

BOARD OF ALDERMEN
MONDAY, JANUARY 08, 2024
REGULAR MEETING @ 6:00 PM
ALDERMANIC CHAMBERS - 2ND FLOOR - CITY HALL
235 GRAND STREET, WATERBURY, CT 06702

SUMMARY MINUTES

The Regular Meeting will be broadcasted live on the City of Waterbury’s Government Access Channel (Comcast Channel 96; Frontier Channel 6096) and the City of Waterbury’s You Tube Channel <https://youtu.be/PrnLTUuke-M>

PUBLIC HEARING (s):

5:45 PM

For the purpose of soliciting public input with respect to the Lease Agreement with Connecticut Ear, Nose & Throat, Sinus and Allergy Specialists, P.C.

1.- Paul Kondash – 413 Harpers Ferry Road, Waterbury, CT 06705

CLOSED @ 5:47 PM

5:50 PM

For the purpose of soliciting public input with respect to a lease agreement with Exchange six Real Estate, LLC.

1.- Paul Kondash – 413 Harpers Ferry Road, Waterbury, CT 06705

CLOSED @ 5:51 PM

✓ **CALLED TO ORDER: @ 6:00 PM**

✓ **PLEDGE OF ALLEGIANCE: OBSERVED**

✓ **PRAYER: OBSERVED**

✓ **ROLL CALLED:**

<u>(14) Present:</u>	Alseph	Cavallo	D’Orso
	Hunter	Lopez Jr.,	Martinez-McCarthy
	Mosley	Noujaim	Rodriguez
	Salvio	Tajildeen	Weaver
	Zimmermann	DiGiovancarlo (President)	

(1) Absent: Brunelli

✓ **OFFICIALLY SCHEDULED PRESENTATION: N/A**

✓ **PUBLIC SPEAKING:**

1. Paul J. Kondash – 413 Harpers Ferry Road, Waterbury, CT
2. Martin Spring – 1400 Meriden Road, Waterbury, CT

✓ **EXECUTIVE SESSION:**

Discussion of the possible purchase of property located at 13 Wolcott Street, Waterbury, Connecticut, consisting of approximately 2.5 acres of land also known as the Sacred Heart Property.

On a motion of Alderman D’Orso, seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to ENTER INTO EXECUTIVE SESSION @ 6:09 PM.

CAME OUT OF EXECUTIVE SESSION @ 6:37 PM AND
NO VOTES WERE TAKEN DURING EXECUTIVE SESSION

✓ **APPROVAL OF MINUTES:**
Monday, December 11, 2023 - Regular Meeting

On a motion of Alderman D’Orso, seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE aforementioned minutes.

✓ **MAYOR’S REPORT:**
Mayor Paul K. Pernerewski, Jr. extended congratulations to the newly elected BOA members and expressed anticipation for collaborative work over the next two years. He then addressed the following points:

MLK PARK - PAL (BRANCH STREET) REALLOCATION:

Provided a brief overview of the MLK Park Project, currently allocated around \$437,000 from the city and a \$500,000 state grant secured through the efforts of Senator J. Hartley. The MLK Project is in the beginning stages of designing park improvements and will soon will soon engage stakeholders for input on design modifications. In addition, PAL is currently working on its Branch Street Park, installing splash pads. However, environmental concern was discovered, requiring prompt financial attention. Consequently, a decision was made to request the Citizens Advisory Committee (CAC) to reallocate the \$437,000 from MLK Park to PAL Park. This reallocation aims to expedite the resolution of environmental issues and ensure the splash pads are operational before the end of summer, allowing children to use them by summer’s end. As MLK is currently in the design phase, the construction funds were not needed right away. Redirecting the funds doesn’t impede the MLK Project. In exchange for reallocating the money, an amendment to the plan will be presented to the BOA sometime in February, seeking the allocation of \$500,000 ARPA money from the city. So, in addition to replacing the reallocated money, around \$67,000 extra will be added resulting in a \$1,000,000 project. The construction phase is set to begin this coming summer, with improvements ready for use by the end of summer. Just wanted to clarify, the intention is not to take away, stop or hurt the MLK project in any way. It was just a matter of timing to make adjustments, and both parks will ultimately get done which is beneficial to everyone.

PALACE THEATER/WAMS HVAC SYSTEM ISSUE - AGENDA ITEM #7:

Provided a brief overview of the initial construction of WAMS and the rehabilitation of the Palace. Both projects were undertaken simultaneously, and the buildings are connected. Although the original design specified two separate HVAC systems for each building, a cost-cutting decision was made to combined both plants into a unified HVAC system. This system has not worked out well, due to the varying needs of the two entities throughout the year. Given that the units are at the end of their useful life, a decision was to replace them and install separate heating and cooling systems for the two. Moving forward, each entity would be responsible for its own system. Agenda Item #8 covers the entire construction contract of \$8,977,480, while #7 involves a budget transfer for an additional 4.7 million in ARPA funds to cover the city’s share (5.5 or so million is the school’s share).

✓ **RECESS INTO COMMITTEES:**

On a motion of Alderman D’Orso, seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to RESOLVE INTO COMMITTEE OF THE WHOLE @ 7:19 PM.

✓ **NEW BUSINESS:**

RECESS INTO COMMITTEE OF THE WHOLE

1. THOMAS HYDE,
Interim Director, WDC

RE: Requesting approval of Amendment No.1-
Approval to extend Tighe & Bond, Inc. for
Professional Service Agreement between the City
of Waterbury Development Corporation and
Tighe & Bond (T&B).

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to **APPROVE** Item #1.

2. THOMAS HYDE,
Interim Director, WDC

RE: Requesting approval of Amendment No.1 -
Approval to extend Manafort Brothers, Inc. for the
Demolition and Hazardous Material Abatement
Contract between the City of Waterbury and
Manafort Brothers, Inc.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to **APPROVE** Item #2

3. E. GIL GRAVELINE
Building Official
Department of Inspection

RE: Requesting approval of the following cancelled
permits:

Christopher Ward – Electrical Permit - \$427.50

REFERRED TO THE FINANCE COMMITTEE

On a motion of Alderman D’Orso, seconded by Alderwoman Lopez, the Board of Aldermen voted unanimously to **APPROVE** Item #3.

4. SALVATORE D. PORZIO,
Project Manager, DPW

RE: Requesting approval of an Engineer Agreement
for W.A.T.E.R. PROJECT, PHASE II Engineering
Services – Constructability Review, Component 1
between City of Waterbury and M & J Engineering,
P.C in the not-to-exceed amount of **\$ 141,191.52.**

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to APPROVE Item #4.

5. SALVATORE D. PORZIO
Project Manager, DPW

RE: Requesting approval of an Engineer Agreement for W.A.T.E.R. PROJECT, PHASE II Engineering Services – Constructability Review, Component 2 & Component 3 between City of Waterbury and AI Engineers, Inc. in the not-to- exceed amount of \$ 154,691.12.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to APPROVE Item #5.

6. DENNIS M. BUCKLEY, ESQ
Attorney of Law

RE: Submittal of the Charter Requirement – Establishment of Charter Revision Commission in Calendar Year 2024, in accordance with Chapter 12, Sec. 12-4.

RECEIVED AND PLACE ON FILE

7. SARAH R. GEARY
Manager of Budget Development and Oversight

RE: Requesting approval of a budget transfer from the City’s Capital Improvement Fund for the and the Fiscal Year ending June 30, 2024 in the amount of \$4,700,000.

REFERRED TO THE FINANCE COMMITTEE

On a motion of Alderman D’Orso, seconded by Alderman Lopez, the Board of Aldermen voted unanimously to APPROVE Item #7.

8. SARAH R. GEARY
Manager of Budget Development Oversight

RE: Submittal of the City of Waterbury Financial Status Report – November 2023.

RECEIVED AND PLACE ON FILE

9. MICHAEL LeBLANC
Director of Finance

RE: A) Submittal of the Financial Audit Reports for the Fiscal Year Ended June 30, 2023
B) Annual Comprehensive Financial Report (ACFR)
C) State Single Audit Report
D) Federal Single Audit Report
E) Audit Communication Letter

RECEIVED AND PLACE ON FILE

10. PAUL K. PERNERESKI, Jr.
Mayor, City of Waterbury

RE: Submittal of the Restricted and Unrestricted Appointments to Boards and Commissions.

RECEIVED AND PLACE ON FILE

11. CARRIE A. SWAIN, Clerk
Waterbury Board of Education

RE: Requesting review, and approval, of a Construction Contract with Ferguson Mechanical Company, Inc., in an amount not exceed **\$8,977,480.** for Certain Mechanical Upgrades to Waterbury Arts Magnet School and The Palace Theater.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to **APPROVE** Item #11.

12. CARRIE A. SWAIN, Clerk
Waterbury Board of Education

RE: Requesting review, and approval, of a Professional Services Agreement with Franklin Covey Client Sales, Inc. for a three-year period (\$37,970 total) with two one-year extension options (\$13,890 p/ year), for Leader in Me Software Custom Coaching Services and Software Licenses for Maloney Magnet School, subject to any non-substantive changes approved by the Corporation Counsel’s office.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to **APPROVE** Item #12.

13. ALBANA LAME, RDH, MS
Director of Community Strategy

RE: Submittal of Internship Agreement with Fairfield University for a Student Intern Program within City of Waterbury.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to **APPROVE** Item #13.

14. ATTORNEY THOMAS PARISOT
ATTORNEY CONNOR MCNAMRA
41 Church Street, Waterbury, CT 06702

RE: Submittal of a SAW -and- BOE Successor Collective Bargaining Agreement (2024-2027) between the School Administrators of Waterbury and Waterbury Board of Education.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to **APPROVE** Item #14.

15. ANGELA M. BATTLE
*Deputy City Clerk
Office of the City Clerk*

RE: Submittal pursuant to CGS 1-225, of the revised BOA Regular Scheduled Meetings for Calendar Year 2024.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to **APPROVE** Item #15.

STANDING COMMITTEE

FRANK A. CARUSO, JR., CCMC
Revenue Collection Manager

RE: Request for refunds for Tax Overpayments in the amount of **\$62,808.04.**

REFERRED TO THE FINANCE COMMITTEE

On a motion of Alderman D’Orso, seconded by Alderwoman Lopez 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 aforementioned amount.

OLD BUSINESS

1. MICHAEL LEBLANC
Director of Finance & WPC
Primary Representative

RE: Requesting approval of a Lease Agreement with
Connecticut Ear, Nose & Throat, and Allergy
Specialist, P.C.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to **APPROVE - OB Item #1.**

2. MICHAEL LEBLANC
Director of Finance & WPC
Primary Representative

RE: Requesting approval of a Lease Agreement with
Exchange Six Estate, LLC.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On a motion of Alderwoman Martinez-McCarthy, seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to **APPROVE - OB Item #2.**

On a motion of Alderman Brunelli, seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to **RETURN TO THE REGULAR ORDER OF BUSINESS @ 7:15 PM.**

CONSENT CALENDAR

Item #1-5
APPROVED

Items #6
RECEIVED AND PLACE ON FILE

Item #7
APPROVED

Item #8-10
RECEIVED AND PLACE ON FILE

Item #11-13, 15
APPROVED

Standing Committee
APPROVED

OB #1 & 2
APPROVED

On a motion of Alderwoman Martinez-McCarthy, duly seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to APPROVE the Consent Calendar as so read.

*Item #14 was Removed from the Consent Calendar

On a motion of Alderwoman Martinez McCarthy, duly seconded by Alderwoman Weaver, the Board of Aldermen voted to APPROVE with one recusal - Item #14 regarding the SAW-and- BOE Successor Collective Bargaining Agreement (2024-2027) between the School Administrators of Waterbury and Waterbury Board of Education *(Alderman Mosley recused himself).

FOR THE GOOD OF THE ORDER:

- Alderman Mosley acknowledged on Monday, January 15, 2024, we will honor the legacy of Martin Luther King Jr., a man of great courage and faith who stood for non-violence, justice equality who gave his life for our freedom.
- Alderman Rodriguez stated that there were many complaints regarding the last snow storm and the lack of plowing and would like the Director of Public Works to attend a meeting to address these concerns.

ADJOURNMENT:

On a Motion of Alderman Brunelli, duly seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to ADJOURN AT 7:18 PM.

MJD:tc