

The regular meeting of the Council of the City of Norwich was held July 18, 2022 at 7:30 PM in Council Chambers. Present: Mayor Nystrom, President Pro Tem DeLucia, Ald. Neuendorf, Gould, Singh, Burto and Wilson. City Manager Salomone and Corporation Counsel Michael Driscoll were also in attendance. Mayor Nystrom presided.

Ald. Burto read the opening prayer and Ald. Neuendorf led the members in the Pledge of Allegiance.

**Please be advised that meetings of the Norwich City Council can be viewed in their entirety on the City of Norwich website “[norwichct.org](http://norwichct.org)”.**

Mayor Nystrom called for citizen comment.

Marvin Serruto, 100 Starr St., asked that caution be used before spending on education proposal.

Rodney Bowie, 62 Roosevelt Ave., spoke with concern on spending money on new schools he feels money should be spent on educating not new schools.

Joanne Philbrick, 4 Elm Ave., voiced her concerns about the elevator not working. It seems to be an ongoing problem.

Sarah St. George, Taftville, expressed her concerns about the numerous billboards around town being overdone on the same subject and wants to see some different types of material displayed on them.

Alexandra Tito, 120 Main St., spoke in frustration over not being enough parking in the downtown and not being a safe environment to park your vehicle.

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

Upon a motion of Ald. Wilson , seconded by Ald. Gould, on a roll call vote it was unanimously voted to accept a resignation letter from Richard D. Guidebeck from the Historic Commission.

Upon a motion of Ald. Wilson, seconded by Ald. Gould, on a roll call vote it was unanimously voted to accept the following Petition and Communication.

CITY OF NORWICH Boards, Commissions, Committees and Authorities  
 Appointment & Re-Appointment Committee



DATE: July 8, 2022  
 SUBJECT: Memo to Council

The Appointment & Re-appointment Sub-committee held a meeting **Wednesday, July 6, 2022 at 5:45 PM, in room 319.**

During the discussion on procedures to be used by the committee based on resolution referral, the committee discussed the council referred resolution and agreed on an amended procedure resolution to be forwarded to the council.

Respectfully Submitted

Alderman Derell Wilson  
 Chair, Appoint/ Re-appointment Sub-committee

**CITY MANAGERS REPORT**

**To:** Mayor Nystrom and members of the City Council  
**From:** John Salomone, City Manager  
**Subject:** City Manager's Report  
**Date:** July 18, 2022

Meetings attended were with State representatives and legislators, Southeastern Council of Governments (SECCOG), Southeastern Area Transit (SEAT), NPU-City Coordination Meeting, and ARPA projects for Uncas Leap and downtown parklets.

The Transfer Station re-opened on Tuesday July 5<sup>th</sup>, after being closed on Friday and Saturday, July 1<sup>st</sup> and 2<sup>nd</sup> due to a fire. There was an outage to the overhead power to the compactors and a new electrical service had to be installed. Norwich Public Utilities had this in place by Wednesday afternoon, on July 6<sup>th</sup>.

The Uncas Leap Steering Committee met virtually on July 12<sup>th</sup> and reviewed the consultant's schematic design. An informational about the project is scheduled for the City Council on August 1<sup>st</sup>. The project should be completed by November 2023.

The cities first parklet for outside dining was installed between Cream and Epicure on Franklin Street. The feedback has been positive and more will be set up in the downtown.

Norwich Human Services has awarded AARP funding to support youth and family programming for Norwich residents provided by local nonprofit partners. The organizations are Sankofa Education, Norwich Youth Football, Madonna Place, and S.T.E.P.S. The summer youth program has placed 129 youth at 35 worksites with an additional 239 on waitlist.

Spaulding Pond Beach attendance is at 2,320 as of July 8<sup>th</sup> and swimming lessons have been at capacity. Recreation's Uncas summer camp first 3 weeks have averaged 104 children per week with limited spots for the rest of the summer.

The CT State Library Office has awarded the City Clerk's Office a \$7,500 *Historic Documents Preservation Grant*. This will allow the continued preservation of land records from 1928 and earlier.

Thank you again to the Norwich Events Organization, sponsors, and volunteers for the annual fireworks celebration held on July 8<sup>th</sup>. Thank you to Norwich Police, Fire and Public Works Department for the extensive resources and additional staffing they provide for the fireworks which were enjoyed by thousands.

I have attached the City Departments, NCDC and Otis Library reports for quarter ending June 30, 2022 and the Fire Chiefs Report from the July Public Safety Meeting.

### [Quarterly Departmental Report](#)

Upon a motion of Ald. Singh, seconded by Ald. Burto, on a roll call vote it was unanimously voted to adopt the following old business resolution introduced by Ald. Gould, Ald. Burto and Ald. Wilson.

**WHEREAS**, on July 2, 2012 the Norwich City Council created the process for appointments to Boards, Commissions, Committees, Authorities, and Agencies that established the use of an application; and

**WHEREAS**, in February of 2016 the City of Norwich launched an online application through the City's website; and

**WHEREAS**, the Appointment & Reappointment Sub-Committee of the Council, consisting of three alderpersons of the Norwich City Council, serves as the vetting and advisory body for various appointments; and

**WHEREAS**, all appointments and reappointments to Boards, Commissions, Committees, Authorities, or any representation on behalf of the City are subject to approval or acknowledgement by the Council; and

**WHEREAS**, establishing a common and standardized process that is both inclusive and fair for all appointments and reappointments to Boards, Commissions, Committees, Authorities, and Agencies in the city of Norwich serves the best interests of the City;

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that, the following protocols and procedures are hereby established for the Appointment & Reappointment Sub-Committee of the Norwich City Council:

1. All applications will be directly received by the Mayor's Office and City Manager's Office.
2. All applicants will be interviewed if they meet minimum requirements for consideration.
3. All interviews for Council appointments and reappointments will be scheduled by the Mayor's office.
4. The Chairperson of the Appoint & Reappoint Sub-Committee of the Council will set the agenda

The above resolution passes on a roll call vote of 7 to 0.

Upon a motion of Ald. Singh, seconded by Ald. Burto, on a roll call vote it was unanimously voted to adopt the following old business resolution introduced by Mayor Nystrom, Pro Tem DeLucia, Ald. Neuendorf, Ald. Gould, Ald. Singh, Ald. Burto and Ald. Wilson.

**RESOLVED**, that action on the following American Rescue Plan Act allocation tentatively adopted on May 2, 2022, and as amended on May 16, 2022, again as amended on June 6, 2022, again as amended on July 5, 2022, be amended as follows:

**Round 2 ARPA Funding**

<u>Category of request</u>	<u>Brief Description</u>	<u>Entity</u>	<u>Funding Description</u>	<u>Tentatively adopt by Council</u>
Wage request	Human Service Manger	Human Services Dept	Wages & fringe for 18 months	\$180,593

The above resolution passes on a roll call vote of 7 to 0.

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Mayor Nystrom called for citizen comment on resolutions.

Marvin Serruto, 100 Starr St., questioned the meaning of resolution #1 and wants to see something successful become of that property.

Kevin Brown, NCDC, spoke in support of resolution #1 answered the question of the previous speaker that something new is coming to the Reid & Hughes location.

Kevin Brown, NCDC & Deanna Rhodes, Planning Dept., spoke in support of resolution #2 being a great tool.

Joanne Philbrick, 4 Elm Ave., apologized for supporting the Reid & Hughes when she served on the Council and feels the time is over for that building.

Mayor Nystrom declared citizen comment closed.

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

**WHEREAS**, The City of Norwich, on April 24, 2017, entered into a Development Agreement with the Women’s Institute Realty of Connecticut, Inc. (hereinafter “Women’s Institute”) whereby the City agreed to convey to the Women’s Institute the property at 193-201 Main Street, subject to a number of terms and conditions, including the obligation of the Women’s Institute to obtain the necessary funds to stabilize the Reid and Hughes building; and

**WHEREAS**, by Resolutions adopted on March 19, 2018 and April 2, 2018, the Council agreed to provide funding of \$150,000.00 to the Women's Institute if a satisfactory amendment to the Development Agreement between the City and the Women's Institute could be reached and if the funds were necessary to, would be spent on, and would result in, the stabilization of the Reid and Hughes building; and

**WHEREAS**, by its Resolution of April 2, 2018, the Council approved a proposed amendment to the Development Agreement pursuant to which the City funds were used in leveraging other funds and in the stabilization of the Reid and Hughes building, with the debt secured by a mortgage recorded at Vol. 3080, Pg. 307 of the Norwich Land Records on July 30, 2018; and

**WHEREAS**, despite the use of the City funds and other monies for the stabilization of the Reid and Hughes building, the Women's Institute will not be able to complete its development of the property as contemplated and it has entered into a Purchase and Sales Agreement with Heritage Housing, Inc., subject to various funding commitments which entity proposes to develop the property, and which purchase is expected to result in a payment of outstanding real estate taxes due on the Reid and Hughes building but will require the City to forego re-payment of the \$150,000.00 used in the stabilization of the structure; and

**WHEREAS**, the Council finds that the completion of a development of the Reid and Hughes building is in the best interest of the City of Norwich, that the \$150,000.00 in funding advanced by the City was used for stabilization of the building, the purpose for which it was intended, and foregoing re-payment of the same to the City of Norwich will assist in the proposed development of the Reid and Hughes building, and is required as part of the financing of the proposed development;

**NOW 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 sign a Discharge of Mortgage, a copy of which is attached as Exhibit A, and to deliver to same once executed, to the attorney representing the Women's Institute under such terms and conditions that City Manager John Salomone believes to be necessary and prudent with respect to the use of the Discharge of Mortgage by the Women's Institute.

The above resolution passes on a roll call vote of 7 to 0.

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

**WHEREAS**, the City of Norwich has received the sum of \$28,838,730 under the American Rescue Plan Act; and

**WHEREAS**, Council by resolution has authorized the expenditure of \$23,217,996 to date; and

**WHEREAS**, these funds must be obligated by December 31, 2024; and

**WHEREAS** the Council of the City of Norwich finds that community engagement is critical to effective decision-making and plan-making, is consistent with the plan objectives of the American Rescue Plan; and is critical to enhance within the time allotted; and will promote uses permitted under the appropriate categories of the American Rescue Plan; and it will be in the best interest the

City of Norwich to appropriate \$20,000 to be used by it in acquiring the services and technology to enhance the public voice through web-based community engagement in support of the effective use of obligated American Rescue Plan funds, and also to be used when public engagement is required or sought by the city, such as in the development of the Plan of Conservation and Development as well evaluating other forms of project applications.

**NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH,** that the sum of \$20,000 be appropriated from American Rescue Plan funds to be used in connection with the acquisition of technology services and software that benefits the both the government and the public in regard to community engagement.

The above resolution passes on a roll call vote of 7 to 0.

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

**WHEREAS** the City of Norwich promotes safe streets through design, education and enforcement of all of its transportation network; and

**WHEREAS,** Complete Streets are part of a transportation network that is planned, designed, constructed, operated and maintained in such a way as to enable safe, comfortable and convenient access throughout the City by users of all ages and abilities, including but not limited to, pedestrians, bicyclists, transit riders, motorists, emergency, freight and commercial vehicle operators; and

**WHEREAS,** Complete Streets may include facilities and amenities, including but not limited to, pavement markings and signs; sidewalks and pedestrian safety improvements such as medians, curb extensions and crosswalks; ADA (Americans with Disabilities Act) accessible curb ramps and accessible pedestrian signals; transit shelters and signage and improved pedestrian and bicycle access to transit stops and stations; bicycle detection at intersections and wide travel lanes, bike lanes, or shared use lanes; bicycle parking facilities; street trees, landscaping, street lighting, street furniture; and adequate drainage facilities, including opportunities for storm water quality treatment facilities; and

**WHEREAS,** the Public Works Capital Improvement Committee and Commission on the City Plan have reviewed and endorsed the policy; and

**WHEREAS,** the City's Plan of Conservation and Development seeks to establish and maintain a balanced transportation system with a specific strategy to "Seek to transform existing streets to "complete streets" with greater provision for pedestrians, cyclists, street trees, on-street parking (where appropriate), and transit/bus shelters in order to provide safe access for all users, regardless of age or ability (as per Public Act 09-154)"; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NORWICH** that the attached Complete Streets Policy is adopted and shall be applicable to the planning and design of all new transportation and Complete Streets Improvements initiated after the adoption hereof.

[Complete Streets Policy](#)

The above resolution passes on a roll call vote of 7 to 0.

Upon a motion of Ald. Gould, seconded by Pro Tem DeLucia, it was unanimously voted to waive the full reading of the text, set a public hearing on August 1, 2022 at 7:30 pm for the second reading and action for the following ordinance introduced by Mayor Nystrom, President Pro Tem DeLucia, Ald. Gould.

Upon a motion of Ald. Wilson, seconded by Ald. Gould it was amended unanimously voted to send a referral of the following to the Commission on the City Plan.

AN ORDINANCE APPROPRIATING \$385,000,000 FOR THE CITY OF NORWICH SCHOOL CONSTRUCTION PROGRAM, INCLUDING PROPERTY ACQUISITION, DESIGN, ENGINEERING, ENVIRONMENTAL ASSESSMENT AND REMEDIATION, CONSTRUCTION, INSTALLATION, REPAIR, RENOVATION AND ADDITION OF VARIOUS SCHOOL FACILITIES AND AUTHORIZING THE ISSUE OF \$385,000,000 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 \$385,000,000 is appropriated for the City of Norwich School Construction Program. Such Program includes (i) the construction of four new elementary schools in the City of Norwich on the grounds of the Moriarty Environmental Sciences Magnet School, the John B. Stanton School, the Uncas School and the former Greeneville School, (ii) the renovation to “as new” of the existing Teachers Memorial Global Studies Magnet Middle School or the construction of a new middle school on the site of the existing Teachers Memorial Global Studies Magnet Middle School, and (iii) the conversion and renovation of the Samuel Huntington School to accommodate central offices, including school administration, transportation and facilities offices, and adult education. The appropriation may be spent for planning, design, acquisition, installation, demolition and construction costs, equipment, furnishings, materials, athletic fields, playgrounds, traffic, parking, sidewalks, lighting, utilities, site improvements, surveys, architects’ fees, engineering fees, remediation, project management and contract administration costs, insurance and bonding costs, grant application and administration costs, moving and relocation costs, contingencies, consultants, training, testing, legal, administrative, financing and other costs related thereto as may be accomplished within said appropriation (collectively, the “Projects”). Said appropriation shall be inclusive of state and federal grants in aide thereof, including State of Connecticut (the “State”) school building project grants to offset in part the cost of the Projects.

**Section 2.** The expected useful lives of the Projects are in excess of thirty (30) years. The total estimated cost of the Projects is \$385,000,000. The City of Norwich (the “City”) anticipates that it will receive State school building project grants for the Projects in the estimated amount of approximately \$232,000,000, equaling approximately 67.14% of the eligible costs of the Projects described in items (i) and (ii) in Section 1 above and approximately 38.57% of the eligible costs of the Projects described in item (iii) of Section 1 above. The Projects are a general benefit to the City and its general governmental purposes.

**Section 3.** To meet said appropriation \$385,000,000 bonds of the City, or so much thereof as may be necessary for said purpose, may be issued, maturing not later than the thirtieth (30<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.** The Board of Education, the Norwich School Building Committee, the Mayor, the City Manager, the Comptroller and any other proper Board of Education or City official are each hereby authorized to apply for and accept any available State or federal grant in aid of the financing of the Project, and to take all action necessary or proper in connection therewith.

**Section 8.** 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 9.** 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 10.** 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 11.** 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 12.** 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.

**Section 13.** This ordinance shall not take effect unless and until adopted by the City Council and approved at referendum.

Upon a motion by Ald. Gould, seconded by Pro Tem DeLucia, on a roll call vote it was unanimously voted to go into Executive Session pursuant to Connecticut General Statute Section 1-200(6) for the purpose of discussing the acquisition of real estate or interests in real estate, when publicity regarding the site, purchase or construction would adversely impact the price of the same, to review preliminary drafts concerning the development and use of the property, and feasibility estimates and evaluation, the Council having determined that the public interest in withholding such clearly outweighs the public interest in disclosure, as well as to review commercial or financial information given in confidence not required by statute. City Manager John Salomone, Chief of Police Patrick Daley, Deputy Chief Corey Poore, Lieutenant Anthony Gomes, Lieutenant Tom Lazzaro, Sergeant Nick Rankin and Corporation Counsel Micheal E. 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 8:25 pm to 10:15 pm, at which time Mayor Nystrom, stated no votes were taken.

Upon a motion of Ald. Burto, seconded by Ald. Singh, on a roll call vote it was unanimously voted to return to regular session.

Upon motion of Ald. Gould, seconded by Ald. Singh, on a roll call vote it was unanimously voted to adjourn at 10:16 pm.



Assistant City Clerk