



CITY OF NORWICH
CONNECTICUT

AGENDA – MEETING OF THE COUNCIL OF THE CITY OF NORWICH
Council Chambers, 100 Broadway, Norwich, CT
February 2, 2026
7:30 PM

The meeting will be televised on the Public Access Channel and posted on the city website, www.norwichct.gov, in real time.

PRAYER

PLEDGE OF ALLEGIANCE

ADOPTION OF MINUTES: January 5, and January 20, 2026

PETITION AND COMMUNICATION

1. Resignation from the Harbor Management Commission.
2. Presentation of the FY2025 audit by CliftonLarsonAllen LLP Partner David Flint.

CITY MANAGER'S REPORT

CITIZENS COMMENT ON NEW BUSINESS RESOLUTIONS (on agenda items only)

NEW BUSINESS RESOLUTIONS

1. Relative to an alternate reappointment to Zoning Board of Appeals.
2. Relative to a regular appointment of the Harbor Management Commission.
3. Relative to appointing a certified public accounting firm to perform the regular general audit for fiscal year 2025-26.
4. Relative to authorizing the City Manager to sell 17 McKay Street through a realtor.
5. Relative to authorizing the City Manager to enter into a real estate listing agreement for a City-owned parcel at 243 Leffingwell Road, Montville, CT.

Roseann Muscaulla
City Clerk

December 13, 2025

City Clerk
Roseanne Muscarella

Re: Michael P. Gualtieri – Harbor Commission Member

Dear Roseanne,

After undergoing major surgery and 10 years of service on the Norwich Harbor Commission I have decided to slow down a bit and therefore resign from the Norwich Harbor Commission effective immediately.

I have enjoyed my time on the commission and wish Commissioner Braddock and all best wishes for the future!

Sincerely,

Michael P. Gualtieri



RECEIVED

2026 JAN 21 A 11:48

TOWN CITY CLERK
ROSEANNE MUSCARELLA

NEW BUSINESS RESOLUTION #1

WHEREAS, the City Manager John L. Salomone has reappointed with Council approval as an **alternate member** to the Zoning Board of Appeals for a term to expire on 2/28/28 or until a successor is appointed;

Paul Butcher (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

NEW BUSINESS RESOLUTION #2

WHEREAS, the City Manager John L. Salomone has appointed with Councils approval as **regular member** to the Harbor Management Commission for a term to expire on 12/3/27 or until a successor is appointed;

Stacy Gould (R)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointment of the above named to the Harbor Management Commission.

City Manager John L. Salomone

NEW BUSINESS RESOLUTION #3

Relative to appointing a certified public accounting firm to perform the regular general audit for fiscal year 2025-26.

WHEREAS, the Finance Department selected the proposal by the certified public accounting firm of CliftonLarsonAllen LLP with request for proposals number 23-19 to perform the audits for the fiscal years ending June 30, 2023 through June 30, 2027; 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 2025-26.

City Manager John L. Salomone

NEW BUSINESS RESOLUTION #4

Relative to authorizing the City Manager to sell 17 McKay Street through a realtor.

WHEREAS, at its meeting on November 17, 2025, the Council of the City of Norwich authorized and directed the Purchasing Agent to sell by request for proposals (RFP) 21 properties in the Lafayette Street/ Bishop Street area which were merged into on single 16-acre parcel in a Multi-Family zone now known as 17 McKay Street; and

WHEREAS, the City received no proposals from RFP 26-34 for the Sale and Development of 17 McKay Street when the RFP closed on January 15, 2026; and

WHEREAS, at its January 20, 2026 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to attempt to dispose this property through a realtor; and

WHEREAS, the City of Norwich selected Executive Real Estate, Inc. to serve as the real estate agent through RFP 26-30.

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 Executive Real Estate, Inc. offering to sell the property listed herein at a proposed sale price recommended by Executive Real Estate, Inc.

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 enter into a Purchase and Sales Agreement on behalf of the City of Norwich to sell said property at a price satisfactory to him 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 the purchaser or his/her designee for the property 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.

Mayor Swarnjit Singh
President Pro Tem Joseph A. DeLucia
Alderman Peter A. Nystrom

NEW BUSINESS RESOLUTION #5

Relative to authorizing the City Manager to enter into a real estate listing agreement for a City-owned parcel.

WHEREAS, the City of Norwich is the owner of property located at 243 Leffingwell Road, Montville, Connecticut (the "Property"); and

WHEREAS, the Property consists of 3.24 acres of vacant land; and

WHEREAS, the City of Norwich acquired the Property in 1925 to be used by the City of Norwich, Department of Public Utilities for a water main pipe; and

WHEREAS, the City of Norwich, Department of Public Utilities used this property for a water main pipe but has abandoned the pipe in place; and

WHEREAS, the City of Norwich, Department of Public Utilities has determined that it does not have a use for the Property; 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; and

WHEREAS, the City of Norwich selected Executive Real Estate, Inc. to serve as the real estate agent through RFP 26-30.

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 Executive Real Estate, Inc. offering to sell the property listed herein at a proposed sale price recommended by Executive Real Estate, Inc.

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 enter into a Purchase and Sales Agreement on behalf of the City of Norwich to sell said property at a price satisfactory to him 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 the purchaser or his/her designee for the property 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.

Mayor Swarnjit Singh
President Pro Tem Joseph A. DeLucia
Alderman Peter A. Nystrom