

**BOARD OF ALDERMEN**  
**MONDAY, JULY 14, 2025**  
**REGULAR MEETING @ 6:00 P.M.**  
**ALDERMANIC CHAMBERS - 2<sup>ND</sup> 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/23AfCrh3ArQ>.

**CALLED TO ORDER @ 6:00 P.M.**

**PLEDGE OF ALLEGIANCE: Observed**

**PRAYER: Observed**

**ROLL CALL:**

|            |                                |                   |
|------------|--------------------------------|-------------------|
| Alseph Jr. | Cavallo                        | D’Orso,           |
| Hunter     | Lopez Jr.                      | Martinez-McCarthy |
| Mosley     | Rinaldi (1)                    | Rodriguez         |
| Salvio     | Tajildeen                      | Weaver            |
| Zimmermann | DiGiovancarlo (President) (14) |                   |

**Absent:**  
Noujaim (1)

**OFFICIALLY SCHEDULED PRESENTATION (s): 6:02 P.M. – 7:06 P.M.**  
***“West Main Street Utility Improvement project” presented by Ron Cassella***

**PUBLIC SPEAKING:**

- Speaker (s)** 1. Pedro Rodriguez, 4 Marley Place, Waterbury, CT  
2. Lorraine Medina, 326 Moran Street, Waterbury, CT  
3. Guillermo Torres, 20 Englewood Avenue, Waterbury, CT  
4. Paul Kondash, 413 Harpers Ferry Road, Waterbury, CT  
5. Martin Spring, 1400 Meriden Road, Waterbury, CT  
6. Emma Taylor, 178 Cooke Street, Waterbury, CT  
7. Chris Casey, 35 Gorman Circle, Waterbury, CT

**EXECUTIVE SESSION: None**

**APPROVAL OF MINUTES:**

*Monday, June 23, 2025/Public Hearing/Regular Meeting/Summary Minutes*

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE the aforementioned minutes.**

**MAYOR’S REPORT:**

**AGENDA ADDITIONS**

**Item #26** - Resignation letter from former Commissioner Dominic Rinaldi from the Waterbury Litter Control and Beautification Commission effective July 9, 2025.

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to ADD a resignation letter from Domenic Rinaldi as Item #26.**

**Item #27** – Notification of intent, pursuant to the Charter of the City of Waterbury § 4-2 (b) (1), to fill all City Board and Commission vacancies, of both Restricted and Unrestricted Appointments, including those vacancies created by the resignation or removal of a member during his or her term (unexpired), on the date of the Board of Aldermen meeting thirty (30) days next from the date of this written notice. I further intend to fill by appointment, on the date of each subsequent Board of Aldermen meeting, any Board or Commission vacancies as may arise, through expiration of terms or otherwise.

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to ADD the notification of intent, to fill Restricted and Unrestricted Appointments as Item #27 – Intergovernmental Committee.**

**RECESS INTO COMMITEES:**

**NEW BUSINESS:**

1. **TINA LORUSSO**  
*Former Commissioner*

**RE:** Submittal of a Resignation Letter from the Board of Ethics Commission effective June 17, 2025.

**RECEIVE AND PLACE ON FILE**

2. **TARA L. SHAW**  
*Director of Human Resources*

**RE:** Requesting approval of a New Job Specification – **Water Service Person 2.**

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE - New Business Item #2.**

3. **BOARD OF PUBLIC WORKS**

**RE:** Requesting approval of a **REFUND** to Juan Medina, 155-157 Enoch Street in the amount of **\$3,200.00**. Customer made recurring payments on account since March 2023 which accumulated to this credit balance.

**REFERRED TO THE FINANCE COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE - New Business Item #3.**

4. **PAUL K. PERNEREWski, JR.**  
*Mayor*  
*City of Waterbury*

**RE:** Requesting approval of a Proposed Resolution regarding Display of Flags on City Property. The proposed resolution would confirm that the City of Waterbury property where flags may be displayed, including flagpoles, is not intended to serve as a forum for expression by the public; and (ii) identify which flags may be displayed on City property, including flag poles.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to TABLE - New Business Item #4.**

5. **PAUL K. PERNEREWski, JR.**  
*Mayor*  
*City of Waterbury*

**RE:** Request to **Set a Public Hearing on August 11, 2025**, for the purpose of receiving public input regarding a proposed new Section 159.05 of the Waterbury Code of Ordinances regarding Penalties for Zoning Violations, and for the Board of Aldermen to take action on that proposed Ordinance.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to SET A PUBLIC HEARING ON AUGUST 11, 2025 at 5:40 P.M. - New Business Item #5.**

6. **RONALD CASSELLA**  
*Vice President of Operations*  
*and Construction, WDC*

**RE:** Requesting approval of the Project Authorization Letter to allow WDC to manage and administer the Fire Station 1 Project pursuant to Master Municipal Agreement between Waterbury Development Corporation and the City of Waterbury. This Project involves a complete renovation of the existing Fire Station 1 building. At this time the estimated cost for this project is 5.5 million for construction.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE - New Business Item #6.**

**7. FRANK BAKER**  
*Building Official*  
*Department of Inspection*

**RE:** Requesting approval - Refund in the total amount of **1,462.50** for the following cancelled permits from **Trinity Solar, Cheshire, CT:**

**PR20240004867 - Electrical -240 Stoddard Rd**  
**PR20250000219 – Electrical – 187 Mansfield Ave.**

**REFERRED TO THE FINANCE COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE - New Business Item #7.**

**NON-CONSENT**

**8. DAVID SIMPSON**  
*Director of Public Works*

**RE:** Requesting approval of Amendment #1 to the Contract with J.A. Rosa Construction, LLC. for One Exchange Elevator Replacement -Addition of **\$300,000** Owner Controlled Contingency in the amount not to exceed **\$1,270,000.**

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by a 13 Yea – 1 Nay non-consent roll call vote to APPROVE - New Business Item #8.**

Yeas: Aldermen/woman – Alseph, Cavallo, D’Orso, Hunter, Lopez Jr., Mosley, Martinez-McCarthy, Rinaldi, Rodriguez, Salvio, Tajildeen, Weaver, DiGiovancarlo (13)  
Nays: Alderwoman Zimmermann (1)

**NON-CONSENT**

**9. DAVID SIMPSON**  
*Director of Public Works*

**RE:** Requesting approval of a Contract for One Exchange Core Restroom Improvements with J.A. Rosa Construction LLC in the amount of **\$1,366,000.** Under this agreement, J.A. Rosa will perform a combination of renovations to all existing bathrooms and the installation of additional restrooms on floors 1, 2, 4, 5 and 6.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by a 13 Yea – 1 Nay non-consent roll call vote to APPROVE - New Business Item #9.**

Yeas: Aldermen/woman – Alseph, Cavallo, D’Orso, Hunter, Lopez Jr., Mosley, Martinez-McCarthy, Rinaldi, Rodriguez, Salvio, Tajildeen, Weaver, DiGiovancarlo (13)  
Nays: Alderwoman Zimmermann (1)

10. TERESA BEGNAL  
ALEX DESJARDINS  
*Waterbury Registrars of  
Voters*

RE: Submittal of a request from the Registrars of Voters to discuss a Second Early Voting Location for the upcoming primary election on September 9, 2025. The issue is whether or not there should be a secondary early voting location for the City of Waterbury.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to ACCEPT the recommendation of the Registrars of Voters to not have a second Early Voting Location for the upcoming primary election on September 9, 2025 - New Business Item #10.

11. SARAH R. GEARY  
*Manager of Budget  
Development and Oversight*

RE: Submittal of the City of Waterbury Financial Status Report for May 2025.

**RECEIVE AND PLACE ON FILE**

12. SARAH R. GEARY  
*Manager of Budget  
Development and Oversight*

RE: Requesting approval of budget transfer within the City’s **General Fund Budget** for the fiscal Year ending June 30, 2025 in the amount of **\$820,000**.

**REFERRED TO THE FINANCE COMMITTEE**

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE - New Business Item #12.

13. PAUL K. PERNERESKI, JR.  
*Mayor  
City of Waterbury*

RE: Requesting approval of the following individuals to the following Boards and Commissions:

**RESTRICTED APPOINTMENTS**

**LITTER CONTROL & BEAUTIFICATION COMMISSION**

|                     |                      |
|---------------------|----------------------|
| Appointee           | Term to be appointed |
| William Nichols (R) | 1/1/2022 – 12/31/25  |

**INLAND WETLANDS AND WATERCOURSES COMMISSION**

|                  |                      |
|------------------|----------------------|
| Appointee        | Term to be appointed |
| Jose Morales (R) | 1/1/2022 -12/31/2025 |

**UNRESTRICTED APPOINTMENT**

**BOARD OF ETHICS**

|                    |                       |
|--------------------|-----------------------|
| Appointee          | Term to be appointed  |
| Mark Cavanaugh (D) | 8/1/2020 – 07/31/2025 |

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to NOT TO DISAPPROVE - New Business Item #13.**

**NON-CONSENT**

**14. JOHN GOGGIN**  
*Assistant Director of  
Community Development*

**RE:** Requesting approval of the following:  
  
**Five-Year Consolidated Plan (2025 - 2029)  
CD YR 51 (2025 - 2026) Annual Action Plan  
Analysis of Impediments to Fair Housing**

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by a non-consent roll call (with 2 abstentions) to APPROVE – New Business Item #14. 2 abstention’s – Alderman Lopez and Alderwoman Weaver**

**15. MICHAEL LEBLANC**  
*Director of Finance*

**RE:** Submittal of the Capital Project & NC  
Special Programs – Quarterly Budget  
Status Report.

**RECEIVE AND PLACE ON FILE**

**16. MICHAEL LEBLANC**  
*Director of Finance*

**DAVID SIMPSON**  
*Director of Public Works*

**ROY CAVANAUGH**  
*City Engineer*

**RE:** Requesting approval of a Temporary  
Construction Easement on City Owned  
Property -55 Liberty Street to State of  
Connecticut Department of Transportation  
for consideration of **\$500**.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE - New Business Item #16.**

17. RONALD CASSELLA

*Vice President of Operations  
and Construction, WDC*

RE:

Requesting approval of a Construction Contract for Renovation of Fire Station 1 Located at 1979 N. Main Street between the City of Waterbury and Nosal Builders, in the not to exceed amount of \$5,478.044.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE - New Business Item #17.**

18. CARRIE A. SWAIN

*Clerk  
Waterbury Board of Education*

RE:

Requesting approval of a Purchase of Services Agreement with the State of Connecticut Office of Early Childhood, from July 1, 2025 through June 30, 2027 at no cost, for funding of Early Start CT (formerly known as School Readiness).  
*(Subject to the BOE approval at their special meeting of July 10, 2025).*

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE - New Business Item #18.**

19. CARRIE A. SWAIN

*Clerk  
Waterbury Board of Education*

RE:

Requesting approval of Amendment Two (2) to the Maintenance Service Agreement with SNE Building Systems, Inc. for maintenance services for building management system, system support services and temperature control at various city schools. *(Subject to the BOE approval at their special meeting of July 10, 2025).*

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE - New Business Item #19.**

**NON-CONSENT**

**20. MICHAEL LEBLANC**  
*Director of Finance*

**RE:** Requesting approval of 55 Cole St. and 320 East Main Street (Former St. Mary’s Elementary School Complex) Real Estate Purchase and Sale Agreement with KayBar Development Corp at a purchase price of **\$1,600.000**.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by a unanimous roll call vote to SET A PUBLIC HEARING ON MONDAY, AUGUST 11, 2025 at 5:30 P.M. - New Business Item #20.**

**21. MICHAEL LEBLANC**  
*Director of Finance*

**RE:** Requesting approval of a **\$18,000,000** Capital Appropriation & Bond Authorization for West Main Street Improvements.

**JAMES NARDOZZI**  
*Executive Director*  
*WDC*

**BRADLEY MALAY**  
*Acting Superintendent of Water*

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by a unanimous roll call vote to SET A PUBLIC HEARING ON MONDAY, AUGUST 11, 2025 at 5:50 P.M. New Business Item #21.**

**22. AISLING MCGUCKIN, RN**  
*MSN-MPH*  
*Director of Health*

**RE:** Requesting approval of a Contract with Equinox Home Care, LLC for Individualized Nursing Services for Students with Complex Medical Needs.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE New Business Item #22.**

**23. RONALD CASSELLA**  
*Vice President of*  
*Operations and Construction*

**RE:** Requesting approval of a Project Authorization Letter to allow WDC to manage and administer the Fire Station 5 Project pursuant to Master Municipal

Agreement between Waterbury Development Corporation and the City of Waterbury dated February 12, 2014. This project involves the demolition of the existing Fire Station 5 building and new construction of Fire Station 5.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to APPROVE New Business Item #23.**

- 24. PAUL K. PERNERWSKI, JR.**  
*Mayor*  
*City of Waterbury*

**RE:** Notification pursuant to Section 4-2 (b), 7A-2 (b), and 7D-2 (a)(2) of the Charter, and Section 37.071 of the Code of Ordinances, Javier Lopez was appointed as the Fire Chief for the City of Waterbury.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to NOT TO DISAPPROVE - New Business Item #24.**

- 25. PAUL K. PERNERWSKI, JR.**  
*Mayor*  
*City of Waterbury*

**RE:** Notification pursuant to Section 4-2 (b), 7A-2 (b), and 7E-2 of the Charter, and Section 37.071 of the Code of Ordinances, Frank Baker was appointed as the Building Official for the City of Waterbury.

**REFERRED TO THE INTERGOVERNMENTAL COMMITTEE**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to NOT TO DISAPPROVE - New Business Item #25.**

- 26. DOMINIC RINALDI**  
*Former Commissioner*

**RE:** Submittal of a letter of resignation from Dominic Rinaldi from the Waterbury Litter Control and Beautification Commission effective June 27, 2025.

**RECEIVE AND PLACE ON FILE**

- 27. PAUL K. PERNERWSKI, JR.**  
*Mayor*  
*City of Waterbury*

**RE:** Notification pursuant to Section 4-2 (b), 7A-2 (b), and 7E-2 of the Charter, and Section 37.071 of the Code of Ordinances,

**RECEIVE AND PLACE ON FILE**

**STANDING COMMITTEE**

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

**RE:** Request for refunds for Tax Overpayments  
in the amount of **\$14,700.24.**

**REFERRED TO THE FINANCE COMMITTEE**

On the Motion of Alderman D’Orso, Seconded by Alderman Mosley, the Board of Aldermen voted unanimously to **APPROVE** the aforementioned Refunds in the amount of **\$14,700.24.**

**UNFINISHED BUSINESS:**

**1. PAUL K. PERNERESKI, JR.**  
*Mayor*  
*City of Waterbury*

**RE:** Proposed Amendments to Code of Ordinances §31.003, governing the Environmental Commission. *(Received on April 21, 2025 and referred to Intergovernmental Committee.*

On the Motion of Alderman D’Orso, Seconded by Alderwoman Weaver, the Board of Aldermen Voted Unanimously to **Return to The Regular Order of Business**

**Consent Calendar:**

NEW BUSINESS ITEMS – 2,3 & 6,7,12,16-19,22 23  
APPROVED  
ITEM #4 TABLED  
ITEM #5 SET A PUBLIC HEARING ON AUGUST 11, 2025 @  
5:40 P.M.  
ITEM # 20 SET A PUBLIC HEARING ON AUGUST 11, 2025 @  
5:30 P.M.  
ITEM #21 SET A PUBLIC HEARING ON AUGUST 11, 2025 @  
5:50 P.M.  
ITEMS 10, 13, 24 & 24 NOT TO DISAPPROVE  
ITEMS 1, 11, 15, 26 & 27 RECEIVED AND PLACED ON FILE

STANDING COMMITTEE – APPROVED

ON A MOTION OF ALDERMAN D’ORSO, DULY SECONDED  
BY ALDERWOMAN MARTINEZ-MCCARTHY, THE BOARD  
OF ALDERMEN

VOTED UNANIMOUSLY TO *Approve*  
THE CONSENT CALENDAR AS READ.

NON-CONSENT ITEMS #8, 9, 14, 20 - APPROVED

**For the good of the order:**

- Sending prayers to the family of the young woman who was gunned down earlier this week.
- Brass City Jazz Festival will be held on August 2nd at Library Park.
- Please keep the family of Maxine Watts in your prayers. She was on many boards and past President of the NAACP.

**ADJOURNMENT:**

**On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen Voted Unanimously to ADJOURN at 8:26 P.M.**

**MJD:dd**