

The regular meeting of the Council of the City of Norwich was held March 1, 2021, at 7:30 p.m. in Council Chambers. Present by a roll call vote: Mayor Nystrom, President Pro Tem Bettencourt, Ald. Gould, Wilson, Myles and DeLucia. City Manager Salomone (via phone) and Corporation Counsel Michael Driscoll were also in attendance. Ald. Nash had an excused absence, 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”.

President Pro Tem Bettencourt read the opening prayer and Ald. Gould, led the members in the Pledge of Allegiance.

Upon a motion of Ald. Myles, seconded by Ald. Gould, on a roll call vote it was unanimously voted to adopt the minutes of February 1 and 16, 2021.

Upon a motion of Ald. Wilson, seconded by Ald. Myles, on a roll call vote it was unanimously voted to accept the report from David Eggleston the Rate Payer Representative for Connecticut Municipal Electric Energy Cooperative (CMEEC)

City Manager Salomone report:

To: Mayor Nystrom and members of the City Council
From: John Salomone, City Manager
Subject: City Manager’s Report
Date: March 1, 2021

Meetings attended via conference call or video were weekly Governor Lamont updates, State representatives and legislators, Southeastern Council of Governments (SECOG), Southeastern Area Transit (SEAT), NPU-City Coordination Meeting, Region 4 Emergency Support Plan, Department of Health COVID-19 updates, Harbor Management Commission, NCDC Board Meeting and Director Search Committee, Passport to Norwich update and Fire negotiations.

Bids were opened for the Franklin Square Roundabout project on Wednesday Feb. 24th. A total of 10 bids were received. The Low Bidder was Nunes Companies from Ludlow MA, with a bid of \$538,899.05. While slightly higher than the engineer’s estimate, it was within the expected range of costs. The Engineering Office is currently evaluating the bids, with an award expected shortly. The funding for the project includes a \$400,000 CT DOT Community Connectivity Grant. The balance of the project costs will be coming from the Infrastructure Bond Funds. It is anticipated that construction will begin in mid-April. The Contractor will have 120 calendar days to complete the project.

The City of Norwich Office of Community Development has received 15 funding requests for Plan Year 47 totaling \$1,130,750.18. It is anticipated that the City’s allocation from HUD will be \$860,989. Applications will be reviewed this month.

The Rose City Sr. Center supported activities of Uncas Health District by hosting vaccination sites, providing support and calling people to confirm their appointments. They also participated in a Food Drive in memory of Jason Vincent.

Norwich Human Services has registered over 300 people for vaccination at various sites, including the new site at Mohegan Sun since many people did not have computers or know how to use technology to schedule their appointments. They also continue to enroll people for help paying for internet access to break the digital divide.

The Recreation Department is tentatively booking fields and facilities for Spring, with the caveat that these will be available only if the Governors guidelines and the City Manager concur that the infection rates are low enough to proceed.

Since Covid began the City has held virtual meetings either through Zoom or Turbo-Bridge. These meetings have required us to store significantly more data and incur additional costs for that storage. We are now up against that limit again. Instead of purchasing more resources, all City Council videos from the website are linked to our youtube channel. Clicking on the media button on the Council's meeting agenda will now route you to youtube. The City's website will continue to host other boards and commissions. We may reevaluate this when/if storage becomes an issue again. The Livestream button will continue to function when the Council has a meeting – information, council session, department budget hearings, or budget hearings.

Mayor Nystrom called for citizen comment on resolutions.

Emails received:

There were no emails.

Speakers via telephone:

Marvin Serruto, 100 Starr St, thanked David Eggleston for his report and asked on Resolution #8 not to spend a lot of money.

There were no speakers.

Mayor Nystrom declared citizen comment closed.

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

Upon a motion of Pres Pro Tem. Bettancourt, seconded by Ald. Myles, on a roll call vote it was unanimously voted to amend the following resolution to add in paragraph #3 "\$40,000" and in paragraph #4 "\$40,000 to Alpha Holdings LLC".

WHEREAS, the City of Norwich, is utilizing the services of Signature Properties as a realtor, which has listed the property at 8 Garfield and received an offer to purchase.

WHEREAS, the Council has resolved that upon receipt of a Purchase and Sales Agreement containing an offer to purchase on such terms and conditions as are 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, City Manager John Salomone has received a Purchase and Sales Agreement from Signature Properties containing an offer to purchase 8 Garfield Avenue, the offer being the sum of \$40,000 with 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 \$40,000 to Alpha Holdings LLC of Hamden CT 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 Alpha Holdings LLC or his designee for the property known as 8 Garfield Avenue, 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.

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

WHEREAS, the City of Norwich Office of Community Development, as guided by the U.S. Department of Housing and Urban Development, is proposing a second substantial Amendment to the City of Norwich's Annual Action Plan and budget for FY 2019-2020 to incorporate \$544,143.00 of CDBG-CV Cares Act funds; and

WHEREAS, the Community Development Advisory Committee (CDAC) has held public meetings and voted on their recommendations for CDBG-CV allocations in the months of January and February; and

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that the Council shall and hereby does allow for the substantial amendment and incorporation of CDBG-CV

CITY OF NORWICH - CDBG-CV Requests (ROUND 2)

PY45 Substantial Amendment #2 CDBG-CV \$ **544,143.00**

	Request	CDAC Recommendation
CD Office - Administration	\$ 49,338.00	\$ 44,143.00
Public Services		
The ARC of Eastern CT	\$ 10,500.00	\$ -
NHS Norwich CARES	\$ 350,000.00	\$ 275,000.00
United Way of SECT	\$ 75,000.00	\$ 75,000.00
Total Public Services	\$ 435,500.00	\$ 350,000.00
Non-Public Services		
Norwich Housing Authority	\$ 150,000.00	\$ -
NCDC Employee Retention Program	\$ 200,000.00	\$ 150,000.00
Total Non-Public Services	\$ 350,000.00	\$ 150,000.00
Public Service	\$ 435,500.00	\$ 350,000.00
Non-Public Service	\$ 350,000.00	\$ 150,000.00
CD Administration	\$ 49,338.00	\$ 44,143.00
Total All Funding	\$ 544,143.00	\$ 544,143.00

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

WHEREAS, the City Manager John L. Salomone has re-appointed with Council approval as a **regular member** to the Redevelopment Agency for a term to expire on 2/28/25 or until a successor is appointed;

James Quarto (D)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointments of the above named to the Redevelopment Agency.

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

To reallocate funds from capital projects for the replacement of a Public Works plow/chipper truck, renovation of the 23 Union Street conference room, and rehabilitation of the Little Plains Park fence.

WHEREAS, the Public Works department is requesting to replace a 16-year old gas powered, plow/chipper truck with over 100,000 miles on it; and

WHEREAS, the Planning & Neighborhood Services and Community Development departments are requesting to make improvements to the basement floor conference room in the 23 Union Street building in order to make it more functional; and

WHEREAS, the Public Works department is requesting to rehabilitate and repaint the historic cast iron fence surrounding the Little Plains Park; and

WHEREAS, there are funds available from previously approved capital projects which have been completed at less than their original appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that \$216,000 be and hereby is reallocated from the Capital Improvement Fund projects listed in 1. to the projects listed in 2. below:

1. Projects to reallocate funds from:

Org	Object	Project	Description	Amount
36024151	57200	C2008	23 Union Street Improvements	8,907.69
36024151	57340	C2106	Permit Software	95,000.00
36022013	57242		Mohegan park improvements	6,573.62
36022017	57242		Retaining wall repairs.	12,670.62
36022019	53010		MS4 compliance	3,134.07
36022019	57328		PW Vehicles	3,224.36
36024303	57320	C2131	Catch basin cleaner truck with jet	86,489.64
Total				216,000.00

2. Projects to reallocate funds to:

Org	Object	Project	Description	Amount
36024303	57320	C2140	Plow/chipper truck	86,000
36024151	57200	C2141	23 Union Street Conference Room	30,000
36024305	57100	C2142	Little Plains Park fence rehabilitation	100,000
Total				216,000.00

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

WHEREAS, the City of Norwich acquired the property located at 33 East Cliff Street, Map 102, Block 5, Lot 9 by a Foreclosure by Sale Committee Deed recorded at volume 3225 page 31 of the Norwich Land Records following a foreclosure of tax liens; and

WHEREAS, said property is improved by a structure; and

WHEREAS, the Council of the City of Norwich has determined it to be in the best interest of the City of Norwich to attempt to dispose of this property by a negotiated sale using the services of Signature Properties of New England, listing the property at a price recommended to it by Signature Properties of New England.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed on behalf of the City of Norwich to enter into an individual real estate listing agreement satisfactory to him with Signature Properties of New England offering to sell the property at 33 East Cliff Street at a proposed sale price recommended by Signature Properties of New England; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that, upon receipt of a Purchase and Sales Agreement from a prospective purchaser containing the proposed sales price recommended by Signature Properties of New England and containing such terms and conditions as are satisfactory to City Manager John Salomone, then, City Manager John Salomone shall be and hereby is authorized and directed to notify the Council of the City of Norwich of the proposed Purchase and Sales Agreement, which the Council may then approve by a resolution authorizing City Manager John Salomone to enter into a Purchase and Sales Agreement as presented for the subject property on behalf of the City of Norwich and, upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance for said property and to execute, receive and deliver 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.

Upon a motion of Ald. Gould, seconded by Ald. Myles, on a roll call vote it was unanimously voted to refer to the Commission on the City Plan the following resolution to introduced by Mayor Nystrom, President Pro Tem Bettencourt, Ald. Gould and DeLucia.

WHEREAS, the City of Norwich acquired the property located at 23-25 Lake Street, Map 93, Block 6, Lot 13 by a Tax Collector's Deed recorded June 30, 2014 at volume 2863 page 69 of the Norwich Land Records; and

WHEREAS, said property contains approximately .05 acres; and

WHEREAS, the property abuts the Lake Street Playground; and

WHEREAS, the Norwich Recreation Department has requested the city consider adding the property at 23-25 Lake Street to the Lake Street Playground; and

WHEREAS, the Public Works Committee of the Council supports the request of the Recreation Department that the property be added to the Lake Street Playground.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that this resolution be referred to the Commission on the City Plan for its input and recommendation and upon receipt of the same, if the recommendation is favorable, the property located at 23-25 Lake Street be merged with the Lake Street Playground property and adequately secured for playground use; 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 to execute such a deed on behalf of the City of Norwich and to arrange, with the assistance of such city employees as he may wish, to provide adequate protections to the property for such use.

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

WHEREAS, section 157 of Public Act No. 12-2 of the June 12, 2012 Special Session of the Connecticut General Assembly (the "ACT") established a program, known as the Commercial Property Assessed Clean Energy (C-PACE) Program to facilitate loan financing for clean energy improvements to commercial properties by utilizing a state or local assessment mechanism to provide security for the repayment of loans; and

WHEREAS, the Act authorized the Clean Energy Finance and Investment Authority (the "Authority"), a public instrumentality and public subdivision of the state charged with implementing the C-PACE Program on behalf of the state, to enter into a written agreement with participating municipalities pursuant to which municipalities might agree to assess, collect, remit, and assign, benefit assessments to the Authority in return for energy improvements for benefitted property owners within a municipality and for costs reasonably incurred by the municipality to perform such duties; and

WHEREAS, the Council of the City of Norwich, by a resolution adopted September 16, 2013 acknowledged that it, constituting the legislative body of the City of Norwich, approved a proposed C-PACE agreement with the Authority and authorized City Manager Alan H. Bergren to execute and deliver the C-PACE agreement on behalf of the city of Norwich; and

WHEREAS, Norwich currently has two C-PACE accounts for which it receives an annual administrative fee of \$500; and

WHEREAS, the Connecticut Green Bank f/k/a the Authority is making changes to the C-PACE Program including the shifting of billing and collecting C-PACE tax assessments from

the city to the Connecticut Green Bank which will require Norwich to execute a C-PACE Partial Release Agreement, a copy attached to this resolution as Exhibit A, freeing Norwich from the billing and collection aspects of the program, the change to be implemented for the July 2021 tax collection cycle.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH:

- (a) That we, the Council of the City of Norwich, constituting the legislative body of the City of Norwich hereby approve of the C-PACE Partial Release Agreement freeing Norwich from the building and collection aspects of the C-PACE Program, and
- (b) That City Manager, John Salomone, be and hereby is authorized and directed on behalf of the City of Norwich to execute and deliver a C-PACE Partial Release Agreement satisfactory to him, substantially in the form of Exhibit A as attached hereto, to the Connecticut Green Bank f/k/a Clean Energy Finance and Investment Authority or as he otherwise determines, the delivery requested to take place by the end of April 2021.

C-PACE PARTIAL RELEASE AGREEMENT

THIS C-PACE PARTIAL RELEASE AGREEMENT (the “Agreement”) is made and entered into as of the ____ day of _____, 2021 (the “Effective Date”), by and between **NORWICH, CONNECTICUT**, a municipal corporation organized and existing under the laws of the State of Connecticut (the “Municipality”), and the **CONNECTICUT GREEN BANK, F/K/A CLEAN ENERGY FINANCE AND INVESTMENT AUTHORITY**, a quasi-public agency of the State of Connecticut, having its business address at 845 Brook Street, Rocky Hill, Connecticut 06067 (the “Green Bank”).

RECITALS

WHEREAS, Municipality and Green Bank entered into that certain Commercial Property Assessed Clean Energy (“C-PACE”) Agreement dated October 7, 2013 (the “C-PACE Agreement”) pursuant to section 16a-40g of the Connecticut General Statutes (the “C-PACE Statute”) associated with the administration of the clean energy program authorized under the C-PACE Statute (the “C-PACE Program”).

WHEREAS, pursuant to the C-PACE Statute, Green Bank is the statewide administrator of the C-PACE Program and, among other things, establishes the program guidelines for the C-PACE Program (the “C-PACE Guidelines”);

WHEREAS, Green Bank has recently amended the C-PACE Guidelines to permit billing and collection of all C-PACE Program benefit assessment liens by the Green Bank;

WHEREAS, Green Bank and Municipality desire to release the Municipality of certain billing and collections obligations under the C-PACE Agreement to facilitate the billing and

collection of benefit assessment liens by Green Bank, in accordance with the C-PACE Guidelines.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, it is hereby agreed as follows:

1. **Defined Terms.** All capitalized terms used in this Agreement and not otherwise defined shall have the respective meanings set forth in the C-PACE Agreement.
2. **Release of Certain Billing and Collection Obligations.** As of the [Date], Green Bank shall be deemed to have released Municipality from liability for all billing and collection covenants and obligations set forth in Section 3(e) and Section 3(f)(1) of the C-PACE Agreement with respect to any Benefit Assessment Liens recorded by the Municipality prior to and after the Effective Date (the "Released Obligations"). Such Released Obligations shall not, however, include the obligation of Municipality to pay to Green Bank any funds received, due to error or any other reason, which Municipality knows or has reason to believe are associated with a Benefit Assessment Lien, no later than thirty days after the month that such funds are received.
3. **Release of Annual Fee Obligation.** After the Municipality receives the Annual Fee for the fiscal year 2021, Municipality shall be deemed to have released Green Bank from the obligation to make any future Annual Fee payment to Municipality. Such release shall not, however, include the obligation of Green Bank to cover the Municipality's out of pocket costs and expenses in discharging its duties under the C-PACE Agreement in accordance with Section 3(g) thereof.
4. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together shall constitute but one and the same instrument.
5. **Amendment and Waivers.** Any amendment to or waiver of any provision of this Agreement must be in writing and mutually agreed to by the Green Bank and the Municipality.
6. **Entire Agreement.** This instrument constitutes the entire agreement between the parties and supersedes all previous discussions, understandings and agreements between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, Municipality and Green Bank have each caused this Agreement to be executed and delivered as of the date indicated above:

NORWICH, CONNECTICUT

By: _____
John Salomone, City Manager

CONNECTICUT GREEN BANK

By: _____
Bryan T. Garcia, President

Upon a motion of Ald. DeLucia, seconded by President Pro Tem Bettencourt, on a roll call vote it was unanimously voted to refer to the Public Safety Committee the following resolution introduced by Mayor Nystrom, President Pro Tem Bettencourt and Ald. Nash, Gould and DeLucia.

WHEREAS, the Council of the City of Norwich has received an Analysis of the Fire/EMS Services and had the opportunity to present questions regarding the same to members of the McGrath Consulting Group, Inc., which prepared the analysis, at the council meeting held February 16, 2021; and

WHEREAS, the report addresses upgrades recommended for the dispatch system presently utilized by the police department, fire departments and EMS services of the City of Norwich; and

WHEREAS, the Council recognizes that any changes and upgrades to the dispatch system will involve multiple departments, and require consideration and resolution of issues with respect to equipment, software, staffing, training, and bandwidth, among others; and

WHEREAS, the Council recognizes that any information obtained at this point in the process will be preliminary, but desires to obtain a working estimate with respect to the potential cost of upgrading equipment and software available to be used in upgrades of the dispatch system.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone, together with other city officials and employees whose services he may wish to utilize, including but not limited to Police Chief Patrick Daley, as well as the assistance of the Public Safety Committee, be and hereby is directed to prepare preliminary estimates of the potential cost of equipment and software improvements suitable for upgrades to the dispatch system and to report the same to the Council of the City of Norwich by _____

Upon motion of Ald. Gould, seconded by Ald. Wilson, on a roll call vote it was unanimously voted to adjourn at 8:25 pm.



Betsy M. Barrett
City Clerk