

The regular meeting of the Council of the City of Norwich was held January 6, 2020, at 7:30 PM in Council Chambers. Present: Ald. Bettencourt, Ald. Gould, Wilson, Myles and DeLucia. Corporation Counsel Michael Driscoll was also in attendance. Ald. Nash and City Manager Salomone had an excused absence. Mayor Nystrom presided.

Ald. Myles read the opening prayer and Ald. DeLucia, led the members in the Pledge of Allegiance.

Upon a motion of Ald. Myles, seconded by Ald. Gould, it was unanimously voted to adopt the minutes of November 4 and 18 and December 3 and 16, 2019.

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

Mayor Nystrom gave the State of the City Address as follows:



ESTABLISHED 1659

CITY OF NORWICH  
CONNECTICUT

Peter A. Nystrom  
Mayor of Norwich

100 Broadway  
Norwich, CT 06360

State of the City Address January 2020

Good evening and welcome. Tonight, I would like to talk about the work that lies ahead of this new council. We're still fortunate that we can discuss the actions of the private sector that continues to invest in our community. As we sit here, we can travel throughout the city and observe development moving forward at Ponemah Mills and Hills at River View, and on the West side where the Westledge Development Project continues to take shape. To the north, in Yantic, the Hale Mill Hotel Project is seeking state approvals in order to qualify for historic tax credits. Our boards and commissions granted approvals, conducted inspections, and provided top quality utilities to fuel these efforts. Norwich has had a role in all these projects.

Continued restoration can be seen along Main Street in downtown. A quick review shows that 34 small businesses have located in downtown since 2015 while we await another half dozen or so openings that are under development. The Uncas Leap project continues to move forward with the help of our partners the Mohegan Nation.

Our planning department has updated our GIS capabilities-an important tool to enable investment. An interested developer can learn to the smallest detail the various programs we can offer and encourage their investment in our community. I worked with our City Planner

to see this through completion.

On another note I am pleased to let you know that our partner, The Chelsea Groton Savings Bank, has approved a third year of funding for the award-winning Global City Norwich Program. I am sure that all of us look forward to the chance to further celebrate our rich and diverse cultures while promoting additional small business development in our community. I speak of these efforts in order to show how important it is that our city be a partner in encouraging success of these private investments and serve as a stimulus for additional private sector development.

#### SET THE RIGHT TONE - CONTROL SPENDING

But more work is needed. First we must continue to acknowledge that controlling the growth in government spending locally is important. Our council will be voting on a new budget that will impact investors' decisions, including the decision to purchase a home in our community. Acknowledging that what we invest in and how it can stimulate or stop grand list growth is vitally important.

#### LEVERAGE PRIVATE INVESTMENT

A city such as ours needs tools to leverage private investment. The current downtown bond program approved by the voters in 2010 has had a positive outcome for our city: new businesses, reduced vacancy, and over \$12 million dollars of private investment.

I am recommending that we discuss the development of an additional economic development bond solely limited to code compliance grants. Should the city council decide to investigate this, I leave it to them to determine a dollar amount. However, I strongly recommend all areas of the city be eligible, namely our defined villages such as Thamesville, Westside, Greeneville, Norwichtown, Downtown, and Taftville. There are many details to be discussed and developed with council and voter approval, however, I feel that we need to help the private sector invest in these neighborhoods.

#### RETAIN ASSETS

My opening remarks focused on how private investment is reactivating our mills and our downtown. We must work to retain our assets when possible. Existing businesses, city facilities, and the like are important to a vibrant city.

Our efforts to retain minor league baseball continues. Our Detroit Tigers Single A affiliate, recently renamed the Norwich Sea Unicorns, is working strongly with us. This effort has garnered the support of over 110 Congressmen including our own Congressman Joe Courtney and we just gained the support of U.S. Senator Richard Blumenthal as well. This stadium has been a strong regional asset for our city, benefitting not only baseball enthusiasts but also many business and nonprofit organizations. Activities and events at the stadium have generated over \$1.6 million dollars for the needs of the community.

#### CELEBRATE OURSELVES

We need to take time to celebrate the good things happening in Norwich. There is a lot to be positive about. Eleven students from the Norwich School System received the Connecticut Association of Public School Superintendents Award. They were recognized for their leadership service to the school, academic prowess relative to ability and service to others in the community. Electric Boat continues to grow and the orders for submarine construction has more than stabilized, providing a growing employee base. This reinvestment in the U.S. Navy is good for Norwich and we are proud to host many sailors and their families. Three Rivers Community College has added a manufacturing apprentice center and the Eastern Workforce Investment Board has successfully helped place over 1,300 jobs over the last 3

years.

Voters in 2019 approved a road bond allowing us to address our infrastructure needs. The business park has Nalas Engineering expanding, Plaspak growth causes Concentra to relocate to West Main Street, and American System is moving from the former Lightolier building to the former Electric Boat building on Vergason Ave. NPU continues to contribute over \$8 million dollars to diversify the city's revenue.

Our marketing effort continues with the promotion of what Norwich has to offer as a place for investment. Our memberships with the CT Restaurant Association and CT Realtors Associations continue along with the broadcasting of developed commercials promoting restaurant, business, education and homeownership. We are worthy. This is a wonderful city!

#### BE CREATIVE

We need to embrace creative measures that may place our city in a unique position to deal with our challenges.

Our city continues to work with the state to identify and educate ourselves on the benefits of our success in having three Opportunity Zones. The federal regulations have only recently been adopted. We are placing Norwich development projects on the State of Connecticut website to promote investment here and will soon sponsor an additional workshop with them to assist investors looking for Capital Gain advantages. In addition, we want our city considered as a potential partner for future EB growth, as we possess over 70 acres of waterfront along both sides of the Thames River. Recently adopted State legislation now allows the establishment of Brownfield Land Banks. They can be established for the purpose of acquiring, retaining, remediating and selling brownfields to assist cities in advancing the redevelopment of strategic sites that otherwise remain idle and blighted. Norwich has over 100 such properties and returning these to the tax role and productive use is important.

Additionally, the General Assembly passed a new law this year. "An Act Concerning Abandoned and Blighted Property Receivership", goes into effect on the 20th of this month. This is another tool that can help the community address properties that show signs of distress such as structural conditions, unsecured or vacant lots, fire hazards, collapsing walls/roofs, and landscape issues, etc. leading to corrective improvements to eliminate blight and improve property values. I hope these two tools will spark an interest to reposition unproductive properties in our city while not exposing the city to future liabilities. I am asking our Council and City Departments to review these tools.

Another area for discussion is the Airbnb development for the downtown district to promote feet on the street and greater people density. This will require that we look to address the future parking needs of the city proper here in the Chelsea District. If Airbnb is to be regulated by the City, we should make it easier for it to exist in our downtown. One additional idea would be to ask adjoining property owners to discuss how we might combine development through the location of shared ADA investments, such as elevators, stairwells and even accessible structures like elevated walk halls connecting buildings over roads in downtown thus expanding upper floor access.

On the city's administrative side, the City Council approved a \$675,000 bond in July 2018 which enabled Norwich Public Schools to integrate human resources and accounting functions with the City. The majority of the integration project has been completed. This project has reduced the schools' costs by one accounting position through attrition so far and

will continue to improve the efficiency of human resources and accounting operations for both the general city and education departments.

The final topic that I would like to discuss this evening is the appointment of a school construction committee whose purpose is to help lead our City forward as we make difficult choices. It is my recommendation that we address this as soon as possible. State law requires they be given a two-year notice on any request for school construction grants. This is one of the most important activities that this council will do and it will be over several years, in phases.

ENDING

It is my hope that our new Council will approach these suggestions with an open mind. I also look forward to hearing from each of you as we work together. I invite you to express yourselves fully. I welcome your suggestions and ideas. And I thank you for your willingness to serve our community. In closing I will leave you with a quote from a local columnist who pondered the following:

“Economic development, achieving and sustaining it, ... is how we attempt to return to a point in the past that can never come again, and we make that idealized version of what once was into a definition of what we wish to be.” Bill Kenny

Mayor Nystrom called for a Public Hearing on AN ORDINANCE APPROPRIATING \$750,000 FOR THE PLANNING, ACQUISITION, AND CONSTRUCTION OF A WATER MAIN AND SERVICE LINES FOR THE COUNTRYSIDE DRIVE ASSOCIATION AND AUTHORIZING THE ISSUANCE OF \$750,000 REVENUE BONDS OF THE CITY SECURED SOLELY BY WATER REVENUE TO MEET SAID APPROPRIATION, AND AUTHORIZING THE CITY AND DEPARTMENT OF PUBLIC UTILITIES TO ENTER INTO GRANT AND LOAN AGREEMENTS AND A JOINT RESOLUTION WITH THE STATE OF CONNECTICUT WITH RESPECT THERETO

The City Clerk read the report from the Commission on the City Plan:

CITY OF NORWICH  
Commission on the City Plan  
23 Union Street, Norwich, CT 06360  
Telephone: (860) 823-3739, Fax: (860) 823-3741

Deanna Rhodes, AICP, CZEO

Director of Planning & Neighborhood Services

December 18, 2019

TO: THE HONORABLE MAYOR AND ALDERPERSONS OF THE COUNCIL OF THE CITY OF NORWICH

RE: CITY COUNCIL REFERRAL: AN ORDINANCE APPROPRIATING \$750,000 FOR THE PLANNING, ACQUISITION, AND CONSTRUCTION OF A WATER MAIN AND SERVICE LINES FOR THE COUNTRYSIDE DRIVE ASSOCIATION AND AUTHORIZING THE ISSUANCE OF

\$750,000 REVENUE BONDS OF THE CITY SECURED SOLELY BY WATER REVENUE TO MEET SAID APPROPRIATION, AND AUTHORIZING THE CITY AND DEPARTMENT OF PUBLIC

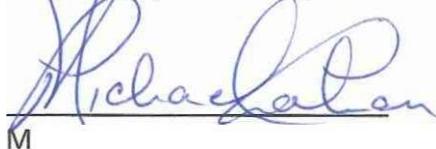
UTILITIES TO ENTER INTO GRANT AND LOAN AGREEMENTS AND A JOINT RESOLUTION WITH THE STATE OF CONNECTICUT WITH RESPECT THERETO.

The Commission on the City Plan, at its December 18, 2019 regular meeting reviewed the above-referenced referral.

Seated were Jason Courter, Michael Lahan, Kathy Warzecha and Swarnjit Singh Bhatia. After careful consideration, the Commission voted unanimously to forward a FAVORABLE recommendation to the Council, pursuant to Chapter XV, Section 4 of the City Charter.

Reason: The project is consistent with the Plan of Conservation and Development to provide adequate infrastructure to meet the community needs and support desired growth patterns, and to address an antiquated system that needs to be replaced.

Respectfully submitted,



M

P. Michael Lahan  
Acting Chairman at CCP Meeting 12/17/19  
CC: City Clerk, City Manager

Speaking in favor:

Chris LaRose, General Manager NPU, gave an overview of the project and asked the Council to support it.

Mark Perkins, 81 Lawler Lane, stated the Homeowners Association feels that city water would fill the community needs.

Speaking in opposition:

There were no speakers.

There being no further speakers Mayor Nystrom declared the Public Hearing closed.

Upon a motion of Ald. Gould, seconded by President Pro Tem Bettencourt, it was unanimously voted to waive the reading of the full text and incorporate it into the minutes this ordinance being given its second reading.

Upon a motion of Ald. Gould, seconded by President Pro Tem Bettencourt, it was voted to adopt the following ordinance introduced by Mayor Nystrom and Ald. Nash and Ald. Gould.

**COUNCIL ORDINANCE**

AN ORDINANCE APPROPRIATING \$750,000 FOR THE PLANNING, ACQUISITION, AND CONSTRUCTION OF A WATER MAIN AND SERVICE LINES FOR THE COUNTRYSIDE DRIVE ASSOCIATION AND AUTHORIZING THE ISSUANCE OF \$750,000 REVENUE BONDS OF THE CITY SECURED SOLELY BY WATER REVENUE TO MEET SAID APPROPRIATION, AND AUTHORIZING THE CITY AND DEPARTMENT OF PUBLIC UTILITIES TO ENTER INTO GRANT AND LOAN AGREEMENTS AND A JOINT RESOLUTION WITH THE STATE OF CONNECTICUT WITH RESPECT THERETO

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH:

**Section 1.** The sum of \$750,000 is appropriated for the planning, design, acquisition, and construction of (i) a water main on Lawler Lane from the existing Norwich Public Utilities water main on Canterbury Turnpike and Lawler Lane, (ii) a water main on Sunrise Street and Evergreen Street looping back onto Canterbury Turnpike, and (iii) service lines from the new mains to the premises currently served by the Countryside Drive Association community well system which will be abandoned as part of the project, including, but not limited to, all site work, easements, land acquisition, materials, installation and deployment costs, and such additional improvements as may be accomplished within said appropriation provided herein, and including all administration, advertising, printing, legal, and financing costs (hereafter the “Project”) as shall be determined by the Norwich Department of Public Utilities (the “Department”). Said appropriation shall be inclusive of state and federal grants in aid thereof. The Department is authorized to enter into contracts, expend the appropriation and implement the Project herein authorized.

**Section 2.** The estimated useful life of the Project is twenty years. The total estimated cost of the Project is \$750,000. \$750,000 of the total Project cost is estimated to be financed by or through the State of Connecticut pursuant to its Clean Water Fund Program (as hereinafter defined), through grants and a subsidized interest loan. The Project is a general benefit to the City of Norwich and its general governmental purposes.

**Section 3.** To meet said appropriation:

(i) bonds of the City or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date (or such longer term as may be authorized). Said bonds may be issued in one or more series as determined by the City Manager, the Comptroller - acting on behalf of the City herein - and General Manager City of Norwich Department of Public Utilities - acting on behalf of the Department and the Board of Public Utilities Commissioners (hereafter the “Board”) herein - (the “Issuer Officials”) and the amount of bonds of each series to be issued shall be fixed by the Issuer Officials in the amount necessary to meet the Issuer’s share of the cost of the Project determined after considering the estimated amount of the State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, 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, or, be combined with other bonds of the Issuer and such combined issue shall be in the denomination per aggregate maturity 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 facsimile or manual signatures of the Issuer Officials bear the City seal or a facsimile thereof, be certified by a bank or trust company designated by the Issuer Officials, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Issuer Officials and be approved as to their legality by Bond Counsel. They shall bear such rate or rates of interest as shall be determined by the Issuer Officials. The issuance of such bonds in one or more series, the aggregate principal amount of bonds to be issued, the 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 Issuer Officials, in accordance with the Joint Resolution. In the case of Parity Indebtedness as defined in the Joint Resolution between the City of Norwich and the Board (as hereinafter defined as the “Joint Resolution”), the Issuer Officials, shall also determine the revenues and property to be pledged for payment of such Parity Indebtedness; or

(ii) temporary notes of the City may be issued in one or more series pursuant to Section 7-244a of the General Statutes of Connecticut, as amended. The amount of such notes to be issued, if any, shall be determined by the Issuer Officials, and they are hereby authorized to determine the date, maturity, interest rate, form and other details and particulars of such notes, and to sell, execute and deliver the same; or

(iii) interim funding obligations and project loan obligations or any other obligations of the City (hereinafter “Clean Water Fund Obligations”) evidencing an obligation to repay any portion of the costs of the Project determined by the State of Connecticut Department of Environmental Protection, Public Health or other department as applicable to be eligible for funding under Section 22a-475 et seq. of the Connecticut General Statutes, as the same may be amended from time to time (the “Clean Water Fund Program”). The General Manager City of Norwich Department of Public Utilities (the “General Manager”) is authorized in the name and on behalf of the City and the Board to apply for and accept any and all Federal and State loans and/or grants-in-aid of the Project and is further authorized to expend said funds in accordance with the terms hereof and in connection therewith to contract in the name of the Department with engineers, contractors and others. The City may issue Clean Water Fund Obligations in one or more series and in such denominations as the Issuer Officials shall determine, provided that the total of all such Clean Water Fund Obligations, bonds and notes issued and appropriation expended pursuant to this ordinance shall not exceed \$750,000. The Issuer Officials are hereby authorized to determine the amount, date, maturity, interest rate, form and other details and particulars of such interim funding obligations and project loan obligations, subject to the provisions of the Clean Water Fund Program, and to execute and deliver the same. Clean Water Fund Obligations shall be secured solely from a pledge of water system revenues; or

(iv) promissory notes, bonds or other obligations made payable to the United States of America to meet any portion of the costs of the Project determined by the federal government, including acting through the Rural Utility Service of the United States Department of Agriculture (“USDA”) or other federal program or agency, to be eligible for loan and/or grant monies; or

(v) any combination of bonds, temporary notes, notes, or obligations as set forth in the preceding subsections may be issued, provided that the total, aggregate principal amount thereof outstanding, and including the amount of grant funding obtained pursuant to a Project Grant and Project Loan Agreement, at any time shall not exceed \$750,000.

#### **Section 4.**

(i) Bonds, temporary notes, or water assessment notes, Clean Water Fund Obligations and federal obligations all as set forth in Section 3 are hereafter referred to as “Bonds.” The Bonds shall be water revenue bonds of the City, the payment of principal and interest on which shall be secured solely by revenues derived from the operation of the water system, including use charges, connection charges, benefit assessments or any combination thereof, investment income derived there from, or other property of the water system or revenue derived from the operation of the water system in accordance with the Joint Resolution. Each of the Bonds shall recite to the effect 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 such Bond does not constitute a general obligation of the City for which its full faith and credit is pledged, and that such Bond is payable solely from revenues, assessments, charges or property of the water system specifically pledged therefore.

(ii) The bonds authorized to be issued by Section 3 shall be, issued and secured pursuant to the Joint Resolution approved by the City Council on August 7, 2000, and the Board on July 17, 2000, as amended, and as supplemented by various supplemental Resolutions adopted pursuant to the Joint Resolution, and which is hereby ratified, confirmed and approved in its entirety, including without limitation, the rate and revenue covenants therein. The Board irrevocably agrees to comply with the provisions of the Joint Resolution, including Supplemental Resolutions, including but not limited to: to set, establish and collect and maintain rates and revenue as necessary to continually comply with the terms, conditions and covenants of the General Resolution. The City irrevocably agrees to comply with the provisions of the General Resolution. In order to implement the provisions of the Joint Resolution the City and the Board may enter into an indenture of trust with a bank and trust company which indenture may contain provisions customarily included in revenue bond financings, including provisions of a similar nature to those in the Joint Resolution and which are necessary, convenient or advisable in connection with the issuance of the Bonds and their marketability. The Issuer Officials are hereby authorized to execute and deliver on behalf of the City and the Board an indenture in such final form and containing such terms and conditions as they shall approve, and their signatures on any such indenture shall be conclusive evidence of their approval as authorized hereby.

(iii) The Issuer Officials on behalf of the City and the Board are authorized to agree to additional terms and to delete or change existing terms and otherwise amend the form of Joint Resolution in order to obtain State or federal funding, provide better security for the bonds, correct any matter, cure any ambiguity or defect or otherwise benefit the Issuer in their judgment. Such additional or different terms may include restrictions on the use of water funds or fund balance or water operations, coverage ratios, additional or changed reserve requirements, identification and pledge of revenues securing the Bonds, providing for the form of the Bonds, conditions precedent to the issuance of Bonds and additional Bonds, the establishment and maintenance of funds and the use and disposition there from, including but not limited to accounts for the payment of debt service, the payment of operating expenses, debt service reserve and other reserve accounts, providing for the issuance of subordinated indebtedness, defining an event of default and providing for the allocation of revenues in such event, credit enhancement, providing for a pledge and allocation of water

revenues to pay for obligations issued by third parties, and provisions of a similar and different nature to those in the Joint Resolution and which are necessary, convenient or advisable in connection with the issuance of the Bonds and their marketability, and to obtain the benefits of any state or federal grant or low interest loan program, including but not limited to the Clean Water Fund and Federal Department of Agriculture Programs. The Issuer Officials are hereby authorized, in addition to the General Resolution, to execute and deliver on behalf of the Issuer and the Board an indenture of trust in such final form and containing such terms and conditions as they shall approve, and their signatures on any such indenture shall be conclusive evidence of their approval as authorized hereby.

**Section 5.** 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 6.** Said Bonds shall be sold by the Issuer Officials in a competitive offering or by negotiation, in their discretion. If sold in a competitive offering, the Bonds shall be sold upon sealed proposals at not less than par and accrued interest on the basis of the lowest not or true interest cost to the City. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the Bonds are sold by negotiation, the Issuer Officials, are authorized to execute a purchase agreement on behalf of the City and Board containing such terms and conditions as they deem appropriate and not inconsistent with this Ordinance.

**Section 7.** Resolution of Official Intent to Reimburse Expenditures with Borrowings. The City of Norwich (the "Issuer") hereby expresses its official intent pursuant to Section 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 Resolution 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 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, and General Manager City of Norwich Department of Public Utilities or their designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

**Section 8.** It is hereby found and determined that it is in the public interest to issue 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. The Issuer Officials are hereby authorized to issue and utilize without further approval any financing alternative currently or hereafter available to municipal government pursuant to law, including but not limited to any "tax credit bond," or "tax advantaged bond".

**Section 9.** The General Manager is authorized on behalf of the Board and the City to enter into a loan and subsidy agreement and such other contracts and agreements necessary to implement the Project herein authorized, including, but not limited to, any water service or benefit assessment agreement with a maximum term of not more than 20 years, with such additions, revisions and

deletions as in his judgment are in the best interest of the Board and the City, including the addition of information, completion of schedules, or such other changes as may facilitate the Project and its financing.

**Section 10.** This Ordinance shall be effective upon adoption by the City Council and its approval by the Board.

On a roll call vote of 6-0 the above ordinance passes.

Upon a motion of Ald. Myles, seconded by Ald. Gould, it was unanimously voted to accept the report from the Commission on the City Plan.

Upon a motion of Ald. Gould, seconded by Ald. Wilson, it was unanimously voted to accept the letter of resignation of William Barbuto from the Mohegan Park Improvement and Development Advisory Committee thanking him for his service.

City Manager Salomone report:

**To:** Mayor Nystrom and members of the City Council  
**From:** John Salomone, City Manager  
**Subject:** City Manager’s Report  
**Date:** January 6, 2020

Welcome to 2020, as we start an exciting year for the City. My annual goal setting session with the Council has been scheduled for February 8<sup>th</sup>. My assistant, Jacquie Barbarossa, and I met with Jim O’Shea of Achievement Unlimited of CT in regards to the format of discussing the progress of last year’s goals and objectives and determining any new goals the Council may have.

I attended board meetings at CIRMA and SCCOG. I also attended the press conference held by the Mayor and Senator Blumenthal to preserve the status of the City’s minor league baseball team the “Sea Unicorns”. The MLB informed the National Association of Professional Baseball Leagues that it was considering consolidating operations and eliminating teams in 42 cities; three of the seven franchises in New England would be eliminated including the City’s team.

I received 2 press releases from the United States Attorney Office of CT for the Norwich Police Departments help in the arrests and charges for 2 individuals involved with ISIS. Keep up the good work.

Norwich Youth and Family Services has received \$265,734 for funding for youth programs which is an increase of \$100,047 from last year. Congratulations to Kate Milde, Youth Employment Specialist on securing the additional funding. This will allow as many as 73 additional youth to have employment and training opportunities which will lead to positive development and good work ethics that will serve them

The State of CT Department of Revenue Services has notified my office that \$145,714.25 in Neighborhood Assistance Act tax credits have been approved for Norwich. The Norwich Department of Public Utilities pledged a total of \$141,479.82 to Norwich organizations and the remaining amount was pledged by ConnectiCare Insurance Company, Inc. Their contributions will benefit St. Vincent de Paul Place, United Community & Family Services, United War Veterans Grand Army of the Republic Memorial Association, Inc. and Otis Library.

A new supply of artwork from students of Norwich Public Schools has arrived. The artwork is on display on the bulletin boards outside Council Chambers, Tax Office and in Human Resources and the City Manager’s Office. My assistant has also posted the artwork on the City’s Facebook page.

Congratulations to Carol Wood, Assistant Assessor on her retirement. Carol has been with the City for 27 years.

The City’s partnership with tax payments at People’s United Bank continues. The 3 Norwich locations will accept current Real Estate, Personal Property, and Motor Vehicle tax bills during the month of January even if you are not their customer. The City also offers online, mail and in-person payments during normal business hours. A press release has been sent to the newspapers and posted on the City’s website with additional information.

The Norwich Historical Society will acknowledge Benedict Arnold’s birthday in front of City Hall on Tuesday, January 14<sup>th</sup> at 5:30 pm with “Lights Out for Benedict Arnold”. Visit their website for more information and additional events.

Mayor Nystrom called for citizen comment.

There were no speakers.

Mayor Nystrom declared citizen comment closed.

Upon a motion of Ald. Gould, seconded by Ald. Wilson, it was unanimously voted to adopt the following resolution introduced by City Manager Salomone.

**WHEREAS**, the City Manager John L. Salomone has appointed with Councils approval as a **regular member** to the Norwich Housing Authority for a term to expire on 10/31/24 or until a successor is appointed;

Frances E. Patterson (R)

**NOW, THEREFORE, BE IT RESOLVED** that the Council of the City of Norwich hereby acknowledges the appointment of the above named to the Norwich Housing Authority.

Upon a motion of Ald. Wilson, seconded by Ald. Myles, it was unanimously voted to adopt the following resolution introduced by Mayor Nystrom, Ald. Gould and Wilson.

**WHEREAS**, certain citizens of Norwich informally came together to attempt to promote public awareness of the art and history of Ellis Ruley; and

**WHEREAS**, the City of Norwich is the owner of the property at 28 Hammond Avenue which Ellis Ruley once owned and where he resided at the time of his death under questionable circumstances on January 16, 1959; and

**WHEREAS**, at the urging of this informal committee the Council of the City of Norwich, by resolution submitted May 15, 2015 considered the establishment of a public park and sanctuary to honor Ellis Ruley to be developed on the property known as 28 Hammond Avenue; and

**WHEREAS**, following a favorable report from the Commission on the City Plan at a special meeting held May 26, 2015 at which the Commission voted unanimously to forward a favorable recommendation to the Council finding that the proposed park was consistent with the Plan of Conservation and Development as supporting the expansion of parks and cultural assets, the Council on June 15, 2015 adopted said resolution and also established a committee consisting of Ms. Lottie Scott, Ms. Sheila Hayes, and Mr. Frank Manfredi to be known as the "Ellis Walter Ruley Committee," these individuals having voluntarily taken on the responsibility of raising funds to be expended towards the initial funding of the project, ongoing property maintenance, and developing informational narratives for onsite viewing; and

**WHEREAS**, this Committee was able to raise \$35,191 through fundraising efforts, and received a \$55,000 grant; and

**WHEREAS**, on July 27, 2018 the Ellis Walter Ruley Memorial Park was dedicated at 28 Hammond Avenue, the park encompassing approximately 3 acres with a paved courtyard and fountain and gardens as well as narrative panels explaining the history of the property, Ellis Ruley's work and a rebuilt well dedicated to Douglas Harris, Ruley's son-in-law who was also found dead on the property in 1948; and

**WHEREAS**, said Committee has arranged displays of Ellis Walter Ruley's works at the Slater Museum, received a proclamation from the Mayor's office and a citation from the State of Connecticut General Assembly, hosted an exhibit of artwork inspired by Ellis Ruley at the Gallery at the Wauregan and on September 6, 2019 unveiled and put on permanent display at Norwich City Hall the Ellis Ruley Commemorative Quilt; and

**WHEREAS**, the Ellis Walter Ruley Committee has carried through a project of significance and note and benefit to the City of Norwich but now request that it be dissolved and discharged from any further formal responsibility as to the Ellis Walter Ruley Memorial Park.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that, the Ellis Walter Ruley Committee be and hereby is dissolved and discharged of further responsibilities with respect to the Ellis Walter Ruley Memorial Park.; and

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that it extends its appreciation to the Ellis Walter Ruley Committee for its efforts and dedication in seeing the Ellis Walter Ruley Memorial Park through to completion.

Upon a motion of Ald. Gould, seconded by Ald. Myles, it was unanimously voted to adopt the following resolution introduced by Mayor Nystrom, Ald. Gould and Wilson.

**WHEREAS**, the City of Norwich acquired the property at 19 North Cliff Street by a Committee Deed recorded June 22, 2016 at volume 2966, page 313 of the Norwich Land Records, and, by a resolution adopted April 3, 2017, appointed a "19 North Cliff Street Committee of Sale," to make recommendations to the City Council concerning the disposition of this property; and

**WHEREAS**, this Committee subsequently recommended a developer and the Council, upon this recommendation, on March 19, 2018 authorized and directed the City Manager to execute a Development Agreement on behalf of the City with Burnham Square Development, LLC, and requested the Committee continue to act for the City by periodically reviewing the renovations and reporting to the Council as necessary; and

**WHEREAS**, following a report of the Committee that the work had been satisfactorily finished, and that its opinion was that the property could be conveyed to Burnham Square Development LLC, the Council, by resolution adopted January 22, 2019, authorized and directed the City Manager to execute a deed of conveyance satisfactory to him from the City to Burnham Square Development LLC conveying to it the renovated property at 19 North Cliff Street; and

**WHEREAS**, on December 12, 2019 a deed from the City of Norwich to Burnham Square Development LLC was delivered to it and recorded in the Norwich Land Records at volume 3149, page 236; and

**WHEREAS**, the Council of the City of Norwich finds that 19 North Cliff Street Committee of Sale has completed its work and should be dissolved and discharged from further responsibility with respect to monitoring this property.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that, the 19 North Cliff Street Committee of Sale be and hereby is dissolved and discharged of further responsibilities with respect to the property at 19 North Cliff Street; and

**BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that it extends its appreciation to the 19 North Cliff Street Committee of Sale for its efforts and dedication in seeing the renovation of the property at 19 North Cliff Street through to completion.

Upon a motion of Ald. Myles, seconded by Ald. Wilson, it was unanimously voted to put the following resolution introduced by Mayor Nystrom, Ald. Gould and Wilson on the floor.

Upon a motion of Ald. DeLucia, seconded by Ald. Wilson, it was unanimously voted to amend the following resolution to add in paragraph #3 and #4 " \$25,000.00" and in paragraph #4 " Angelo Zucaro of Westport Connecticut".

**WHEREAS**, the Council of the City of Norwich, by a resolution adopted November 4th, 2019, authorized City Manager John Salomone to enter into an individual Real Estate Listing Agreement with Allyn and Associates Realtors offering to sell the property at 212 Prospect Street at a price to be recommended by Allyn and Associates Realtors; and

**WHEREAS**, the Council further resolved that upon receipt of a Purchase and Sales Agreement containing an offer to purchase at a price recommended by Allyn and Associates Realtors and containing such terms and conditions as were satisfactory to the City Manager, he was to notify the Council of the proposed Purchase and Sales Agreement for its consideration and possible approval; and

**WHEREAS**, Allyn and Associates Realtors has received offers to purchase the property, the highest offer being the sum of \$25,000.00 the property to be conveyed in “as is” condition.

**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 on behalf of the City of Norwich to sell said property at a price of \$25,000.00 to Angelo Zucaro of Westport Connecticut pursuant to the terms of said Purchase and Sales Agreement and, upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance to Angelo Zucaro of Westport Connecticut or his designee for the property known as 212 Prospect Street, and to execute, deliver, and receive such other documents as are necessary to complete the transfer of title in keeping with the terms and conditions of the Purchase and Sales Agreement.

Motion passes on a vote of 6-0.

Upon a motion of Ald. Myles, seconded by Ald. Gould, it was unanimously voted to put the following resolution introduced by Mayor Nystrom, Ald. Gould and Wilson on the floor.

Upon a motion of Ald. DeLucia, seconded by President Pro Tem Bettencourt, it was unanimously voted to amend the following resolution to add in paragraph #4 “; provided the property is to be subject to the inclusion of drainage easements to accommodate sheetflow drainage by easements over lots 2, 3, and 4 and grading and slope rights relative to lots 4, 5, and 6 as follows:

1. The City of Norwich shall have the right to drain surface water across the property of American Property Group LLC, specifically across the front of lots 2, 3, and 4 as depicted on a plan entitled:  
“Resubdivision Plan, Conceptual Layout, Property of American Property Group, LLC, 47 Huntington Avenue, Town of Norwich, Connecticut, Scale: 1”=40’, Project No. CLA-6265, Date: 6/13/19, Sheet No. 3, Revised to 10/1/19 by CLA Engineers, Inc.”; and
2. Rights and restrictions applicable to lots 4, 5, 6:  
“Lot 5 shall have grading and slope rights along its access driveway over Lots 4 and 6 to the extent depicted on a plan entitled ‘Resubdivision Plan, Conceptual Layout, Property of American Property Group, LLC, 47 Huntington Avenue, Town of Norwich, Connecticut, Scale: 1”=40’, Project No. CLA-6265, Date: 6/13/19, Sheet No. 3, Revised to 10/1/19 by CLA Engineers, Inc.’ and per note 5 of said plan.” “

**WHEREAS**, the American Property Group LLC of West Town Street, Norwich, Connecticut filed a request for a six (6) lot re-subdivision of property at 47 Huntington Avenue, Map 51, Block 1, Lot 39, with the Norwich Commission on the City Plan which approved the same, with conditions, at its meeting held on August 20, 2019; and

**WHEREAS**, these conditions included the transfer of the right-of-way conveyance and drainage easements to the City including land to be conveyed to the City of Norwich for road purposes, maintaining a minimum 25-foot distance from the centerline of paving; and

**WHEREAS**, the American Property Group LLC transferred the required properties and easements to the City of Norwich by a quitclaim deed recorded August 12, 2019 at volume 3135 page 157.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH** that, this conveyance, consisting of a Parcel A containing 726 square feet, more or less, located off Huntington Avenue, and a Parcel B containing 372 square feet located on Plain Hill Road be accepted by the City of Norwich; provided the property is to be subject to the inclusion of drainage easements to accommodate sheetflow drainage by easements over lots 2, 3, and 4 and grading and slope rights relative to lots 4, 5, and 6 as follows:

3. The City of Norwich shall have the right to drain surface water across the property of American Property Group LLC, specifically across the front of lots 2, 3, and 4 as depicted on a plan entitled:

“Resubdivision Plan, Conceptual Layout, Property of American Property Group, LLC, 47 Huntington Avenue, Town of Norwich, Connecticut, Scale: 1”=40’, Project No. CLA-6265, Date: 6/13/19, Sheet No. 3, Revised to 10/1/19 by CLA Engineers, Inc.”; and

4. Rights and restrictions applicable to lots 4, 5, 6:

“Lot 5 shall have grading and slope rights along its access driveway over Lots 4 and 6 to the extent depicted on a plan entitled ‘Resubdivision Plan, Conceptual Layout, Property of American Property Group, LLC, 47 Huntington Avenue, Town of Norwich, Connecticut, Scale: 1”=40’, Project No. CLA-6265, Date: 6/13/19, Sheet No. 3, Revised to 10/1/19 by CLA Engineers, Inc.’ and per note 5 of said plan.”

**Motion passes on a vote of 6-0.**

**Upon motion of Ald. Gould, seconded by Ald. Wilson, it was unanimously voted to adjourn at 8:15 pm.**

  
City Clerk