



CITY OF NORWICH
CONNECTICUT

AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH
January 16, 2024
7:30 PM

The meeting will be televised on the Public Access Channel and posted on the city website, www.norwichct.org, in real time.

PRAYER

PLEDGE OF ALLEGIANCE

CITIZEN COMMENT GENERAL (30 Minutes)

PETITIONS AND COMMUNICATIONS

1. Presentation of the FY2023 audit by CliftonLarsonAllen LLP Partner David Flint.


CITY MANAGER'S REPORT

CITIZENS COMMENT ON RESOLUTIONS

NEW BUSINESS RESOLUTIONS

1. Relative to the City Manager being authorized to negotiate a purchase and sales agreement for 57 Roath St.
2. Relative to the City Manager being authorized to accept a deed in lieu of foreclosure for 6 Eighth St.
3. Relative to amendment of existing American Rescue Plan Act allocations
4. Relative to negotiate the acquisition of property located at Fifth Street End of Canal.
5. Relative to H. Tucker Braddock Jr. be reappointed to Harbor Management Commission.
6. Relative to appointing the accounting firm of CliftonLarsonAllen LLP to perform the regular general audit.
7. Relative to extending the purchase with Ox Hill Land LLC until April 30, 2024.

EXECUTIVE SESSION


City Clerk

RESOLUTION #1

WHEREAS, the City of Norwich has been offered a parcel of property in “as is” condition consisting of approximately 6.24 acres located at 57 Roath Street currently owned by the Estate of Bradford H. Pottle; and,

WHEREAS, the Council of the City of Norwich has determined that the acquisition of said property will be a benefit to the City of Norwich; and,

WHEREAS, the Estate of Bradford H. Pottle has offered to sell said property for a purchase price of \$10.00, and reimbursement or payment of the seller’s broker commission of \$1,000, and seller’s attorney’s fees not to exceed \$2,500; and

WHEREAS, the purchase of said property is contingent on Probate Court approval of the sale.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that: City Manager, John Salomone, be and hereby is authorized to negotiate any additional terms relative to the sale and conveyance by the Estate of Bradford H. Pottle of the property known as 57 Roath Street to the City of Norwich for a purchase price of \$10.00 and payment of a seller broker commission of \$1,000 and the seller’s attorneys fee up to \$2,500, and to enter into, execute, receive or deliver an initial purchase and sales agreement for the purchase of 57 Roath Street, satisfactory to him, the sale subject to Probate Court approval, and to use funding from Capital Contingency account 36024113-58600-C2301 towards the purchase of said property and to receive and record a deed satisfactory to him for property after probate court approval and to prepare, execute, receive and deliver such forms, correspondence, and documents as are necessary to complete the transaction.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia

RESOLUTION #2

WHEREAS, Maverick Enterprises, LLC has offered to convey to the City of Norwich by a deed in lieu of foreclosure a parcel of land carried on the land records of the City's Tax Assessor's office as Map 87, Block 2, Lot 7 (6 Eighth Street) more particularly described in Schedule A attached hereto; and

WHEREAS, Maverick Enterprises, LLC has offered said deed in lieu of foreclosure in full and final satisfaction of all real estate taxes due the City of Norwich assessed with respect to 6 Eighth Street; and

WHEREAS, the taxes due as of January 31, 2024 are \$18,157.92 and said property is assessed at a value of \$100,400.00.

NOW THEREFORE BE IT RESOLVED, that the City of Norwich hereby accepts the tender of the deed in lieu of foreclosure by Maverick Enterprises, conveying to the City of Norwich title to 6 Eighth Street in full and final satisfaction of said taxes assessed with respect to said property; and

BE IT FURTHER RESOLVED, that City Manager John Salomone be and hereby is authorized to accept said deed on behalf of the City of Norwich, subject to the approval of the Corporation Counsel, and to cause it and any other necessary documents to be filed or recorded.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia

Schedule "A"

A certain parcel of land, with buildings thereon, situated on the southwesterly side of Eighth Street, in the Town of Norwich, County of New London and State of Connecticut, and being more particularly described as follows:

Commencing at a point on the southwesterly side of Eighth Street, and being in the northwesterly corner of this Parcel, thence S 32° 33' 10" W, 541.50 feet to a point, the last course bounded westerly by a canal now or formerly of the Norwich Water Power Company; thence S 58° 35' 00" E, 235.1 feet along a chain link fence to the Shetucket River, the last course being bounded southerly by land now or formerly of Capehart Corporation; thence in a general northeasterly direction 494.00 feet, more or less, along the westerly bank of the Shetucket River to the southwesterly side of Eighth Street; thence N 46° 59' 30" W, 250.00 feet along the southwesterly side of Eighth Street to the point of beginning.

The above described parcel being described on a "Plan of Property of Sidney Ziff and Daniel Levine, Eighth Street, Norwich, Connecticut; Chandler, Palmer & King, July 31, 1979", which plan is recorded with the Town Clerk, Norwich.

Said premises are conveyed subject to such rights, privileges and easement as of record may appear.

Being Parcel Two described in deed dated August 23, 1994 and recorded in the Norwich Land Records, in Volume 1186, Page 51.

RESOLUTION #3

Relative to amendment of existing American Rescue Plan Act allocations.

RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the American Rescue Plan Act allocations adopted previously, be amended as follows:

No.	Project #	ARPA Exp. Code	Brief Description	Dept/ Entity	Details of requested change	Current balance unspent	Change + / (-)	City Manager recommended
1	ARP04	2.2-Negative Economic Impacts: Household assistance	Basic support to Norwich families	Human Services	Reallocation of funds: Senior Center restroom renovation.	\$491,110	(\$150,000)	\$150,000 <u>back to available balance to reprogrammed for senior center restroom improvements.</u>
2	New Project	2.37-Negative Economic Impacts: other assistance	Renovations at Senior Center Restrooms	Human Services	Renovation and improvements at Senior Center Restrooms	N/A	\$150,000	\$150,000 <u>from available balance reprogrammed from ARP04</u>
Total Dollar Amount								\$0
BALANCE OF FUNDS AVAILABLE								\$0

City Manager John Salomone

RESOLUTION #4

WHEREAS, the City of Norwich recognizes the need and the potential for increased recreational areas in the City of Norwich; and

WHEREAS, Foot of Fifth, Inc. has offered to convey to the City of Norwich a certain parcel of land known as Fifth Street End of Canal and located on the west bank of the Shetucket River, more particularly described in Schedule A attached hereto.

NOW THEREFORE, be it resolved by the Council of the City of Norwich that City Manager John Salomone with such assistance as he may choose to utilize be and hereby is authorized and directed to review this proposal and negotiate the acquisition of property located at Fifth Street End of Canal, subject to the approval of the Council of the City of Norwich.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia

SCHEDULE A

RESOLUTION #4 EXHIBIT A

Two certain pieces or parcels of land with the buildings thereon located at the foot of 5th Street in the Town of Norwich, County of New London and State of Connecticut, more particularly described as follows:

FIRST PARCEL: BEGINNING at a point on the face of the stone retaining wall on the Southeasterly side of the canal of The Norwich Water Power Company at the dividing line between the herein described tract and land of The Atlantic Carton Corporation and thence running Southeasterly 227 feet to the Northwesterly line of the Shetucket River, abutting Southwesterly on said now or formerly Atlantic Carton Corporation's land; thence Northeasterly along said River line about 392 feet; thence Northeasterly along said River Line 230 feet to the Southerly corner of Parcel No. 2 shown on a plan hereinafter referred to; thence Northwesterly partly along a fence 235.1 feet to the face of said retaining wall at said canal, abutting Northeasterly on said Parcel No. 2; thence Southwesterly along the face of said canal wall about 75 feet; thence Southwesterly along the face of said canal wall 502 feet to the point of beginning.

Being shown as PARCEL no. 6 on a "Plan made for Gera Corporation, showing properties at Norwich, Connecticut, Scale: 1" – 50 feet, Chandler and Palmer, Engineers, March 1960", recorded in Norwich Land Records Book of Plans, Vol. 7, p. 20, 21 and filed on June 17, 1960 at 12:55 p.m.

Being a portion of the first parcel as described in deed from United States Finishing Company (New Jersey) to The United States Finishing Company dated July 1, 1904 and recorded in Norwich Land Records, Volume 123, Page 194.

SECOND PARCEL: Beginning at a point on the Southeasterly line of the now or formerly The Norwich and Worcester Railroad right of way at the dividing line between the herein described tract and Parcel No. 4 on a plan hereinafter referred to, said point being 12.5 feet Southeasterly from the Railroad centerline Station 3036 – 07.61, this distance being measured at right angles to said centerline and thence running Southwesterly along said Railroad right of way line 309.79 feet to a monument; thence Southeasterly 1.0 feet to a point 13.5 feet Southeasterly from said centerline, abutting Southwesterly on said Railroad; thence Southwestwardly on the arc of a curve to the right whose radius is 3319.15 feet a distance of 515.07 feet to a point 13.5 feet Southeasterly from Railroad centerline Station 3044 – 30.39, this last distance being measured radially; thence Southwestwardly on the arc of a curve to the right; whose radius is 2352.28 feet a distance of about 44 feet, these last two line abutting Northwesterly on said Railroad land; thence Southeasterly 87.4 feet to the face of the stone retaining wall at the canal now or formerly of The Norwich Water Power Company, abutting Southwesterly on land of said Railroad and land now or formerly of the Atlantic Carton Corporation; thence Northeasterly along the face of the canal wall 390 feet to an angle in the wall; thence Northeasterly along aid canal

SCHEDULE A

wall about 265 feet to a jog in the wall; thence Northwesterly along said canal wall 3.3 feet; thence Northeasterly along said canal wall about 222 feet to the Southerly corner of said Parcel No. 4; thence Northwesterly 77.8 feet to the point of beginning, abutting Northeasterly on said Parcel No. 4.

Being shown as PARCEL 7 ON A "Plan made for Gera Corporation, showing properties at Norwich, Connecticut, Scale: 1" – 50 feet, Chandler and Palmer, Engineers, March 1960", mentioned above.

Being a portion of the second parcel as described in a deed from United States Finishing company (New Jersey) to The United States Finishing Company dated July 1, 1904 and recorded in Norwich Land Records, Volume 123, Page 194 and also a portion of "Parcel B" in a deed from The Norwich and Worcester Railroad Company and The New York, New Haven and Hartford Railroad company dated May 29, 1952, recorded in said Land Records, Volume 262, Page 64.

RESOLUTION #5

WHEREAS, the City Manager John L. Salomone has reappointed with Council approval as a **regular member** to the Harbor Management Commission for a term to expire on 12/3/25 or until a successor is appointed;

H. Tucker Braddock Jr.(D)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointment of the above named to the Harbor Management Commission.

City Manager John L. Salomone

RESOLUTION #6

Relative to appointing a certified public accounting firm to perform the regular general audit for fiscal year 2023-24.

WHEREAS, the Finance Department selected the proposal by the certified public accounting firm of CliftonLarsonAllen LLP with request for proposals number 23-19 to perform the audits for the fiscal years ending June 30, 2023 through June 30, 2027; and

WHEREAS, Connecticut General Statutes §§7-391 through 397 require each municipality to file financial statements prepared in accordance with generally accepted accounting principles and audited by an independent public accountant in accordance with generally accepted auditing standards by December 31st; unless an extension is granted by the Connecticut Office of Policy & Management; and

WHEREAS, the independent auditor must be appointed by the “appointing authority” on or before May 31st; and

WHEREAS, the Council of the City of Norwich is the appointing authority for the City of Norwich.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the accounting firm of CliftonLarsonAllen LLP be and hereby is, appointed to perform the regular general audit for the City of Norwich for fiscal year 2023-24.

City Manager John Salomone

RESOLUTION #7

WHEREAS, on October 2, 2023 the Council of the City of Norwich adopted a resolution authorizing and directing City Manager John Salomone to enter into a Purchase and Sales Agreement with Ox Hill Land LLC to purchase property under terms and conditions acceptable to him and the corporation counsel and to provide for a sale to take place on or before December 31, 2023; and

WHEREAS, no Purchase and Sales Agreement has been entered into at this time and the council wishes to extend the time to complete any purchase by the city to permit the incoming council to review this.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the time frame for a purchase to take place be extended until April 30, 2024.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia