND PLAN**

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

Ald. Martin motioned, seconded by Ald. Gould, to adopt the following ordinance introduced by Mayor Hinchey.

AN ORDINANCE AMENDING SECTIONS OF ARTICLE IV OF CHAPTER 8 OF THE CODE OF ORDINANCES OF THE CITY OF NORWICH PERTAINING TO THE VOLUNTEER FIREFIGHTERS' RELIEF FUND PLAN

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH THAT the sections listed below be, and hereby are, amended as set out herein:

Section 8-72 Definitions – 8-72(a) and 8-72(d)

Section 8-73 Eligibility for participation – 8-73 and 8-73(b)

Section 8-74 Service – 8-74(b)(iii)(5)

Section 8-76 Disability benefits – 8-76(a)

Section 8-78 Refund of contributions – 8-78(a)

Sec. 8-72. - Definitions.

When used in sections 8-71 through 8-89, the following terms have the meanings set forth below unless a different meaning is plainly required by the text:

(a) Active member. A member of any department who [meets the call and training requirements enumerated in section 8-74] performs fire duties for the benefit of the district responding to at least five percent of his/her department's emergency calls or 35 emergency calls during the plan year; and attends at least five percent of his/her department's training sessions and drills or four hours of training or drills during the plan year.

(d) Break in service. Failure of a volunteer to [earn credited service during a plan year] meet the requirements to be an active member.

Sec. 8-73. - Eligibility for participation in plan.

(b) Declining membership. If an active member declines plan membership when first eligible, such active member forfeits that year of credited service and any other years of credited service until becoming a plan member. The active member may apply for membership as of any subsequent anniversary date, however all benefits pursuant to this plan shall be determined by reference to the credited service earned after becoming a plan member; notwithstanding the limited periods of prior service buybacks listed in 8-74(b)(iii).

Sec. 8-74. - Service.

(b) Buyback of prior service time.

(iii) Limited periods of prior service buybacks:

(5) 90-day period following adoption of Ord. No. 1648 on January 3, 2011. Plan members with 35 years of credited service and who continue to earn credited service as of January 1, [2006] 2011 will be eligible to buy back up to five additional years of credited service for a maximum of 40 years of credited service at the rate of \$216.00 per year.

Sec. 8-76. - Disability benefits.

(a) Any plan member who is determined to have a disability as described in (b) herein shall commence receiving his/her benefits six months after the date of the determination of the disability. The disability benefits [will] shall be calculated [using] as though the disabled plan member has [both] the maximum years of credited service [and] using the rate applicable in section 8-75(c) as of the date that disability has been determined.

Sec. 8-78. - Refund of contributions.

(a) A plan member whose services with a department have ended for any reason other than death, retirement, or transferring to another department, or who wishes to withdraw from the plan may request a refund of all of his/her contributions to the plan with credited interest. Such request shall be reviewed and approved by [the committee at its next regular meeting] the plan member's department and the comptroller or his/her designee prior to payment.

Purpose: To clarify and make amendments to the Volunteer Firefighters' Relief Fund Plan with respect to the sections concerning definitions, purchase of prior service, disability service, and refunds of plan member contributions.

On a roll call vote the above ordinance passed unanimously.

City Manager's Report:

Established 1659

City of Norwich

Connecticut

JOHN L. SALOMONE 100 Broadway

CITY MANAGER Norwich, CT 06360

(860) 823-3747 Fax (860) 885-2131

To: Mayor Hinchey and members of the City Council

From: John Salomone, City Manager

Subject: City Manager's Report

Date: September 6th 2016

I would like to welcome home our Director of Public Works, Ryan Thompson. Thank you for your dedication and service to our Country and Community. I would also like to thank Pat McLaughlin for this dedication and hard work as Acting Director while Ryan was away.

Interviews were conducted for the position of the City Manager's Executive Assistant. I will be making an appointment in the next week or so.

On the afternoon of the 18th I attended the Vet Center Annual picnic at Mohegan Park. The beautiful sunny afternoon was enjoyed by the Veterans and their families. The volunteers did an outstanding job hosting this event with great food and entertainment. Thank you to all the men and women who have served for their country.

Later that day I also met with Dennis Slopak of the School Facilities Review Committee to discuss options pertaining to the school facilitates plan.

The Mayor and I also met with Bob Mills of NCDC that day to discuss 206 Main Street.

On Tuesday August 23rd the Mayor and I met with the City's Comptroller and the City's Assessor to discuss the Veterans Property Tax.

On Thursday the 25th I met with the Mayor to discuss a Community Center.

On Saturday my wife and I joined many others to say farewell at the Retirement Dinner held in honor of our recently retired Police Chief, Louis Fusaro.

This past Tuesday the Mayor, Councilwomen Gould and I attended the Norwich Public Schools 2016 Convocation.

The Reid & Hughes building report has been completed. I have prepared a report and a brief slide show presentation for your viewing.

Reid and Hughes

September 6, 2016

Acquisition

- ▶ October 25, 1993
- ▶ Backus Hospital/United Community
- ▶ Transferred for no Exchange

RFP/RFQ

- ▶ Amici 1995
 - ▶ Phoenix Realty (Blum), 2002
 - ▶ CCM Associates, 2002
 - ▶ Phoenix Realty (Blum), 2004
 - ▶ Lam/Sang, 2008
 - ▶ Becker & Becker, 2012
 - ▶ POKO Partners, LLC, 2014
 - ▶ Women's Institute for Housing and Economic Development, 2016
- 

MARKETING PARTNERSHIPS

- ▶ RDA, 1995
 - ▶ NCDC, 2002
 - ▶ RDA, 2008
 - ▶ NCDC, 2013 (Option Agreement Expires September, 2016)
- 

CHALLENGES

- ▶ Access/Egress
 - ▶ Environmental Concerns
 - ▶ Parking
 - ▶ Flood Plain
 - ▶ Limited Units = Limited Cash Flow
 - ▶ Operating Costs
- 

DEVELOPMENT OPTION

- ▶ Grants versus Loans
 - Historic Tax Credits
 - Low Income Housing Tax Credit (LIHTC)
 - State Housing Tax Credit Contribution (HTCC)
 - Community Development Block Grant (CDBG)
 - ▶ Assessment Abatement/Deferment
 - ▶ Insurances/On-going Maintenance
- 

OTHER OPTIONS

- ▶ Complete Demolition
(60–90 days/\$650–725,000)
- ▶ Selective Demolition, Façade Preservation
(90–120 days/\$675–750,000)
- ▶ Selective Demolition, Façade Utilization
(90–120 days/\$775–850,000)



NEXT STEPS

- ▶ Policy Decision
 - Development
 - Adds to Residential Character of Downtown
 - Consider RFP Timeline for Developer
 - Necessary to Temporarily Stabilize
 - Concern: Life, Health, Safety and Damage to Property
 - Demolition
 - More Cost Effective Residential Development Options
 - Consider Loss of Historic Property/Streetscape Impact
 - Necessary to RFP ASAP
 - Concern: Future Use of Area



BONDING RESOLUTION



[Link to Reid & Hughes Summary Report Submitted by John L. Salomone, City Manager](http://norwichct.org/Archive.aspx?ADID=552)
(<http://norwichct.org/Archive.aspx?ADID=552>)

Mayor Hinchey called for citizen comment on resolutions.

David Crabb, 47 Prospect St, spoke in opposition to resolution 3 and 5 stating they are premature and incomplete according to the Charter. He stated it is now time to monitor every property the City owns.

Mayor Hinchey declared citizen comment closed.

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

WHEREAS, the State of Connecticut Department of Economic and Community Development through the State Historic Preservation Office [SHPO] provides grant assistance for the maintenance, protection, preservation, stabilization and adaptive use of buildings significant to the history, architecture, archeology or culture the State of Connecticut, its municipalities or the nation; and

WHEREAS, such assistance requires the recipient to agree to a preservation restriction recorded on the land records to run for a fifteen (15) year term for grant assistance from \$50,001 to \$100,000, and a twenty (20) year term for grant assistance in excess of \$100,000; and

WHEREAS, the City of Norwich City Hall Stair Project involved grant assistance from SHPO in excess of \$100,000 whereupon the City of Norwich and the State of Connecticut entered into an agreement entitled "Easements,

Declarations of Covenants and Declaration of Preservation Restrictions,” dated January 6, 2014 and recorded February 25, 2014 at volume 2844, page 153 of the Norwich Land Records, which agreement is to run for a term of twenty (20) years; and

WHEREAS, the City of Norwich has been granted a second assistance grant from SHPO in the amount of approximately \$90,000 for the flooring restoration in city hall which will be subject to a fifteen (15) year preservation restriction; and

WHEREAS, SHPO proposes an amendment to the document dated January 6, 2014 and recorded at volume 2844, page 153 to substitute, among other things, the words thirty-five (35) years for the words twenty (20) years reflecting the term of the two preservation restrictions to be applicable to city hall, as more particularly shown on the proposed Amendment to Easements and Declarations attached hereto as Exhibit A; and

WHEREAS, the City of Norwich will be paid the \$90,000 grant following the execution and recording of this amendment.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the City Manager, John Salomone, be and hereby is, authorized and directed on behalf of the City of Norwich to enter into, execute, and deliver to SHPO, the Amendment to Easements and Declarations intended to amend the document recorded at volume 2844, page 153 of the Norwich Land Records as further described in this resolution.

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

WHEREAS, the City of Norwich has acquired the property at map 86, block 3, page 43 known as 60 Sixth Street, through a tax collector sale; and

WHEREAS, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to appoint a Committee to review the condition of the property, consider whether its size, location and condition will allow it to be developed and to recommend an appropriate disposition or development of the same.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that a committee to be known as the 60 Sixth Street Committee be and hereby is established to review the condition of the property, consider whether its size, location and condition will allow it to be developed, and to report to the Council of the City of Norwich with respect to its findings and recommendations by the Council meeting to be held on the first Monday of October, 2016; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the 60 Sixth Street Committee shall consist of the following individuals:

Stacy Gould
Tucker Braddock
Sofee Noblick
James Quarto
Gary Schnip
Jim Heist

and that the membership of said committee may be increased at any time by the Council.

Upon motion of Ald. Gould, 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 below named be appointed as a **regular member** of the Commission for Persons with Disabilities with a term to expire on March 16, 2017 or until a successor is appointed:

Janelle Daly (U)

Upon motion of Ald. Gould, seconded by Ald. Braddock, it was voted to put the following resolution on the floor introduced by Ald. Gould.

Upon motion of Ald. Gould, seconded by Ald. Martin, it was unanimously voted to amend the following resolution to remove "181 Hamilton Ave and 58 Division Street".

WHEREAS, the Council of the City of Norwich directed the issuance of Request for Proposals No. 13-05 seeking the services of qualified property managers and/or real estate brokers to help maintain and to market various properties acquired by the City of Norwich; and

WHEREAS, Allyn and Associates Realtors d/b/a Allyn and Associates LLC, Hyde Park Landscaping and Robin Keator, acting together, replied to the Request, were selected to provide such services, and have entered into Agreement with Respect to Maintenance and Disposition of Certain Properties Owned or Acquired by the City of Norwich; and

WHEREAS, the City of Norwich has acquired the property at map 94, block 2, lot 71 known as 130 Prospect Street, through a tax collector sale; and

WHEREAS, the City of Norwich has acquired the property at map 86, block 3, lot 42 known as 165 Prospect Street, through a tax foreclosure; and

WHEREAS, the City of Norwich has acquired the property at map 117, block 4, lot 56 known as 270 West Thames Street, through a deed in lieu of foreclosure; and

WHEREAS, the City of Norwich has acquired the property at map 93, block 6, lot 33 known as 88-90 Boswell Avenue, through a tax foreclosure; and

WHEREAS, the City of Norwich has acquired the property at map 93, block 6, lot 18 known as 45 Lake Street, through a deed in lieu of foreclosure; and

WHEREAS, the City of Norwich has acquired the property at map 111, block 1, lot 63 subplot 1 known as 19 Stonington Road, through a tax collector sale; and

WHEREAS, the City of Norwich has acquired the property at map 110, block 2, lot 13 known as 109 Laurel Hill Avenue, through a tax collector sale; and

WHEREAS, the City of Norwich has acquired the property at map 110, block 1, lot 17 known as 16 West Thames Street, through a tax collector sale; and

WHEREAS, the City of Norwich has acquired the property at map 110, block 3, lot 27 known as 48 Hinckley Street, through a tax collector sale; and

WHEREAS, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to attempt to dispose of said properties by a negotiated sale using the services of Allyn and Associates Realtors.

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, City Manager John Salomone be and hereby is authorized and directed on behalf of the City of Norwich to enter into a Real Estate Listing Agreement satisfactory to him and the corporation counsel with Allyn and Associates Realtors and to offer to sell 130 Prospect Street; 165 Prospect Street; 270 West Thames Street; 88-90 Boswell Avenue; 45 Lake Street; 19 Stonington Road; 109 Laurel Hill Avenue; 16 West Thames Street and 48 Hinckley Street at a price recommended by Allyn and Associates Realtors; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, any offer to purchase said properties recommended to the City by Allyn and Associates Realtors be presented to the Council for its consideration and approval prior to the execution of any Purchase and Sales Agreement.

The above amended resolution passed unanimously.

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

WHEREAS, the Monument Committee was appointed by the Council of the City of Norwich on March 7, 2016 to consider and recommend policies and procedures with respect to the location, placement, maintenance and

ownership of monuments, memorials, tablets, plaques and markers placed or to be placed on municipal property, including privately financed and donated items, as well as policies and procedures to be used for reviewing offers to donate such to the city; and

WHEREAS, the Monument Committee on June 20, 2016 communicated to the Council of the City of Norwich its report consisting of; 1) a City of Norwich Policy Regarding Monuments on City Property; and 2) a City of Norwich, Connecticut Information Form to be Completed Regarding a Proposal to Donate a Monument/Memorial to be Placed on City Property; and

WHEREAS, the Monument Committee has supplemented both the Policy and the Application previously submitted to the council by adding the following language:

“Murals-Permit or process for City of Norwich owned buildings only, requests should be followed as described below for monuments, statues and memorials,”

this wording to be added to its Policy recommendation at Section I - Introduction at the end of the first paragraph and at the end of Section II - Description of Donated Art/Monument in the Application.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, it accepts the supplemental language and approves the recommendation of the Monument Committee as the City of Norwich Policy regarding Monuments on city property and approves the proposed City of Norwich, Connecticut Information Form to be Completed Regarding a Proposal to Donate a Monument/Memorial to be Placed on City Property as presented to it by the Monument Committee.

Upon motion of Ald. Gould, seconded by Ald. Martin, it was unanimously voted to adjourn at 8:35 pm.



CITY CLERK