BOARD OF ALDERMEN
MONDAY, OCTOBER 07, 2013
PUBLIC HEARING @ 6:50 PM
REGULAR MEETING @ CLOSE OF PUBLIC HEARING
ALDERMANIC CHAMBERS ~ 2ND FLOOR ~ CITY HALL
235 GRAND STREET, WATERBURY, CT 06702

"SUMMARY MINUTES"

PUBLIC HEARING:

6:50 P.M.: For the purpose of soliciting public input with respect to a Bond Authorization in the amount of **$8,100,000** for renovation of St. Patrick's Hall {the Rectory Building}.

Public Hearing OPENED at 6:53 p.m.
1). Lawrence De Pillo ~ 11 Steuben Street

Public Hearing CLOSED at 6:57 p.m.

CALL TO ORDER:
PLEDGE OF ALLEGIANCE:
PRAYER:
ROLL CALL:

Present:	*Pernerewski, Jr.*	*Piccochi*	*Begnal, Jr.*	*Napoli, Jr.*
	Phelan	**Brunelli*	*Mulcahy*	*Hadley*
	Luedke	*Burgio, Sr.*	*Margiotta*	*Padula*
	Palladino	*Ciochetti*		

Absent: *None.*
**Departed @ 8:00 p.m.*

OFFICIALLY SCHEDULED PRESENTATION:

1). **MAYOR NEIL M. O'LEARY:** Proclamation in recognition of Mr. Paul Lagasse and Family for maintaining real estate holdings in pristine condition throughout the WTBYneighborhoods.

Mayor Neil M. O'Leary presented Mr. Paul Lagasse with a proclamation and "Key to the City" – proclaimed "October 07, 2013" as "Paul Lagasse Day" in the City of Waterbury.

2). **WDC CHIEF EXECUTIVE OFFICER KEVIN DELGOBBO:** Re-Habilitation/Re-Use Project update with respect to property located at 110 ~ 118 East Main Street known as the Rectory Building.

WDC Chief Officer Kevin Delgobbo along with WASA Studio Architect Jack Esterson in addition to addressed the Board with respect to the aforementioned project.

PUBLIC SPEAKING:

1). *Kimberly Wigglesworth – 26 East Dover Street*
2). *Robert Petro – 22 Lee Street*
3). *Lawrence V. De Pillo – 11 Steuben Street*
4). *Andie Michaud – 175 Columbia Boulevard*
5). *Senator Joan Hartley – 206 Columbia Boulevard*
6). *Mayor Neil M. O'Leary*

EXECUTIVE SESSION:

APPROVAL OF MINUTES:

Monday, September 23, 2013/Regular Meeting

On a motion of Alderman Piccochi, duly seconded by Aldermen Burgio, Sr. & Napoli, Jr., the Board of Aldermen voted unanimously to APPROVE the aforementioned minutes.

MAYOR'S REPORT:

No Report; general comments.

On a motion of Alderman Piccochi, duly seconded by Aldermen Burgio, Sr. & Napoli, Jr., the Board of Aldermen voted by unanimously to REFER TO THE COMMITTEE OF THE WHOLE Old Business #7 and New Business Items #11 & 12.

OLD BUSINESS #7:

Michael LeBlanc
DIRECTOR OF FINANCE

RE: Seeking approval of a Bond Authorization in the amount of **$8,100,000** for renovation of St. Patrick's Hall {the Rectory Building}.

NEW BUSINESS #11:

Todd M. Montello
SENIOR PROJECT MANAGER
WDC

RE: Seeking review and approval of a contract between the City of Waterbury and Montagno Construction, Inc. for the exterior restoration and interior fit-out of St. Patrick's Hall (the Rectory) – 110 – 118 East Main Street. The contract is a result of the City's issuance of Invitation to Invitation to Bid Number 4823 and subsequent review of received bids. Subject to retainage, limitations, etc. set forth in the contract, the fee payable to the Contractor shall not exceed **$7,719,951.00**.

NEW BUSINESS #12:

Todd M. Montello
SENIOR PROJECT MANAGER

RE: Seeking review and approval of a Lease Agreement between the City of Waterbury

WDC and Waterbury Development Corporation (WDC) for the Rectory Building located at 110 – 118 East Main Street.

On a motion of Aldermen Piccochi & Begnal, Jr., duly seconded by Aldermen Mulcahy & Napoli, Jr., the Board of Aldermen voted by unanimously to RETURN TO THE REGULAR ORDER OF BUSINESS.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimously to APPROVE THE RECOMMENDATION OF THE COMMITTEE OF THE WHOLE to APPROVE New Business Items #11 & 12 and Old Business #7.

RECESS:
*Recessed into Committees @ **8:00** p.m.*
*Returned to Regular Order @ **8:32** p.m.*

CONSENT CALENDAR: Items #3 – 5, 7 - 10, 14, 15 and OB #1 and 8.
NON-CONSENT: Item #6, Items #11, 12 and OB #7
(Committee of the Whole).
HELD: Items #13 and 16.

On a motion of Alderman Piccochi, duly seconded, by Alderman Napoli, Jr., the Board of Alderman voted by unanimous (14 – 0) consent calendar vote to APPROVE the aforementioned consent calendar.

1. Ms. Linda A. Carlone **RE:** Notice of resignation from the Litter & Beautification Commission – effective immediately.

RECEIVED & PLACED ON FILE.

2. Civil Service Commission **RE:** Submittal of the following **OPEN** Competitive Exams, to wit:~

HUMAN RESOURCES GENERALIST; #2032
HUMAN RESOURCES GENERALIST – EDUCATION; #2033

RECEIVED & PLACED ON FILE.

3. Ofelia F. Matos
BUDGET DIRECTOR

RE: Submittal of the City of Waterbury's Financial Status Report for both July & August 2013.

REFERRED TO THE FINANCE COMMITTEE.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to RECEIVE & PLACE ON FILE Item #3.

4. Michael T. Gilmore
RE-INVESTMENT MANAGER
WDC

RE: Requesting approval of a contract between the City acting by and through the WDC and Associated Building Wrecker Inc., in the not to exceed amount of **$67,200.00**. Associated Building is the low bidder for the property at 748 North Main Street.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item #4.

5. Michael LeBlanc
DIRECTOR OF FINANCE

RE: Seeking approval of a resolution to issue up to **$14,000,000** of Refunding Bonds to refund the City's 2004 Series A – General Obligation Tax Revenue Intercept Refunding Bonds.

REFERRED TO THE FINANCE COMMITTEE.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item #5.

NON- CONSENT CALENDAR VOTE:

6. Carrie A. Swain, Clerk
BOARD OF EDUCATION

RE: Recommendation to the Board for approval of real property known as 69 Dikeman Street foreclosure of municipal liens.

REFERRED TO THE FINANCE COMMITTEE.

Motion was made by Alderman Begnal, Jr. and duly seconded by Alderman Piccochi to APPROVE Item #6.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted unanimously to AMEND the underlying motion for approval to RECEIVE & PLACE ON FILE Item #6 instead.

7. Tina M. Lubus
HOME MANAGER
WDC

RE: Placeholder request – actual agreement being drafted and will be provided prior to meeting – Ms. Lubus of WDC is requesting the approval of Commitment Letter for a Loan Agreement setting forth the salient terms of a HOME Investment Partnership Program deferred loan from the City of Waterbury, acting by and through WDC to Liberty Commons Limited Partnership. The loan is in an amount not to **$850,000.00**; the term of the loan will be **20** years.

~~**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.**~~

REFERRED TO THE FINANCE COMMITTEE.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item #7.

8. Neil M. O'Leary
MAYOR, CITY OF WATERBURY

RE: Appointment of the following individuals to various boards, to wit:~

A). **<u>THOMAS MORSE, SR. (I)</u>**
Human Rights Commission; *term shall commence on 02/01/10 and shall expire on 12/31/13.*

B). **<u>CATHERINE AWWAD (R)</u>**
WTBY Housing Authority; *term shall commence on 10/07/13 and shall expire on 12/31/17.*

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to NOT TO DISAPPROVE Item #8.

9. Ofelia F. Matos
BUDGET DIRECTOR

RE: Seeking approval of a budget transfer within the City's Capital Improvement Fund for the Fiscal Year ending June 30, 2014 in the amount of **$35,000**.

REFERRED TO THE FINANCE COMMITTEE.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item #9.

10. Terry Latifi P.E.
BUREAU OF WATER

RE: Seeking approval of a contract between the City and Eagle River Roof Services Corporation for Low Level Roof Replacement at 21 East Aurora Street, in the amount of **$54,900.00**.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item #10.

~~**11.** Todd M. Montello~~
~~**SENIOR PROJECT MANAGER**~~
~~**WDC**~~

~~**RE:** Seeking review and approval of a contract between the City of Waterbury and Montagno Construction, Inc. for the exterior restoration and interior fit-out of St. Patrick's Hall (the Rectory) – 110 – 118 East Main Street. The contract is a result of the City's issuance of Invitation to Invitation to Bid Number 4823 and subsequent review of received bids. Subject to retainage, limitations, etc. set forth in the contract, the fee payable to the Contractor shall not exceed **$7,719,951.00**.~~

~~**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.**~~

"ACTED ON DURING COMMITTEE OF THE WHOLE SESSION"

~~**12.** Todd M. Montello~~
~~**SENIOR PROJECT MANAGER**~~

~~**RE:** Seeking review and approval of a Lease Agreement between the City of Waterbury~~

~~WDC~~ ~~and Waterbury Development Corporation (WDC) for the Rectory Building located at 110 – 118 East Main Street.~~

~~**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.**~~

"ACTED ON DURING COMMITTEE OF THE WHOLE SESSION"

13. Adam S. Rinko
EXECUTIVE OFFICER
WFD

RE: Seeking approval of a contract between City and Kaestle Boos Associates, Inc. for on-call architectural services for the renovation and remodeling of existing Fire Stations. The fee paid the firm shall not exceed the sum of **$60,000.00** per year, or a total estimated sum not to exceed **$180,000.00**.

REFERRED TO THE FINANCE COMMITTEE.

HELD IN COMMITTEE.

14. Adam S. Rinko
EXECUTIVE OFFICER
WFD

RE: Seeking approval of a contract between City and Kaestle Boos Associates, Inc. for architectural and bid specifications development for interior renovation of Fire Station No. 6 – 431 Willow Street. The fee payable to the firm shall not exceed the sum of **$12,500.00**.

REFERRED TO THE FINANCE COMMITTEE.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item #14.

15. Board of Public Works

RE: Submittal of the following **REFUNDS** for Board approval. Approved by the BOPW on 09-24-13, as submitted by Marc Levesque, Billing Supervisor, WPC, to wit:~

GARCIA, JULIO	**358.54**
BENDETT & McHUGH	**119.63**
TOTAL	**$ 478.17**

REFERRED TO THE FINANCE COMMITTEE.

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item #15.

16. Linda T. Wihbey
CORPORATION COUNSEL

RE: Seeking approval of an agreement between the City of Waterbury and WDC, pursuant to City Ordinance §31-269. The proposed agreement will serve as a master agreement and understanding between the 2 entities, to be supplemented on a project-by-project basis with BOA approval.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.

HELD IN COMMITTEE.

<u>STANDING COMMITTEE:</u>

Frank A. Caruso, CCMC
REVENUE COLLECTION MANAGER

RE: Tax Overpayments in the amount of **$12,458.73**.

On a motion of Alderman Piccochi, followed by a second by Alderman Napoli, Jr., the Board of Aldermen voted unanimously to APPROVE and authorize the Director of Finance to make refunds to taxpayers representing overpayment of tax bills in the amount of $12,458.73.

<u>OLD BUSINESS</u>:

1. Gregory T. Nolan, Esq.
STAFF ATTORNEY
OFFICE OF CORPORATION COUNSEL

RE: Public Hearing for the purpose of receiving public input regarding a proposed amend-ment to the Code of Waterbury in order to amend Title XV by amending Chapter 160 to create a position for a Property Use Compliance Officer. **[Received on 09-11-12 and referred to the Intergovernmental Committee.]**

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to RECEIVE & PLACE ON FILE Old Business Item #1.

2. Mark J. Pronovost
City Engineer
PWD

RE: Discontinuance of a portion of Forest View Street. **[Received on 09-09-13 and referred to the Finance Committee.]**

3. Mark J. Pronovost
City Engineer
PWD

RE: Discontinuance of a portion of Austin Road and a Portion of Mattatuck Heights. **[Received on 09-09-13 and referred to the Finance Committee.]**

4. Paul K. Pernerewski, Jr., President
BOARD OF ALDERMEN

RE: Requesting approval of the following resolution:

"Be it resolved by the Board of Aldermen that Section 38.049 of the Waterbury Code of Ordinances is hereby repealed and replaced with the following: §38,049 PREFERENCE FOR BIDDERS AND OFFERORS LOCATED IN THE CITY.

A preference shall be given to a qualified bidder or offeror whose business is located in the city and whose bid falls within ~~2%~~ 10% of the lowest bid or the preferred proposal, *provided that said bidder or offeror shall meet the lowest bid or preferred proposal*. ~~Notwithstanding the foregoing, the preference shall not apply when the bid or proposal exceeds $20,000 over the lowest qualified bid or preferred proposal~~. This provision shall apply to commodities or services that are funded entirely by the city general or capital funds. **[Received on 02-25-13 and referred to the Intergovernmental Committee.]**

5. Ronald Napoli, Jr.
ALDERMAN

RE: Seeking approval of the following resolution:

BE IT RESOLVED That with respect to the City of Waterbury's public-funded construction projects a consultant be hired to conduct a Disparity Study and upon completion forward said report to the Board. **[Received on 11-21-11 and referred to the Minority Business Enterprise Committee on 11-19-12.]**

6. Alderman Frederick Luedke

RE: Submittal of a proposed ordinance with respect to the sale of marijuana within the City of Waterbury; proposed ordinance would limit the sale of marijuana through the use of its municipal powers. **[Received on 07-24-13 and referred to the Intergovernmental Committee.]**

~~**7.** Michael LeBlanc~~ ~~**RE:** Seeking approval of a Bond Authorization in the amount of **$8,100,000** for renovation of St. Patrick's Hall {the Rectory Building}.~~
~~**DIRECTOR OF FINANCE**~~ ~~**Received on 09-23-13 and referred to the Finance Committee.]**~~

"ACTED ON DURING COMMITTEE OF THE WHOLE SESSION"

8. Tina M. Lubus **RE:** Placeholder for Commitment Letter; Gaffney Place Housing Revitalization Project.
HOME MANAGER
WDC
[Received on 09-23-13 and referred to the Finance Committee.]

On a motion of Alderman Piccochi, duly seconded by Alderman Napoli, Jr., the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Old Business Item #8.

NEW BUSINESS:

ADJOURNMENT:

On a motion of Alderman Burgio, Sr., duly seconded by Alderman Hadley, the Board of Aldermen voted unanimously to ADJOURN @ 8:43 p.m.

MJD:amb