

BOARD OF ALDERMEN
MONDAY, SEPTEMBER 8, 2025
PUBLIC HEARING @ 5:30 P.M. - PUBLIC HEARING @5:34 P.M.
PUBLIC HEARING @ 5:38 P.M. - PUBLIC HEARING @ 5:42 P.M.
PUBLIC HEARING @ 5:46 P.M. - PUBLIC HEARING @ 5:50 P.M.

REGULAR MEETING @ 6:00 P.M.
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/gCKyyWcIEU>

PUBLIC HEARINGS

530 P.M. – for the purpose of soliciting public input with respect to the Purchase and Sale Agreement with Amazon.com Services, LLC. for Undeveloped Land located at 305 Great Hill Road and 0 Sheridan Drive, Naugatuck, CT (Waterbury/Naugatuck Industrial Park – Lot 2), for consideration of **\$325,000**, as submitted by Michael LeBlanc, Director of Finance.

Speaker (s) 1. Paul Kondash, 413 Harpers Ferry Road, Waterbury, CT
2. Christine Smolkis, 82 Beardsley Avenue, Waterbury, CT
3. Martin Spring, 1400 Meriden Road, Waterbury, CT
3. Sharon Samoska, 45 Pear Street, Waterbury, CT
4. Emma Taylor, 178 Cooke Street, Waterbury, CT

CLOSED at 5:44 P.M.

5:35 P.M. - for the purpose of soliciting public input with respect to the Proposed Amendments to Section 37.071 and 37.073 to the Waterbury Code of Ordinances relating to Department Heads and Designated Management Employees, as submitted by Paul K. Pernerewski Jr, Mayor, City of Waterbury.

Speaker (s) 1. Paul Kondash, 413 Harpers Ferry Road, Waterbury, CT
2. Martin Spring, 1400 Meriden Road, Waterbury, CT

CLOSED at 5:48 P.M.

5:38 P.M. – for the purpose of soliciting public input with respect to the Proposed Amendments to Section 160.06 and 160.99 of the Waterbury Code of Ordinances relating to Landlord Registration.

WITHDRAWN

5:42 P.M. - for the purpose of soliciting public input with respect to Proposed Amendments to Section 96.120 -999 of the Waterbury Code of Ordinances relating to Fouling of Public Places by Dogs.

Speaker (s) 1. Martin Spring, 1400 Meriden Road, Waterbury, CT
2. Paul Kondash, 413 Harpers Ferry Road, Waterbury, CT

CLOSED at 5:51 P.M.

5:46 P.M. – for the purpose of soliciting public input with respect to Regarding Proposed New Ordinance concerning Cigarette Dealer licenses.

- Speaker (s)** 1. Martin Spring, 1400 Meriden Road, Waterbury, CT
2. Paul Kondash, 413 Harpers Ferry Road, Waterbury, CT

CLOSED at 5:58 P.M.

5:50 P.M. – for the purpose of soliciting public input with respect to Proposed New Ordinance concerning Hotels and Lodging Houses.

- Speaker (s)** 1. Martin Spring, 1400 Meriden Road, Waterbury, CT
2. Paul Kondash, 413 Harpers Ferry Road, Waterbury, CT
3. Amanda Nardozzi, 283 Maybrook Road, Waterbury, CT
4. Douglas Livingston, 23 Fairview Street, Waterbury, CT

CLOSED at 6:08 P.M.

CALLED TO ORDER @ 6:08 P.M.

PLEDGE OF ALLEGIANCE: Observed

PRAYER: Observed

ROLL CALL:

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

Absent:
Cavallo (1)

OFFICIALLY SCHEDULED PRESENTATION (s): None

PUBLIC SPEAKING:

- Speaker (s)** 1. Martin Spring, 1400 Meriden Road, Waterbury, CT
2. Paul Kondash, 413 Harpers Ferry Road, Waterbury, CT
3. Sharon Samoska, 45 Pear Street, Waterbury, CT
4. Penny Cave, 140 Holly Street, Waterbury, CT
5. Douglas Livingston, 23 Fairview Street, Waterbury, CT
6. Emma Taylor, 178 Cooke Street, Waterbury, CT
7. Francisco Abreau, 48Lyric Avenue, Waterbury, CT
8. Bernadette Riddick, 50 Kellogg Street, Waterbury, CT
9. Bruce Diamond, 24 Greenville Street, Waterbury, CT
10. Patrick Zailchis, 51 Holmes Avenue, Waterbury, CT
11. Bobbi Riddick, 216 Chestnut Avenue, Waterbury, CT

EXECUTIVE SESSION: None

APPROVAL OF MINUTES:

Monday, August 11, 2025/Public Hearings/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: Mayor Pernerewski Jr, gave a brief update on speed bumps and speed limit, and working with Naugatuck Valley COGG. Also gave an update on the recent Willow Street shootings, Command Center, crime stats and newly implemented walking beats.

**AGENDA ADDITIONS &
CHANGES**

Item #15 – Resignation letter from Commissioner Manuel A. Jesus from the Zoning Board of Appeals.

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to Add Resignation Letter from Commissioner Jesus to the Agenda as Item #15 – Receive and Place on File.

Item #16 - Letter from Mayor’s Intent to fill Restricted and Unrestricted Appointments to Boards and Commissions

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to Add the Mayor’s Intent to Fill Restricted and Unrestricted Appointments to Boards and Commissions to the Agenda as Item #16 – Receive and Place on File

***Change wording on Item #3 – Authorize the Mayor to execute the commitment to fund a State of CT, Department of Transportation, Local Transportation Capital Improvement Program grant in the amount of \$3,100,000 for purpose of executing a streetscape improvement project at North Main Street from West Main Street to Phoenix Ave, along with South Main Street from Scovill Street to Grand Street.**

RECESS INTO COMMITTEE OF THE WHOLE

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted unanimously to Resolve Themselves into the Committee of the Whole.

2. MICHAEL LEBLANC
Director of Finance

RE: Requesting approval of a Purchase and Sale Agreement with Amazon.com Services, LLC for Underdeveloped Land located at 305 Great Hill Road and 0 Sheridan Drive, Naugatuck, CT, (Waterbury/Naugatuck Industrial Park Lot 2) for consideration of **\$325,000.** (Received on August 11, 2025 and Referred to Intergovernmental).

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by unanimous consent calendar to APPROVE Unfinished Business Item #2.

3. PAUL K. PERNERESKI, JR.
Mayor
City of Waterbury

RE: Requesting approval to set a Public Hearing for September 8, 2025 regarding proposed amendments to

Section 37.071 and 37.073 of the Waterbury Code of Ordinances relating to Department Heads and Designated Management Employees, and for the Board of Aldermen to take action on the amendments at their meeting on said date. (Received on August 11, 2025 and Referred to Intergovernmental).

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

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

RE: Requesting approval of a Proposed Resolution regarding proposed amendments to Section 160.06 and 160.99 of the Waterbury Code of Ordinances relating to Landlord Registration and Designated Management Employees, and for the Board of Aldermen to take action on the amendments at their meeting on said date. (Received on August 11, 2025 and Referred to Intergovernmental).

WITHDRAWN

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

RE: Requesting approval of to set a Public Hearing on September 8, 2025 regarding Proposed Amendments to Section 96.120 -999 of the Waterbury Code of Ordinances relating to Fouling of Public Places by Dogs, and for the Board of Aldermen to take action on the amendments at their meeting said date. (Received on August 11, 2025 and Referred to Intergovernmental).
6. PAUL K. PERNEREWski, JR.
Mayor
City of Waterbury

RE: Requesting approval of to set a Public Hearing on September 8, 2025 regarding proposed new Ordinance concerning Cigarette Dealer Licenses, and for the Board of Aldermen to take action on the Amendments at their meeting on said date. (Received on August 11, 2025 and Referred to Intergovernmental).

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

7. PAUL K. PERNEREWski, JR.
Mayor
City of Waterbury

RE: Requesting approval of to set a Public Hearing on September 8, 2025 regarding proposed new Ordinance concerning Hotels and Lodging Houses, and for the Board of Aldermen to take action on the amendments at their said meeting on said date. (Received on August 11, 2025 and Referred to Intergovernmental).

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by unanimous consent calendar to APPROVE Unfinished Business Item #7.

RETURN TO THE REGULAR ORDER OF BUSINESS

NEW BUSINESS:

1. MICHAEL J. DALTON
City Clerk

RE: Submittal of FY2024-2025 Annual Reports for the following departments, to wit:

- Tax Collector**
- Internal Audit Department**
- Engineering Department**
- Information Technology**
- Waterbury Public School**
- Fire Department**
- Human Resources**
- Police Department**
- Silas Bronson Library**
- Corporation Counsel**
- Assessor’s Office**
- Health Department**
- Department of Inspection**
- Internal Audit Department**
- Department of Finance**

RECEIVE AND PLACE ON FILE

2. TARA L. SHAW
Director of Human Resources

RE: Requesting approval of following New Job Specifications:

- Town Clerk Administrative Specialist II**
- Seasonal Snow Plow Operator**
- Deputy Building Official**

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-

McCarthy, the Board of Aldermen voted by unanimous consent calendar to **APPROVE** New Business Item #2.

3. JAMES NARDOZZI
Executive Director, WDC

RE: Requesting permission to apply for a State of CT, Department of Transportation, Local Transportation Capital Improvement Program grant in the amount of **\$3,100,000** for the purpose of executing a streetscape improvement project at North Main Street from West Main Street to Phoenix Avenue, along with South Main Street from Scovill Street to Grand Street.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

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

4. SALVATORE D. PORZIO
Project Manager, DPW

RE: Requesting approval of the following:

1. Master Municipal Agreement for Rights of Way Projects between the City of Waterbury and the Connecticut Department of Transportation,

2. Approve the attached resolution authorizing the Mayor to execute the above-referenced MMA-ROW on behalf of 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 by unanimous consent calendar to **APPROVE** New Business Item #4.

5. DAVID SIMPSON
Deputy Director of Public Works

RE: Requesting approval of a Contract for One Exchange Heat Pump Replacement between the City of Waterbury Sarracco Mechanical Services, Inc. in the amount of **\$1,794,500.** Under this agreement, Sarracco Mechanical will replace approximately 84 heat pumps in the One Exchange Building.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by a 11 Yea – 3 Nay non-consent roll call vote to APPROVE New Business Item #5.

6. **ROBERT NERNEY**
City Planner
Department of Planning

RE: Request for Formal Acceptance of Roadway and Infrastructure Improvements Associated with Completion of a Paper Street, Subject To Submission of a One-Year Maintenance Bond, James Christian, Mason Avenue, Waterbury.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

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

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

RE: Requesting approval of **REFUNDS** from the following cancelled permits:

John Lanteri - Electrical Permit - \$787.50
AI Home Improvement – Electrical – \$337.50

REFERRED TO THE FINANCE COMMITTEE

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

8. **BOARD OF PUBLIC WORKS**

RE: Requesting approval of the following Water & Sewer Refund:

Munro Augustine -Overpayment - \$1,500.00

REFERRED TO THE FINANCE COMMITTEE

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by unanimous consent calendar to APPROVE New Business Item #8.

9. **AISLING MCGUCKIN, RN**

RE: Requesting approval of a Connecticut

REFERRED TO THE FINANCE COMMITTEE

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by unanimous consent calendar to APPROVE New Business Item #9.

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| 10. THOMAS F. CROWE JR. P.E.
<i>Civil Engineer II</i>
<i>Department of Engineering</i> | RE: Requesting approval of a Construction Contract for Monmouth Avenue Storm Drainage Improvements between the City of Waterbury and Colonna Masonry Concrete and Asphalt Paving, LLC. in the amount of <u>\$138,564.00.</u> |
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REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by unanimous consent calendar to APPROVE New Business Item #10.

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| 11. THOMAS F. CROWE JR. P.E.
<i>Civil Engineer II</i>
<i>Department of Engineering</i> | RE: Requesting approval of a Construction Contract for Medway Road Storm Drainage Improvements between the City of Waterbury and Gerber Construction Inc. in the amount of <u>\$89,515.43.</u> |
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REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by unanimous consent calendar to APPROVE New Business Item #11.

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| 12. AISLING MCGUCKIN, RN
<i>MSN-MPH</i>
<i>Director of Public Health</i> | RE: Requesting approval of a Contract with Facente Consulting Group to conduct an evaluation of the Prevention in Connecticut Communities initiative at WHD. |
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REFERRED TO THE FINANCE COMMITTEE

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

13. MICHAEL LEBLANC

Director of Finance

RE:

Requesting authorization to Amend and Extend the City’s Electric Power Supply Contract with Direct Energy.

REFERRED TO THE FINANCE COMMITTEE

On the Motion of Alderman D’Orso, Seconded by Alderwoman Martinez-McCarthy, the Board of Aldermen voted by unanimous consent calendar to APPROVE New Business Item #13.

14. DONALD J. REILLY

52 Kenmore Avenue
Waterbury, CT

RE:

Submittal of a Complaint regarding banging pipe problems due to the closure of pumping station on Clough Road. He requested a rate increase for water but has been unsuccessful. He has also contacted the Zero Water Filter Company but was told that they will not supply filters.

RECEIVE AND PLACE ON FILE

15. MANUEL A. JESUS

Vice Chairman
Zoning Board of Appeals

RE:

Submittal of a Resignation Letter from the Zoning Board of Appeals as Vice Chairman.

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16. PAUL K. PERNEREWski JR.

Mayor
City of Waterbury

RE:

Submittal of Intent to fill Restricted and Unrestricted Appointments to Boards and Commissions.

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 \$17,594.92.

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 \$17,594.92.

Consent Calendar:

COMMITTEE OF THE WHOLE

UNFINISHED BUSINESS ITEMS #2, 3, 5, 6 &7

UNFINISHED BUSINESS ITEM #4 WITHDRAWN

NEW BUSINESS ITEMS -2, 3, 4, 6 -13, APPROVED

ITEMS 1, 14-16 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 MINUS ITEM #5.

NON-CONSENT ITEM #5 - APPROVED

UNFINISHED BUSINESS:

- 1. PAUL K. PERNERREWSKI, 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, in not 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. (Received on July 14, 2025 and referred to the Intergovernmental Committee.

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