

The regular meeting of the Council of the City of Norwich was held October 2, 2023 at 7:30 PM in Council Chambers. Present: Mayor Nystrom, President Pro Tem DeLucia, Ald. Neuendorf, Gould, Singh, Burto and Nash. John Salomone City Manager, 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. Nash, read the opening prayer and Pres. Pro Tem DeLucia led the members in the Pledge of Allegiance.

Mayor Nystrom call for Ald. Nash to read the following proclamation.



City Of Norwich

Mayors Office

Peter Albert Nystrom, Mayor

**PROCLAMATION**

**WHEREAS**, October 14, 1963, the **NAACP, Norwich Branch** received its charter from the National Association for the Advancement of Colored People, formed in 1909, with a total of 111 chartered members; and

**WHEREAS**, the first officers of the Norwich Branch were a diverse group of individuals from many different ethnic, racial and religious backgrounds, monthly meetings were held at the Evans Memorial AME Zion Church in Norwich; and

**WHEREAS**, the first officers were, President Reverend Joseph Schneider, Minister of the Norwich Unitarian Universalist Church, Vice President Reverend Richard Campbell, Minister of Evans Memorial AME Zion Church, Secretary Amanda Braboy, Co-Founder, Treasurer Tealie Edwards, a Chartered Member; and

**WHEREAS**, **NAACP, Norwich Branch** for the past 60 years has advocated and worked tirelessly to address equity, equality and justice on the issues of Civic Engagement, Climate Change, Criminal Justice, Education, Healthcare, Housing, Labor, and Workforce and Business; and

**WHEREAS**, In 1965, after the passage of the Economic Opportunity Act and the creation of the Thames Valley Council for Community Action the **NAACP, Norwich Branch** was appointed a seat for a member to serve on the board of directors; and

**WHEREAS**, The **NAACP, Norwich Branch** is fighting for change, progress and advocacy, envisioning an inclusive community rooted in liberation where all persons can exercise their civil and human rights without discrimination; and

**WHEREAS**, The Rose City celebrates the 60 years the **NAACP, Norwich Branch**, has given and worked hard to make the city a better place.

**NOW THEREFORE, I, MAYOR PETER ALBERT NYSTROM AND NORWICH CITY COUNCIL PRESIDENT PRO TEM, JOSEPH A. DELUCIA, ON BEHALF OF THE NORWICH CITY COUNCIL AND THE CITIZENS OF THE CITY OF NORWICH**, do hereby congratulate the **Norwich Branch of the NAACP on their 60<sup>th</sup> anniversary and thank them for their hard work and dedication.**

**Dated this Sixth day of October, 2023**

**Peter Albert Nystrom**  
Mayor

**Joseph A. DeLucia**  
President Pro Tem

Upon a motion of Ald. Gould, seconded by Ald. Burto, on a roll call vote it was unanimously voted to accept the following minutes of September 5, and 18, 2023.

Upon a motion of Ald. Nash seconded by Ald. Gould, on a roll call vote it was unanimously voted to accept the following communication.

**City of Norwich - Monument Committee**

Date : Sept 25th 2023

**Subject : Favorable Recommendations to Greenville Mural Project.**

cc: Norwich City Council

cc: Public Works & Capitol Improvement Committee

The Monument committee Meeting was held on Sept 25th 2023 at 6:30pm thru Special hybrid Meeting Via Zoom and in Room 335 of Norwich City Hall in which Members of Monument committee discussed the Greenville Mural project.

After Discussion favorable recommendation was given unanimously by all the members of Monument Committee to approve the project with just one slight change of not including any tribute names to quote written on the mural.

Thanks

Respectfully Submitted by:



Alderman Swarnjit Singh  
Chair: Monument Committee

Members Present : Grant Neuendorf, Tracey Burto and Swarnjit Singh

REC'D NORWICH CITY CL  
2023 SEP 26 AM 9:28

## City Manager's Report

**To:** Mayor Nystrom and members of the City Council  
**From:** John Salomone, City Manager  
**Subject:** City Manager's Report  
**Date:** October 2, 2023

Meetings attended were Southeastern Council of Governments Executive Committee Meeting (SCCOG), NDCD Board of Directors meeting, and NPU-City Coordination Meeting. I also attended the Eastern CT Corridor Rail and Transit Feasibility Study (ECRTS) Public Information Meeting that was held on September 20, 2023 at Otis Library. The study is regarding the feasibility of expanding Shore Line East commuter rail from New London to Westerly, and New London to Norwich along the west bank of the Thames River. The study also looked at transit improvements to enhance connectivity for current and future residents. The findings of the study are preliminary. Project development would require additional study, planning, permitting, design, and most importantly, funding. The transit improvement options are much more reasonable from a funding perspective, \$9-10M, with annual operating costs between \$3-4M. Rail implementation on the Norwich line is estimated at over \$600M, with \$33M in operating costs.

The second Land Use Training was held on September 28th, through the Center of Land Use Education and Research (CLEAR) and SCCOG for the City's land use officials. The State of Connecticut Public Act 21-29 requires 4 hours of training for all land use officials, members, and commissions by January 1, 2024 and every other year thereafter.

The Human Services Divisions Block Party was a big success. Over 300 people attended the Rose City Block Party, a safe, substance-free space for kids and for their families to find local resources. Enrollment in Youth, Family, and Recreation programs has tripled since last year and the number of class offerings has doubled. The Adult & Family Division is assisting, on average, over 75 Norwich families each month. The Rose City Senior Center has been awarded a grant from the State of Connecticut and is excited to announce their upcoming outdoor patio renovation, to be completed by next fall.

The 33<sup>rd</sup> annual "Walktober" has begun. The City of Norwich participates with the Last Green Valley National Heritage Corridor on this annual event. Norwich has over 41 walks and events scheduled including numerous heritage sites and points of interest throughout the City. The second annual "NorWitch Strut" will be held on Saturday, October 28<sup>th</sup> from 5 pm to 8 pm. Thank you to the volunteers and sponsors that make these events possible. The full Walktober Guide is available on line at [www.thelastgreenvalley.org](http://www.thelastgreenvalley.org).

Upon a motion of Ald. Gould seconded Ald. Nash by 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 dispose of the property, and to review feasibility evaluations and reports made for the City of Norwich regarding such property, and to review information given the city in confidence not required to be disclosed by law. City Manager John Salomone, Comptroller Josh Pother, Police Chief Patrick Daley, Director of Public Works Patrick

Mclaughlin, Director of Planning and Neighborhood Services Deanna Rhodes 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 7:39 pm to 8:16 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 resume the regular meeting.

Upon a motion of Ald. Gould, seconded by Ald. Burto, on a roll call vote it was unanimously voted to suspend the rules.

Upon a motion of Ald. Burto, seconded by Ald. Gould on a roll call vote it was unanimously voted under suspension of rules for a presentation by the City Manager John Salomone, showing a proposed property acquisition on Mahan Drive.

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Mayor Nystrom called for citizen comment on resolutions.

Beryl Fishbone, 19 Bliss Pl., spoke on resolution #5. She agreed we are in the need for a new Police Station but expressed concern about the existing water/drainage issue. The current problems are proposed to be corrected but feels a new structure at the top of the hill may cause more or new water/drainage issues.

Pietro “Rocky” Camardella, 79 Lambert Dr., spoke with concern on resolution #5 about all of the uncertainty of the proposed Police Station location. He feels the citizens need to be more involved and informed in the decisions that the Council makes.

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

Upon a motion of Ald. Nash, seconded by Ald. Gould, on a roll call vote it was voted to amend the following resolution by removing in the third paragraph the words “a quote from Angela Davis” after the word “challenges” and before the word “recognizing”, introduced by Ald. Gould, Ald. Singh, Ald. Neuendorf, Ald. Nash and Ald. Burto.

**WHEREAS**, public art is art placed in public places for the public including statutes, sculptures, and paintings that range in size, form, and scale; and

**WHEREAS**, the Public Art for Racial Justice Education (PARJE) has proposed to paint a mural on the Greeneville playground wall, the concept design developed by three artists, Samson Tonton, Bart Jeczmienny, and Emida Roller, the work to involve the artists and approximately 40 young people from the Greeneville neighborhood including members of the NAACP Robertsine Duncan Youth Council, and the Blooming Into Greatness Rose City Step Team; and

**WHEREAS**, the design has been revised following suggestions and comments received at the August meeting of the Public Works and Capital Improvements Committee of the Council of the City of Norwich and is intended to express and recognize in artistic form certain themes including a red rose in recognition of Norwich as the “Rose City”, the sun setting on the dreams of those experiencing poverty, hunger, violence, drugs, and other challenges, recognizing the desire of youth to make changes for the better in our neighborhoods and the city and a shining light reflecting social justice radiating from hands holding the City of Norwich; and

**WHEREAS**, the Public Works and Capital Improvements Committee of the Council of the City of Norwich has recommended approval of this public art.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH**, that it approves the location of the Greenville playground wall for the mural and requests that the artists and those assisting them coordinate with the City Planner and the Public Works Director as necessary through the duration of the project recognizing that upkeep of the mural will be the sole responsibility of those developing and creating it.

Motion passed on a 6 – 1 vote with Pres. Pro Tem DeLucia voted against.

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

**WHEREAS**, the Norwich Events Organization proposes to host the NorWITCH Halloween Strut to be held on Saturday, October 28, 2023 from 5:00 p.m. to 8:00 p.m. at Sanquedolce Plaza and the David Ruggles Courtyard outside city hall and on lower Broadway from Bath Street to Main Street at Castle Church with the permission of the City of Norwich; and

**WHEREAS**, the Chief of Police, as traffic authority, has recommended the closure to vehicular traffic of Bath Street and Broadway between Bath Street and Main Street, the closure to vehicular traffic to commence at 4:30 p.m. and run to 8:30 p.m.; and

**WHEREAS**, the Council of the City of Norwich, by this resolution, grants permission to the Norwich Events Organization to conduct the event using Sanquedolce Plaza and the David Ruggles Courtyard, and lower Broadway as described herein, and expresses its support for the NorWITCH Halloween Strut and its sponsors and welcomes the many visitors who will attend the same to enjoy its many attractions.

**NOW THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF NORWICH**, that it is in support of the NorWITCH Halloween Strut and grants permission to the Norwich Events Organization to conduct the same during the hours and at the locations described herein and authorizes the closing to vehicular traffic of Bath Street and lower Broadway between Bath Street and Main Street from the hours of 4:30 p.m. – 8:30 p.m. in accordance with the recommendation of the Chief of Police as Traffic Authority.

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

**WHEREAS**, the State of Connecticut Department of Transportation has notified the City of Norwich by certified letter dated September 18, 2023 that the State of Connecticut Department of Transportation is acquiring property for the Replacement of Bridge No. 00279 Carrying Lawler Lane over I-395 showing easements to be acquired from the City of Norwich by the State of Connecticut in connection with this Replacement of Bridge No. 00279; and

**WHEREAS**, a right-of-way survey provided with the letter shows the limit of the proposed construction easement where a temporary guide wire will be installed; and

**WHEREAS**, under property file no. 103-277-001 the state has valued the taking area at \$10.56 but offers compensation to the City of Norwich rounded to a total of \$500 and requests, should the city wish to accept this offer, the execution of a letter from the City of Norwich to the State of Connecticut Department of Transportation, a copy of which is attached to this resolution as Exhibit A; and

**WHEREAS**, the Council of the City of Norwich finds it to be in the best interest of the City of Norwich to accept this offer of compensation and grant the request of easement to the State of Connecticut through the Department of Transportation.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that it hereby accepts the state's offer of \$500 for the requested easement; and

**BE IT FURTHER 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 and deliver the Acceptance Agreement in a form substantially as set out in Exhibit A attached hereto and receive a fully completed document after the same has been signed the State of Connecticut as well as the payment in the sum of \$500.

EXHIBIT A

STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION

Property File No.: 103-277-001

Owner Name: Town of Norwich

Acceptance Agreement

It is understood that you agree to the State's offer in the amount of \$500.00. The following shall apply:

- The above award is in full settlement for all real property rights acquired and constitutes a full and final payment for any and all loss of value caused by this acquisition.
- This acquisition is in accordance with C.G.S. Sec.13a-73(c), 13b-36(a) & 13a-79; as applicable.
- This agreement is subject to final approval(s) in accordance with C.G.S. Sec. 13a-73(h)
- Pending the delivery of good and sufficient title, an Immediate Right of Entry is hereby granted to the State of Connecticut, and/or its agents to proceed with the construction of the subject project.
- Payment(s) will be made by check issued from the Treasurer of the State of Connecticut to the property owner and/or mortgagee (if applicable) at the time of closing.
- The owner agrees to assist in the securing of good and sufficient title and agrees to convey the same by instrument prepared by the Department.

Owner's Legal Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner's Legal Signature \_\_\_\_\_ Date \_\_\_\_\_

James I. Mason, Transportation Principal Property Agent Date \_\_\_\_\_

State Properties Review Board Date \_\_\_\_\_

**FOR INTERNAL USE ONLY**

Invoice Date: \_\_\_\_\_ Invoice #: \_\_\_\_\_ CORE P.O. #: \_\_\_\_\_ CORE Receipt #: \_\_\_\_\_

Payee: (Name & Address)


Payee's FEIN/SSN:

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Invoice Amount:

\$500.00
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Property Location:

131 Lawler Lane, Norwich, CT 06360
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Coded By: \_\_\_\_\_ Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

FUND	SID	DeptID	Project No.	Activity	Source Type	Account	Parcel No.	Detail Amount
12062	22108	DOT57125	DOT0103-0277RW	RW0000	RW201	55470	001	\$500.00

RECEIVED CHECK NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 IN THE AMOUNT OF \$ \_\_\_\_\_  
 IN PAYMENT OF ABOVE. BY \_\_\_\_\_

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

**WHEREAS**, the Council of the City of Norwich authorized the rebuilding of the Armstrong Tennis Courts and the installation of draining and paving in a parking lot adjoining the same which parking lot serves the Armstrong Tennis Court, the Spayne Basketball Courts, and the Dickenman/Rec Baseball Field; and

**WHEREAS**, the land in the immediate area between the Kelly Middle School, the Armstrong Tennis Courts, and the reconstructed parking area is owned by the City of Norwich but once was or was intended to be a portion of Sachem Plains Road; and

**WHEREAS**, the described area is overgrown with trees and underbrush and if ever used as a public road has not been so used within living memory; and

**WHEREAS**, a resolution by the council formally discontinuing this section of land for use as a road will permit other uses of the land in support of tennis courts, the basketball courts, the baseball field, the recreation complex, and the nearby Fontaine Soccer Field; the land potentially to be merged with the Armstrong Tennis Courts parcel.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that that portion of property once known as Sachem Plains Road bounded easterly by Mahan Drive northerly by land owned by the City of Norwich and used as a sports field/recreation area westerly by an undeveloped area which once may have served as part of Old Town Highway and southerly by land of the City of Norwich land used for the Armstrong Tennis Courts, and the parking area adjacent to the same, the length of the portion of Sachem Plains Road being discontinued as a road being approximately 700 feet in length and 50 feet in width.

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

Upon a motion of Ald. Nash seconded by Ald. Gould, on a roll call vote it was unanimously voted to amend the following resolution in paragraph five the dollar amount of “\$385,000.00” in the last paragraph the dollar amount of “\$385,000.00” and the date of “December 31, 2023” that were previously left blank.

Upon a motion of Ald. Nash, seconded by Ald. Gould, on a roll call vote it was unanimously voted to adopt the following resolution.

**WHEREAS**, the Council of the City of Norwich on September 5, 2023 adopted Ordinance No. 1847 AN ORDINANCE APPROPRIATING \$44,750,000 FOR THE CITY OF NORWICH POLICE HEADQUARTERS FACILITY PROJECT AND AUTHORIZING THE ISSUE OF \$44,750,000 BONDS OF THE CITY TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE appropriating \$44,750,000 for the construction of a new police station and referred the matter to a referendum to be held at the general election to be held on Tuesday, November 7, 2023; and

**WHEREAS**, a number of properties have been considered as a potential site for the new police station; and



**WHEREAS**, having reviewed and considered proposed sites the Council of the City of Norwich, in conjunction with the Norwich Police Department have concluded the site of land owned by Ox Hill Land, LLC consisting of approximately 27.58 acres of vacant and wooded land located adjacent to land owned by the City of Norwich on the east side of Mahan Drive, Map 69 Block 1 Lot 21; and

**WHEREAS**, significant portions of the site border portions of Mohegan Park such that the council finds it to be in the best interest of the City of Norwich to acquire the property for its potential enhancement of Mohegan Park as well as potential for use in connection with existing city facilities located on or near Mahan Drive; and

**WHEREAS**, the Ox Hill Land, LLC is prepared to sell the property to the city for the sum of \$385,000.00.

**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 to enter into a Purchase and Sales Agreement with Ox Hill Land, LLC to purchase the property for the price of \$ \$385,000.00, said Purchase and Sales Agreement to contain such terms and conditions as are acceptable to the city manager and corporation counsel and to provide that a sale shall take place on or before December 31, 2023 unless the date of the sale is extended by mutual agreement between Ox Hill Land, LLC and the City of Norwich.

Upon a motion of Ald. Nash, seconded by Ald. Gould, on a roll call vote it was unanimously decided to waive the full reading of the text, and set a Public Hearing for October 16, 2023 at 7:30 pm for the following ordinance introduced by Mayor Nystrom, Pres. Pro Tem DeLucia, and Ald. Nash.

**AN ORDINANCE EXEMPTING THE ORTHODOX CHURCH OF THE HOLY NEW MARTYRS AND CONFESSORS OF RUSSIAN, INC. FROM THE PAYMENT OF TAXES ON CERTAIN PROPERTY LOCATED AT 8 HARLAND HEIGHTS FROM THE DATE OF PURCHASE**

**WHEREAS**, that certain property located at 8 Harland Heights, Norwich, Connecticut was purchased by The Orthodox Church of the Holy New Martyrs and Confessors of Russian, Inc. on May 17, 2023 to be used as the dwelling house of the Priest; and,

**WHEREAS**, said property since May 17, 2023 has been used for the dwelling house of the Priest by the Orthodox Church of the Holy New Martyrs and Confessors of Russian, Inc.; and,

**WHEREAS**, said property was not considered to be tax exempt on the Grand List of October 1, 2022; and,

**WHEREAS**, Connecticut General Statute Section 12-81(b) provides that any municipality may, by ordinance, provide that the property tax exemption authorized by any of subdivisions (7-16), inclusive, of section 12-81 shall be effective as of the date of acquisition of the property to which the exemption applies and shall, in such ordinance, provide procedure for reimbursement of the tax-exempt organization for any tax paid by it for a period subsequent to said date; and,

**WHEREAS**, Connecticut General Statute Section 12-81(15) provides that real property, used by officiating clergymen as dwellings, shall be exempt from taxation; and,

**WHEREAS**, the Orthodox Church of the Holy New Martyrs and Confessors of Russian, Inc. subsequently filed an M-3 application with the Norwich Assessor for the real property located at 8 Harland Heights to be eligible for the exemption based on its' use; and,

**WHEREAS**, the Assessor has approved the exempt status based on its current use; and,

**WHEREAS**, taxes on the October 1, 2022 Grand List, which covers the period of October 1, 2022 through September 30, 2023 were \$6,290.06; and,

**WHEREAS**, The Orthodox Church of the Holy New Martyrs and Confessors of Russian, Inc. has paid the first half of the real estate taxes on the October 1, 2022 Grand List for the property located at 8 Harland Heights in the total amount of \$3,172.84; and,

**WHEREAS**, The Orthodox Church of the Holy New Martyrs and Confessors of Russian, Inc., owned the property located at 8 Harland Heights for a period of 136 days on the October 1, 2022 grand list; and,

**WHEREAS**, The Orthodox Church of the Holy New Martyrs and Confessors of Russian, Inc. would be entitled to a reimbursement in the amount of \$2,343.28.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH** that such property at 8 Harland Heights be and hereby is exempted from the payment of any real estate taxes, interest or penalty due on the Grand List of October 1, 2022 from the date of purchase, May 17, 2023, as approved by the City Assessor, or until said premises are no longer used by The Orthodox Church of the Holy New Martyrs and Confessors of Russian, Inc. as the dwelling house of the Priest and the City of Norwich shall reimburse The Orthodox Church of the Holy New Martyrs and Confessors of Russian, Inc. for any City of Norwich real estate taxes paid by it on the Grand List of October 1, 2022 for the period subsequent to May 17, 2023; which reimbursement shall be in the sum of \$2,343.28 for real estate taxes paid to the City of Norwich.

Upon motion of Ald. Gould, seconded by Ald. Nash on a roll call vote it was unanimously voted to adjourn at 8:51 pm.



City Clerk