



CITY OF NORWICH
CONNECTICUT

AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH
February 19, 2019
7:30 PM

PRAYER

PLEDGE OF ALLEGIANCE

CITIZEN COMMENT GENERAL (30 Minutes)

PETITIONS AND COMMUNICATIONS

1. Communication from Chairman to dissolve the 347 Central Avenue Committee of Sale.

CITY MANAGER'S REPORT

CITIZENS COMMENT ON RESOLUTIONS

NEW BUSINESS-RESOLUTIONS

1. Relative to dissolving the 347 Central Ave Committee of Sale.
2. Relative to a City's Fire Service apparatus needs study.
3. Relative to a reappointment to the Zoning Board of Appeals.
4. Relative to the aggregate sums representing motor vehicle and personal property taxes on the Grand List October 1, 2016 being transferred to the suspense account.
5. Relative to placing in the suspense account certain real estate taxes.
6. Relative to expressing opposition to any state support for a proposed casino in Bridgeport.

City Clerk

Betsy Bann

RESOLUTION #1

WHEREAS, the City of Norwich acquired the property at 347 Central Avenue by a Committee of Sale deed recorded September 29, 2016 at volume 2981, page 290 of the Norwich Land Records; and

WHEREAS, the Council of the City of Norwich, by a resolution adopted November 20, 2017 established the "347 Central Avenue Committee of Sale" (hereinafter "Committee") to make recommendations to it concerning the disposition of this property and, upon recommendation of this Committee, adopted a resolution on June 18, 2018 authorizing and directing the city manager to execute a Development Agreement on behalf of the city with Lauren Kang Properties, LLC, and also requested the Committee to 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 of its opinion that the property could be conveyed to Lauren Kang Properties, 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 of Norwich to Lauren Kang Properties, LLC conveying to it the renovated property at 347 Central Avenue; and

WHEREAS, on February 5, 2019 a deed from the City of Norwich to Lauren Kang Properties, LLC was delivered to it and recorded in the Norwich Land Records at volume 3107, page 9; and

WHEREAS, following this conveyance and the recommendation of the Committee Chair that the Committee be dissolved, the Council of the City of Norwich finds that 347 Central Avenue 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 347 Central Avenue Committee of Sale be and hereby is dissolved and discharged of further responsibilities with respect to the property at 347 Central Avenue; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that, the Council of the City of Norwich extends its appreciation to the 347 Central Avenue Committee of Sale for its efforts and dedication in seeing the renovation of the property at 347 Central Avenue through to completion.

Alderwoman Stacy Gould

RESOLUTION #2

WHEREAS, it is in the public interest to provide responsible fire protection for City residents and businesses; and

WHEREAS, the number, type, and assignments of fire apparatus is an essential element to the City's fire suppression capabilities; and

WHEREAS, a comprehensive fire suppression capability analysis to determine the City's fire risk and the ability of the Fire Service to suppress a fire was last undertaken in 1989; and

WHEREAS, the 1989 Survey of Norwich Fire Service calls for a more efficient personnel and apparatus distribution and a fire apparatus response plan that will more closely comply with the National Fire Protection Association Standards, using strategies such as centralized purchasing of apparatus and equipment, and coordinated response plans citywide; and

WHEREAS, the 1989 Survey of Norwich Fire Service identifies both the imperative nature of an efficient and well-managed fire service, as well as a lack of coordination between the six fire departments, particularly in terms of apparatus purchases and response assignments; and

WHEREAS, the Council of the City of Norwich on July 7, 2017 adopted a bond ordinance appropriating \$3,200,000 for Public Safety equipment, including the replacement of five fire apparatus, and authorizing the issue of bonds of the City to meet said appropriation; and

WHEREAS, it has been 30 years since a study of the number, type, and assignments of fire apparatus was done, and after the recent purchases of replacement apparatus, it is both reasonable and prudent to do another study.

NOW THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF NORWICH, that, the City Manager is hereby authorized and directed to solicit a request for proposal from qualified consultants to begin a needs analysis of City's Fire Service, including the number, deployment, and the replacement schedule of existing fire apparatus; and

BE IT FURTHER RESOLVED, BY THE COUNCIL OF THE CITY OF NORWICH, that, no contract or bid award for fire apparatus be authorized until the needs analysis of City's Fire Service has been received and the recommendations reviewed by the Norwich City Council.

President Pro-Tem William Nash
Alderman Joseph A. DeLucia
Alderwoman Joanne Philbrick

RESOLUTION #3

WHEREAS, the City Manager John L. Salomone has re-appointed as a **regular member** to the Zoning Board of Appeals for a term to expire on 2/28/21 or until a successor is appointed;

Marc Benjamin (D)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointment of the above named to the Zoning Board of Appeals.

City Manager John L. Salomone

RESOLUTION #4

Relative to the aggregate sums representing motor vehicle and personal property taxes on the Grand List October 1, 2016 being transferred to the suspense account.

WHEREAS, there is on file in the Tax Collector's Office the names and addresses of the persons against whom motor vehicle taxes and personal property taxes on the Grand Lists up to and including 2016, were levied and the reasons why the Tax Collector believes such taxes are uncollectible; and,

WHEREAS, in accordance with the Tax Collector's recommendation the aggregate sum of \$387,057.27 is the total outstanding motor vehicle tax on the Grand Lists up to and including 2016, to be transferred to the suspense tax book and \$71,940.50 is the total outstanding personal property tax on the Grand Lists up to and including 2016, to be transferred to the suspense tax book; and,

WHEREAS, nothing herein contained shall be construed as an abatement of any tax transferred to the suspense tax account, but any such taxes, as it shall have been increased by interest, penalty fees and charges may be collected; and

WHEREAS, in June 2018, through RFP 18-12, the City selected TaxServ Capital Services LLC to pursue the collection of such accounts.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the following aggregate sums representing motor vehicle taxes of \$387,057.27 and personal property taxes of \$71,940.50 on the Grand Lists up to and including 2016, be and the same hereby are transferred to the suspense account.

City Manager John Salomone



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February 11, 2019

To: Mayor Peter A. Nystrom and Members of the Norwich City Council through City Manager John Salomone

Explanation of resolutions regarding the transfer of certain real estate, motor vehicle, and personal property taxes into the suspense account

There are two proposed resolutions for your consideration for the next City Council meeting agenda regarding the transfer of certain property taxes into the “suspense account.” I’ve prepared a brief explanation of these two resolutions below.

Real Estate

Pursuant to Connecticut General Statutes §12-165, the Tax Collector must research each real estate tax account which she deems as not being collectable prior to presenting them to the City Council. There are different reasons for her to request that the tax account be transferred to the suspense tax book, including: mobile home abandoned and owner deceased or cannot be located, mobile home was removed without consent, property is contaminated, title issues, etc.

The properties presented in the resolution for your consideration at the February 19, 2019 meeting are ones that the City of Norwich does NOT wish to acquire, either by tax sale or foreclosure and to date all attempts to collect the taxes have been unsuccessful.

Motor Vehicle and Personal Property

CGS § 12-165 states the Tax Collector at least once each fiscal year shall transfer into the suspense account any personal property and motor vehicle taxes which are deemed uncollectible. The resolution

on the February 19, 2019 agenda is to transfer the uncollected motor vehicle and personal property taxes from the October 2016 grand list into suspense.

In Summary

To consider these accounts as assets when it is believed that they will never be recouped does not help the City get an accurate picture of its finances. However, it is important to remember that while these property taxes are not *deemed* collectable, they *are* collectable and payment of the taxes would be accepted until the end of the 15 year collection period is over.

Schedule of Planned Annual Collection Efforts

Month	Real Estate	Motor Vehicle	Personal Property
July	Collect current levy		
August	* Mail delinquent notices Research and re-mail returned mail. Check bankruptcy accts & send letters as needed	Notify DMV of delinquent accounts. Research and re-mail returned mail.	* Mail delinquent notices Research and re-mail returned mail. Check bankruptcy accts & send letters as needed
September	Send demand notices to delinquent taxpayers	Send delinquent notices. Research and re-mail returned mail.	Send demand notices to delinquent taxpayers. Research and re-mail returned mail.
October	Identify properties for foreclosure (FC) or tax sale (TS) Meet with Attorney for update on FC Update new owners	Research and re-mail returned mail.	Research and re-mail returned mail.
November	Add new accts to FC list and send work-ups to Attorney	Research and re-mail returned mail.	Research and re-mail returned mail.
December	Continue to send work-ups to Attorney	Mail supplemental motor vehicle tax bills	
January	Collect second installment of RE taxes	Collect supplemental motor vehicle tax bills	Collect second installment of PP taxes, if applicable
February	Mail delinquent notices. Transfer current levy uncollectable accounts to suspense. Update new owners. Check bankruptcy accts & send letters as needed	Mail delinquent notices. Notify DMV of delinquent accounts. Suspend accts – previous tax year	Mail Demand notices. Suspend previous tax year accounts. Check bankruptcy accts & send letters as needed.
March	Mail demands. Research and re-mail returned mail.	Turn over accts from previous year to TaxServ. Research and re-mail returned mail.	Turn over all delinquent accts to TaxServ. Research and re-mail returned mail.
April	Meet with Attorney for update on FC. Add new accts to FC list and send work-ups to Attorney. Conduct Yearly or Biennial Tax Sale (Depending on need).	Research and re-mail returned mail.	Research and re-mail returned mail.
May	Continue to send workups to Attorney. File liens on all open accounts. Update new owners		Get List of businesses from Health District
June	Generate next year's tax levy. Notify Uncas Health District of delinquent accounts.		

Relative to placing in the suspense account certain real estate taxes.

WHEREAS, Section 12-165 of the Connecticut General Statutes, as amended by Section 35 of Public Act 13-276 provides for the administrative procedure for transferring real estate taxes deemed uncollectible to the “suspense” tax book; and,

WHEREAS, taxes transferred to the suspense tax book are no longer listed as an asset of the city in its annual financial report; and,

WHEREAS, listed below are the names and addresses of the persons against whom certain real estate taxes on the Grand Lists up to and including 2017 were levied and which the Tax Collector believes such taxes are uncollectible because of lack of payment for several years; and,

WHEREAS, in accordance with the Tax Collector’s recommendation the aggregate sum of \$158,589.89 in real estate tax on the Grand Lists up to and including 2017, to be transferred to the suspense tax book; and,

WHEREAS, nothing herein contained shall be construed as an abatement of any tax transferred to the suspense tax account, but any such taxes, as it shall have been increased by interest, penalty fees and charges may be collected; and

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the aggregate sum of \$158,589.89 representing uncollectible real estate taxes on the Grand Lists up to and including 2017, be and the same hereby are transferred to the suspense account.

Unique ID	Address	List Years Due	Taxes Due
1000020562	56 ALICE ST	2017	1,040.40
0112180001	HOLLAND AVE	2017	2,032.38
0112190001	20 CROWN ST	2017	1,122.66
0112220001	68 THERMOS AVE	2017	17,246.20
0112230001	116 THERMOS AVE	2017	1,553.32
0112250001	85 HILLSIDE AVE	2017	6,048.76
0108790001	751 NORTH MAIN ST	2017	638.76
0026450001	663-665 NORTH MAIN ST	2014	3,988.63
0360010023	53 PRENTICE ST 23	2017	787.76
0081360001	5TH CANAL END OF STREET	2017	517.80
1200020001	BEEBE RD	2017	248.76
0049540001	117 RIVER AVE	2017	38.71
0630017237	44 NORWICH AVE LOT 37	2004-2008	2,750.60
0094660001	SEVENTH ST	2017	391.96
0057480001	35 LAMBERT DR REAR	2017	24.89
0088630001	303 MOHEGAN PARK RD 12	2014-2016	834.78
0006060001	77 PACEMAKER AVE	2003-2015	1,657.40
0061710001	303 MOHEGAN PARK RD #42	2003-2008	2,124.54
0086680001	303 MOHEGAN PARK RD LT 6	2004-2005	362.17
7125620001	LAUREL HILL RD	2017	58.05
0900010061	303 MOHGAN PARK RD LOT 61	2003-2008	3,431.98
0100340001	97 FOREST ST	2017	333.90
0055800001	5 CONNECTICUT AVE	2004-2007	31,605.82
0112080001	7 HILLSIDE AVE	2017	1,321.06
0023810001	OAKRIDGE ST	2017	842.00
7131530001	337-341 MAIN ST	2017	77,586.60
Total			158,589.89

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June	Generate next year's tax levy. Notify Uncas Health District of delinquent accounts.		

RESOLUTION #6

WHEREAS, the Council of the City of Norwich is aware of various communications which have been sent to Governor Ned Lamont expressing opposition to an MGM run casino in Bridgeport and the potential breach of the Compact existing between the state of Connecticut and the Mashantucket Pequot and Mohegan Tribal Nations; communications recognizing the direct and indirect damage risked to the economy of eastern Connecticut by such a casino; and

WHEREAS, these include letters from John Beauregard, President and CEO of the Eastern Connecticut Workforce Investment Board and Christopher Jewell, Chair of the Eastern Workforce Investment Board; and

WHEREAS, State Senator Catherine Osten has encouraged the Council of the City of Norwich, if like-minded, to adopt a resolution encouraging Governor Lamont to support the Compact and protect the interest of Eastern Connecticut and its many residents employed by enterprises of the Mashantucket Pequot and Mohegan Tribal Nations; and

WHEREAS, the Council of the City of Norwich joins with Senator Osten, John Beauregard, Christopher Jewell and others in their opposition to the proposed casino in Bridgeport.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that it, by this resolution, expresses its opposition to any state support for a proposed MGM run casino in Bridgeport, Connecticut and for any negotiation by the state with MGM or any other commercial entity which may jeopardize the local effect of the Compact with the Mashantucket Pequot and Mohegan Tribal Nations or risk a breach of the same.

Mayor Peter Albert Nystrom
Alderman Stacy Gould
Alderman Samuel Browning IV