

The regular meeting of the Council of the City of Norwich was held January 16, 2024 at 7:30 PM in Council Chambers. Present: Mayor Nystrom, President Pro Tem DeLucia, Ald. Singh, Ald. Bettencourt, and Ald. Hayes. Absent were Ald. Gould and Ald Nash. City Manager John Salomone, Corporation Counsel Michael Driscoll were also in attendance. Mayor Nystrom presided.

Please be advised that meetings of the Norwich City Council can be viewed in their entirety on the City of Norwich website “norwichct.org”.

Ald. Bettencourt read the opening prayer and Ald. Singh led the members in the Pledge of Allegiance.

Mayor Nystrom called for a moment of silence in honor of Reverend Gregory Perry.

Mayor Nystrom called for citizen comment general.

There being no further speakers Mayor Nystrom declared the citizen comment closed.

City Manager gave a special report (noting his regular report would be added to the minutes) on the recent flooding issues experienced on January 10, 2024 that also included Fire Chief Tracey Montoya, Norwich Public Utilities General Manager Chris LaRose, and President of NCDL Kevin Brown reporting/providing information that they were or are currently involved with.

City Clerk, Roseanne Muscarella stated that the FY-2023 budget presentation by CliftonLarsonAllen LLP would be continued to February 5, 2024 as the presenter was sick.

City Managers Report.

To: Mayor Nystrom and members of the City Council
From: John Salomone, City Manager
Subject: City Manager’s Report
Date: January 16, 2024

Meetings attended were Southeastern Council of Governments Meeting (SCCOG), NCDL Executive Board of Directors meeting, and Emergency Preparation for the storm events on January, 9th and January 13th. I also met with Senators Blumenthal and Senator Murphy, Mayor Nystrom and state and town officials at the Fitchville Pond Dam to review the temporary barriers that were installed and toured the area effected by the recent leak at the dam.

An Evacuation Order was issued by the City at 10:29 am on January 10th for homes and businesses in the Yantic River Flood Zone due to the record high levels of the Yantic River and the potential of dam failure and was rescinded in the late afternoon. The Yantic River reached 14.2 ft. which was the third highest on record, eclipsing the flood in March 2010 which reached 13.2 ft.; major flooding begins at 11 ft. Numerous streets were flooded, including: West Town St., Wawecus St., Pleasant St., Sturtevant St., Sholes Ave., Boswell Ave. near the new Dollar General, and Mohegan Park Rd. near Curtis St. The Emergency Operations center was opened for the 2 rain events on January 10th and January 13th. Temporary repairs were made to the dam and there was much less rain on the 13th.

Public Works and the Fire Departments deployed many sandbags to homes and businesses along the Yantic River, but the water rose too high for many of them to be effective.

Norwich Human Services coordinated their emergency response to this week's evacuation order with the Red Cross who utilized Kelly Middle School as an emergency shelter. 20 residents came to the shelter, and were allowed to return home once the evacuation order was lifted that afternoon.

During the month of January, Taxpayers can present their current Real Estate, Personal Property, or Motor Vehicle Supplemental tax bills at the Norwich branches of M&T Bank where payment(s) can be processed via cash or check. Delinquent taxes will not be accepted at bank locations and must be paid at the City Hall Tax Office located at 100 Broadway. Taxpayers do not need to be an M & T Bank customer to make their payment at a branch location. This partnership provides greater access and convenience to taxpayers. Payments can be made online at <http://norwichct.org/taxes>, through the mail and in-person.

The Assessor's Office has been informed that Vision Appraisal Services has scheduled just over 500 informal assessment hearings. They are halfway through and will be completed by the end of the month.

I have attached the City Departments, NCDC and Otis Library reports for quarter ending December, 2023.

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Mayor Nystrom called for citizen comment on resolutions.

Deanna Rhodes, Director of Planning, spoke in favor of resolutions #2 and #4 stressing the importance of passing these resolutions for future grants and funding to the city for the development by the city.

There being no further speakers Mayor Nystrom declared the citizen comment closed.

Upon a motion of Ald. Singh seconded by Ald. Hayes on a roll call vote it was unanimously voted to accept the following resolution introduced by Mayor Nystrom and Pres. Pro Tem DeLucia.

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.

Upon a motion of Ald. Bettencourt, seconded by Ald. Hayes, on a roll call vote it was unanimously voted to adopt the following resolution introduced by Mayor Nystrom and Pres. Pro Tem DeLucia.

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.

JOURNAL OF THE COUNCIL OF THE CITY OF NORWICH
 Schedule "A"

January 16, 2024

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.

Upon a motion of Ald. Hayes, seconded by Ald. Singh on a roll call vote it was unanimously voted to adopt the following resolution introduced by City Manager Salomone.

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</u> to available balance to reprogrammed for senior center restroom improvements.
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</u> available balance reprogrammed from ARP04
Total Dollar Amount								\$0
BALANCE OF FUNDS AVAILABLE								\$0

Upon a motion of Ald. Hayes, seconded by Ald. Singh on a roll call vote it was unanimously voted to adopt the following resolution introduced by Mayor Nystrom and Pres. Pro Tem DeLucia.

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.

SCHEDULE 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.

Upon a motion of Ald. Singh, seconded by Ald. Hayes, on a roll call vote it was unanimously voted to adopt the following resolution introduced by City Manager Salomone.

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.

Upon a motion of Ald. Hayes, seconded by Ald. Bettencourt on a roll call vote it was unanimously voted to adopt the following resolution introduced by City Manager Salomone.

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.

Upon a motion of Pres. Pro Tem DeLucia seconded Ald. Singh, on a roll call vote it was unanimously voted, pursuant to Connecticut General Statutes 1-200 (6), that the members of the Norwich City Council go into Executive Session for the purpose of discussing the acquisition or disposition of real estate or interests in real estate when publicity regarding the proposed acquisition or disposition would cause a likelihood of an increased price to acquire and a diminished price to disposed the property, and to review feasibility evaluations and reports made for the City of Norwich regarding such property, and to review information given to the city in confidence not required to be disclosed by law. City Manager John Salomone, Comptroller Joshua Pother, President of the Norwich Community Development Corporation Kevin Brown and Corporation Counsel Michael Driscoll, shall be asked to participate during all or portions of this Executive Session at the request of the City Council.

The Council was in Executive Session from 8:55 pm to 10:00 pm, at which time Mayor Nystrom, stated no votes were taken.

Upon a motion of Ald. Singh, seconded by Ald. Hayes, on a roll call vote it was unanimously voted to resume the regular meeting.

Upon a motion of Ald. Singh, seconded by Ald. Hayes on a roll call vote it was unanimously voted to adopt the following resolution introduced by Mayor Nystrom and Pres. Pro Tem DeLucia.

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.

Upon motion of Ald. Bettencourt, seconded by Ald. Singh on a roll call vote it was unanimously voted to adjourn at 10:03 pm.



