

The regular meeting of the Council of the City of Norwich was held February 7, 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. Gould read the opening prayer and Ald. Singh 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”.

Upon a Motion of Ald. Wilson, seconded by Ald. Burto, on a roll call vote it was unanimously voted to adopt the minutes of January 3 and 18, 2022.

Mayor Nystrom call for a public hearing on the AN ORDINANCE PROPOSING TO AMEND ORDINANCE SECTION 7-91 TO EXPAND TRACT ONE OF THE ENTERPRISE ZONE DESCRIBED THEREIN BY ADDING A PARCEL OF APPROXIMATELY .43 ACRES TO IT

Assistant City Clerk Muscarella read the following referral from the Commission on the City Plan:

CITY OF NORWICH
Commission on the City Plan
23 Union Street, Norwich, CT 06360
Telephone: (860) 823-3745, Fax: (860) 823-3741

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Dan Daniska, AICP
Assistant City Planner

TOWN CITY CLERK
NORWICH CT

January 28, 2022

TO: THE HONORABLE MAYOR AND ALDERPERSONS OF THE COUNCIL OF THE CITY OF NORWICH
RE: AN ORDINANCE PROPOSING TO AMEND ORDINANCE SECTION 7-91 to expand tract one OF THE ENTERPRISE ZONE described therein BY ADDING A PARCEL OF APPROXIMATELY .43 ACRES TO IT

The Commission on the City Plan, at the January 27, 2022 Hybrid Special Meeting, reviewed and discussed the above-referenced referral.

Seated were Frank Manfredi, Les King, and Michael Lahan.

After careful consideration, the Commission voted unanimously to forward a FAVORABLE recommendation to amend Ordinance Section 7-91 to expand tract one of the Enterprise Zone described therein by adding a parcel of approximately .43 acres to it to the City Council.

REASON: A strategy in the 2013 POCD is to promote economic development in targeted zones.
Respectfully submitted,


Frank Manfredi, Chairman

CC: City Clerk, City Manager, City Attorney, Mark Block/NCDC Attorney & Kevin Brown/NCDC
President

Mayor Nystrom called for people speaking in favor:

Michael Franklin – President of Riverheights Development Inc. – submitted the statement below prior the meeting to be added to these minutes.

Good Evening, and thanks for the opportunity to discuss a new investment in Norwich.

We are prepared to make a \$10-11 million dollar investment and we need your assistance to do it.

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Since 2010, we've owned the Villas at Riverheights, an approved 52-unit condominium project. Although to date we've invested over \$3.0 million in the project, in 2014 because the market was so eroded, we consciously stopped additional construction of the condominiums. When we originally purchased the property, the former City of Norwich Assessor informed us that our entire project was located in an "Enterprise Zone." To our surprise, we recently learned that a very small portion of our project, at 23 Thermos Ave, was not located in the "Enterprise Zone." [See attached letter from the former City of Norwich Assessor dated March 31, 2011]

Tonight, we are asking that the City Council consider the Resolution, which will be read into the record this evening, requesting a "Modification of the Enterprise Zone boundary to INCLUDE the .4 tenths of an acre of 23 Thermos within the 4.2 acre Riverheights property." Norwich City Assessor Bill Lee has informed me that the City of Norwich can administratively adjust the EZ boundary to include 23 Thermos Ave into the Enterprise Zone by said resolution.

The ultimate goal of an Enterprise Zone tax abatement program is to increase the Norwich tax base through incentives. Over the past year and a half, working closely with the City planning team, we redesigned the Villas project into a quality rental community of 57 units with beautiful views of the Thames River. As one can see the location of building #2 is partially situated on 23 Thermos Ave, and the remainder of the building in the EZ.

Our redesigned project was carefully planned with buildings suited for this particularly difficult site affording maximum views for all its residents. If the 23 Thermos parcel is not granted Enterprise Zone status, the entire project will need to be re-designed and the buildings' assessment status will be downgraded, as at least 40%-50% of the residents' river views will be lost.

There is a great deal more information I would like to share with the City Council prior to a vote on this matter on January 18th, however since my time is limited this evening, I would like to meet with you, individually or as a group, so I can provide full details of the background, our redesign, and answer any questions you may have; and detail the some economic and social benefits our investment in the Villas at Riverheights will have for the City of Norwich.

Thank you.

Mayor Nystrom called for people speaking in opposition: None

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

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

AN ORDINANCE PROPOSING TO AMEND ORDINANCE SECTION 7-91 TO EXPAND TRACT ONE OF THE ENTERPRISE ZONE DESCRIBED THEREIN BY ADDING A PARCEL OF APPROXIMATELY .43 ACRES TO IT

WHEREAS, Ordinance No 1003, titled “An Ordinance Creating an “Enterprise Zone” and “Fixing Assessments on Properties Contained Within Such Zone” was adopted by the Council on October 4, 1982 pursuant to the Connecticut General Statute § 32-70 and is codified as Section 7-91 of the Norwich Code of Ordinances; and

WHEREAS, Ordinance No 1003 divided the Enterprise Zone it established into three (3) sections or tract for purposes of description; and

WHEREAS, Tract One is described in Ordinance No 1003 as:

“TRACT ONE – A long narrow strip of land that is bounded on the north by the Laurel Hill Bridge; on the south by the southerly line of the currently-zone I-1 district (which is also the southerly property line of the King Seeley Thermos); on the west by the Thames River; and on the east by the real property lines of lots located on the easterly side of Laurel Hill Avenue; and

WHEREAS, certain properties located to the east and west of Thermos Avenue are included in Tract One but a property located at 23 Thermos Avenue, which was designated as lots 49, 55, and 56 on a map prepared for the Norwich Industrial Improvement Corporation recorded in the Book of Maps volume 2, page 36 of the Norwich Land Records and now identified as Map 1, Block 1, Lot 1 on the Assessor’s record, is not; said parcel being located on the east side of Thermos Avenue and now under common ownership with certain continuous parcels located in Tract One which are north and east of it; and

WHEREAS, the Council finds it will promote development in the Enterprise Zone and be in the best interest of the City of Norwich to seek to add to Tract One of this Enterprise Zone the property located at 23 Thermos Avenue which is more particularly described as follows:

A certain tract or parcel of land situated in the Town of Norwich, County of New London, State of Connecticut, depicted as Lot 1 of Assessor’s Map 125, Block 1 and being more particularly described as follows:

Beginning at a point on the northerly line of the southerly portion of Thermos Avenue, said point lying S 86° 18’ 36” W a distance of 90.68 feet from the southwesterly corner of land now or formerly of Hector J. & Lydia P. Ricafranca and running thence S 86° 18’ 36” W a distance of 136.67 feet to a point of non-tangent curve to the right having a radius of 12.68

feet; thence northwesterly along the arc of said curve a distance of 21.86 feet, the chord bearing of said curve being N 44° 58' 32" W a chord distance of 19.25 feet; thence N 0° 30' 46" E a distance of 98.27 feet to a point, these first three courses running by and along the northerly and easterly line of Thermos Avenue; thence S 86° 26' 24" E a distance of 105.23 feet to a point; thence N 3° 33' 36" E a distance of 49.85 feet to a point; thence S 86° 26' 24" E a distance of 50.00 feet to a point; thence S 3° 33' 36" W a distance of 143.48 feet to the point of beginning on Thermos Avenue, these last four courses bounded northerly, westerly, northerly and easterly by land now or formerly of Riverheights Development, Inc.

Containing 18,180 ± SF or 0.417 acre.

Being depicted on the plan entitled "Condominium Development The Villas at Riverheights, Thermos Avenue, Norwich, Connecticut. Scale: 1"=30', December 20, 2007" and filed as Map CC#48 in the Norwich Land Records.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone, with such assistance as he may require, be authorized and directed to make application on behalf of the City of Norwich to the Commissioner of Economic and Community Development pursuant to Chapter 585 of the Connecticut General Statutes to seek inclusion of the property identified as 23 Thermos Avenue within Tract One of the Enterprise Zone established by Ordinance 1003, Section 7-91 of the Norwich Code of Ordinances; and

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that if an approval to incorporate 23 Thermos Avenue is received from the Commissioner of Economic and Community Development, the description of Tract One of the Enterprise Zone as set out in Ordinance § 7-91 be amended to include the property identified as Map 1, Block 1, Lot 1 and known as 23 Thermos Avenue within and made a part of Tract One; and

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH, that if such approval is received, the maps utilized by the city depicting the Tract One portion of this Enterprise Zone be corrected to include 23 Thermos Avenue.

Motion passes on a roll call vote of 7-0.

Upon a motion of Ald. Burto, seconded by Ald. Singh, it was unanimously voted on a roll call vote to accept the Audit report presentation by Ron Nossek of CliftonLarsonAllen LLP.

[Audit Presentation](#)

Upon a motion of Ald. Wilson, seconded by Ald. Gould, it was unanimously voted on a roll call vote to accept the resignation of Paul Zinewicz from the Norwich Tennis Committee and thanking him for his service.

Upon a motion of Ald. Gould, seconded by Ald. Singh, it was unanimously voted on a roll call vote to accept the resignation of Tucker Braddock from the Board of Review Dangerous Buildings, Community Development Advisory Committee, Redevelopment Agency and Rehabilitation Review Committee and thanking him for his service.

Upon a motion of Ald. Gould, seconded by Ald. Wilson, it was unanimously voted on a roll call vote to accept the resignation of Jeff Blinderman from the Recreation Committee and thanking him for his service.

Upon a motion of Ald. Gould, seconded by Ald. Burto, it was unanimously voted on a roll call vote to accept the Annual Report 2021 for Persons with Disabilities.

Commission for Persons with Disabilities
Annual Report 2021

The Commission was not able to meet in person this year due to restrictions on gathering during COVID-19, and the inability to meet the quorum. The commission held a meeting at City Hall once during 2021. The City later informed us that this meeting was not legitimate due to not having enough members to meet the quorum.

In the upcoming year, the Commission will be working towards recruiting new members. We will continue to work with Norwich Public Utilities on acquiring and setting up wheelchair charging stations at key places around the City. We also plan to create programs in October 2022 for Disabilities Awareness Week.

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Upon a motion of Ald. Singh, seconded by Ald. Wison, it was unanimously voted on a roll call vote to accept the report from the Commission on the City Plan of the City of Norwich, pursuant to Section 8-24 of the General Statutes and Chapter XV, Section 4 of the Norwich City Charter regarding AN ORDINANCE PROPOSING TO AMEND ORDINANCE SECTION 7-91 TO EXPAND TRACT ONE OF THE ENTERPRISE ZONE DESCRIBED THEREIN BY ADDING A PARCEL OF APPROXIMATELY .43 ACRES TO IT

CITY MANAGERS REPORT

To: Mayor Nystrom and members of the City Council
From: John Salomone, City Manager
Subject: City Manager’s Report
Date: February 7, 2022

Meetings attended were with State representatives and legislators, Southeastern Council of Governments (SCCOG), Connecticut Conference of Municipalities, (CCM), NPU-City Coordination meeting, Standard & Poor’s Bond Rating call who affirmed the City’s AA/stable rating, Emergency Operations Center (EOC) for the Blizzard of 2022 and the first of 2 Goal Setting Sessions.

Through Thursday February 3rd, Norwich Public Works, (NPW), has responded to ten winter weather events this season. While most of these have had little accumulation, there has been a moderate amount of icing, which required numerous treatments. Two of these storms have been significant, one on January 7th, which dropped about 7 inches of snow, and the recent Blizzard of 2022, on Saturday January 29th, which dumped about 22 inches of snow on Norwich. This latest storm was an all hands on deck situation. Plows started in the very early morning hours Saturday, and continued on their routes until about noon on Sunday. The Fleet Mechanics and the Building Maintenance people were all in for the duration of the storm. Approximately 300 tons of salt were used for this storm, bringing the season's total usage to about 1000 tons, still less than half of a typical winter. The post blizzard clean-up included four days of snow removal from the Downtown, Greeneville, and Taftville streets. The purpose of this clean-up is to make the streets safer for both vehicles and pedestrians. Most of this work has been done on regular time, incurring minimal additional overtime costs. Thanks to the Norwich Police, who proactively enforced the parking ban, both during the storm, and for post storm clean-up activities, and NPU who has provided a large ten wheel dump truck, and driver, for the clean-up. While the costs of responding to these ten storms was significant, in the neighborhood of \$150,000, this is something we budget for. As long as the next two months are not out of the ordinary, we should be in a satisfactory position from a budgetary standpoint.

The City's Community Development Office is accepting Community Development Block Grant (CDBG) applications until 4 pm Thursday, February 10, 2022 for the upcoming program year and anticipate \$876,317 in federal funding. Additional information is available on their website.

Governor Lamont's announced the fourth round of Community Connectivity Grants and Norwich will be awarded \$599,887 for the installation of 0.6 mile of sidewalks along West Town Street which will improve pedestrian safety.

Congratulations to Norwich Human Services who were recognized by the NAACP with the Roberstine Duncan Memorial Award, along with the Unitarian Universalist Church of Norwich for their work serving the citizens of Norwich during the pandemic. The award included a Certificate of Special Recognition from Senator Richard Blumenthal and the award was presented to the Norwich Human Services team by Senator Cathy Osten and Representative Kevin Ryan.

I have attached Norwich Community Development Corporation (NCDC) Annual Report for year-end December 31, 2021.

[NCDC Annual Report](#)

Mayor Nystrom called for citizen comment on resolutions.

There were no speakers.

Mayor Nystrom declared citizen comment closed.

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

Upon a motion of President Pro Tem DeLucia, seconded by Ald. Singh, on a roll call vote it was unanimously voted to refer the following resolution to the Appoint/Reappoint Committee.

Upon a motion of Ald. Gould, seconded by Ald. Wilson, on a roll call vote it was unanimously voted to request to expand the above referral to include the following resolutions #1 thru #6.

Resolution #1

BE IT RESOLVED that the below named be re-appointed as a **regular member** of the Uncas Health District with a term to expire on January 09, 2024 or until a successor is appointed:

Frank J. Jacaruso, Jr. (D)
Rebecca Melucci (U)

BE IT RESOLVED that the below named be appointed as a **regular member** of the Uncas Health District with a term to expire on January 09, 2023 or until a successor is appointed:

Jose-Michael Gonzalez (D)
Pam Aubin (D)

Resolution #2

BE IT RESOLVED that the below named be re-appointed as **regular member** of the Mohegan Park Improvement and Development Advisory Committee with a term to expire on December 31, 2022 or until a successor is appointed:

Rebecca Melucci (U)
Judith Magnano (U)

BE IT RESOLVED that the below named be appointed as a **regular member** of the Mohegan Park Improvement and Development Advisory Committee with a term to expire on December 31, 2022 or until a successor is appointed:

Marianne Nicholas (D)
Robert Harris (R)

Resolution #3

BE IT RESOLVED that the below named be reappointed as a **regular member** of the Norwich Ice Arena Authority with a term to expire on April 01, 2023 or until a successor is appointed:

Mark Sicuso (D)

Resolution #4

BE IT RESOLVED that the below named be appointed as a **regular member** of the Southeastern CT Water Authority with a term to expire on September 1, 2024 or until a successor is appointed:

Christopher Seery (D)

Resolution #5

BE IT RESOLVED that the below named be appointed as an **alternate member** to the Historic District Commission with a term to expire on December 31, 2024 or until a successor is appointed:

Peter Jacob Stahl (R)

Resolution #6

BE IT RESOLVED that the below named be appointed as a **regular member** of the Recreation Advisory Board with a term to expire on March 15, 2023 or until a successor is appointed:

Jeffrey R. Brown (U)

On a roll call vote motion passes unanimously.

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 City Manager John Salomone.

WHEREAS, the Finance Department selected the proposal by the certified public accounting firm of Blum, Shapiro & Company, P.C. with request for proposals number 18-08 to perform the audits for the fiscal years ending June 30th 2018 through 2022; and

WHEREAS, CliftonLarsonAllen LLP acquired Blum, Shapiro & Company, P.C. effective January 1, 2021; and

WHEREAS, Connecticut General Statutes §§7-391 through 397 require each municipality to file financial statements prepared in accordance with generally accepted accounting principles and audited by an independent public accountant in accordance with generally accepted auditing standards by December 31st; unless an extension is granted by the Connecticut Office of Policy & Management; and

WHEREAS, the independent auditor must be appointed by the “appointing authority” on or before May 31st; and

WHEREAS, the Council of the City of Norwich is the appointing authority for the City of Norwich.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the accounting firm of CliftonLarsonAllen LLP be and hereby is, appointed to perform the regular general audit for the City of Norwich for fiscal year 2021-22.

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

Upon a motion of Ald. Wilson, seconded by Ald. Singh, on a roll call vote it was unanimously voted to amend in the second, seventh and eighth paragraph by inserting a term of “24” months to the following resolution.

WHEREAS, the Council of the City of Norwich, by a resolution adopted February 3, 2020, authorized the Recreation Division of the Department of Human Services to accept donations, contributions, and grants donated to the City of Norwich for the purpose of improving and maintaining the city’s tennis facilities, including, but not limited to, the Armstrong Tennis Courts, such gifts to be deposited into an account of the City of Norwich established as the Tennis Facility Repairs and Improvements Project Account, assigned no. C2136; “Project Revenues”; and

WHEREAS, the council also further resolved that if after a period of 24 months following the passage of this resolution the donations, contributions, and grants received by the city were insufficient to restore or resurface and rebuild the Armstrong Tennis Courts, the use of the Armstrong Tennis Courts for tennis purposes may be discontinued and the project revenues would remain in the account to be use for future repairs and improvements for tennis facilities owned by the City of Norwich; and

WHEREAS, fundraising efforts were disrupted and made more difficult by the COVID-19 pandemic which manifested its presence in Connecticut in March of 2020 and continues; and

WHEREAS, the COVID-19 pandemic notwithstanding, the City of Norwich Recreation Advisory Board and the Norwich Tennis Committee, which it established, have raised funds for this purpose which have been deposited into an account of the city of Norwich; and

WHEREAS, plans for restoring the court and related work have been developed; and

WHEREAS, with the assistance of further fundraising and additional funding through the American Rescue Plan Act the restoration of the Armstrong Tennis Courts as a community recreation facility should be viable; and

WHEREAS, the City of Norwich Recreation Advisory Board has requested and recommends the fundraising period and the Board's involvement in the restoration of the Armstrong Tennis Courts be extended for 24 months.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the period of 24 months set out in its resolution adopted February 3, 2020 with respect to this project and any decision with respect to the use of the Armstrong Tennis Courts be extended for an additional period of 24 months; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that, at the request of the City of Norwich Recreation Advisory Board the term of the Ad Hoc Norwich Tennis Committee be extended for 24 months or the duration of this Armstrong Tennis Courts Restorations Project, whichever comes first.

On a roll call vote motion passes unanimously.

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

WHEREAS, the Norwich Harbor Management Commission and the Greater Norwich Area Chamber of Commerce will be co-producing the "Rock the Docks 2022", a series of concerts to be held at Howard T. Brown Park from 6:00 P.M. to 8:00 P.M. and the "Rockin the Green," a Friday night series of acoustic concerts to be held at the Norwichtown Green from 6:00 P.M. to 8:00 P.M.; and

WHEREAS, the "Rock the Docks" concert shall be held on the following dates:

- Wednesday, July 6, 2022
- Wednesday, July 13, 2022
- Wednesday, July 20, 2022
- Wednesday, July 27, 2022
- Wednesday, August 3, 2022
- Wednesday, August 10, 2022
- Wednesday, August 17, 24 & 31, 2022 (Rain Dates if needed); and

WHEREAS, the “Rockin the Green” acoustic concerts shall be held on the following dates:

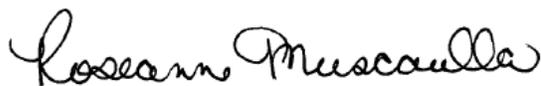
Friday, July 8, 2022
Friday, July 15, 2022
Friday, July 22, 2022
Friday, July 29, 2022
Friday, August 5, 2022
Friday, August 12, 2022; and

WHEREAS, “Rock the Docks” and “Rockin the Green” will allow the entire community to enjoy a variety of music and entertainment at scenic locations; and

WHEREAS, the Greater Norwich Area Business and Industry Foundation, Inc., established through the Greater Norwich Area Chamber of Commerce, proposes to make available beer and wine for sale during the “Rock the Docks” concert to patrons thereof at a location in Howard T. Brown Park, the proceeds of the sales to be used to support the concert series and the sales to be handled by an appropriately licensed and permitted entity.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that, pursuant to Section 13.14.2 of the Norwich Code of Ordinances, City Manager John Salomone be and hereby is authorized to grant the Greater Norwich Area Business and Industry Foundation, Inc. permission to sell beer or wine at the “Rock the Docks 2022” concert series to be held on the dates listed above at the Howard T. Brown Park, subject to satisfactory proof that the Greater Norwich Area Business and Industry Foundation, Inc. has complied with the applicable regulations of the State Liquor Commission; that identification will be mandatory from each person purchasing an alcoholic beverage; that the sales of beer and wine will be made under a proper liquor license, and that proper insurances will be obtained and maintained by the Greater Norwich Area Business and Industry Foundation, Inc. and any vendor of beer and/or wine for the events.

Upon motion of Ald. Gould, seconded by Ald. Singh, on a roll call vote it was unanimously voted to adjourn at 8:36 pm.



Assistant City Clerk