

BOARD OF ALDERMEN
☞ MONDAY, FEBRUARY 22, 2016 ☞
PUBLIC HEARING STARTING @ 6:55 PM
REGULAR MEETING @ CLOSE OF PUBLIC HEARING
ALDERMANIC CHAMBERS ~ 2ND FLOOR ~ CITY HALL
235 GRAND STREET, WATERBURY, CT 06702

“Summary Minutes”

PUBLIC HEARING AT 6:55 PM: For the purpose of soliciting public input with respect to proposed Amendment to Waterbury Code of Ordinances Sec. 37.099 “Credit Allowances”; said Amendment is as follows: ***(B). City residents shall receive a ten (10) point credit allowance on civil service examinations for entry level firefighter positions***”, as submitted by Nicholas Bamonte, Staff Attorney, Office of Corporation Counsel.

1. Lawrence V. De Pillo ~ 11 Steuben Street

Public Hearing CLOSED at 7:10 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

PRAYER:

ROLL CALL:

<u>Present:</u>	Pernerewski, Jr.	Brunelli	Burgio, Sr.	Ciochetti
	Cummings	DiGiovancarlo	Giacomi	Guerrera
	Hadley	Johnson	Lopez, Jr.	Martinez-McCarthy
	Napoli, Jr.	Padula	Sherman, Jr.	
<u>Absent:</u>	None.			

OFFICIALLY SCHEDULED PRESENTATION:

PUBLIC SPEAKING:

- 1. Vincent Scognamiglio ~ 327 Bucks Hill Road**
- 2. Louis Navarra ~ 105 Oldham Avenue**
- 3. Richard Hupprich. Jr. ~ 321 Congress Avenue**
- 4. Ron Turmel ~ 984 Waterville Street**
- 5. Cathy Awwad ~ 699 Highland Avenue**
- 6. Chuck Bosse ~ 56 Sierra Street**
- 7. Selim Noujaim ~ 104 Dinatali Drive**
- 8. Lawrence De Pillo ~ 11 Steuben Street**
- 9. David Therault ~ 206 Charlotte Street**
- 10. Alex Suzanne ~ 131 Herschel Avenue**
- 11. Peter Finnigan ~ 282 Peach Orchard Road**
- 12. Mariana Pereira ~ 263 Horseshoe Drive**
- 13. Raymond Work ~ 126 Tower Road**

EXECUTIVE SESSION:

APPROVAL OF MINUTES:

Tuesday, January 19, 2016/Regular Meeting

On a motion of Alderman Ciochetti, duly seconded by Alderman Burgio, Sr., the Board of Aldermen voted unanimously to APPROVE the aforementioned Minutes.

MAYOR’S REPORT:
Honorable Mayor Neil O’Leary in attendance; no official report.

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On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted unanimously to REFER TO THE COMMITTEE OF THE WHOLE New Business Items 4 & 16.

16. JAMES A. SEQUIN, AICP
City Planner/Secretary

RE: Submittal to the Board of the City Plan Commission’s decision on 02.10.16 to approve acquisition of a property located at 173 Interstate Lane.
4. GARY B. O’CONNOR
Pullman & Comley LLC Attorneys
90 State House Square
Hartford, CT 06103-3702

RE: Seeking approval of (i) the Conveyance Agreement, and (ii) License and Facility Operating Agreement, by and between the City of Waterbury and the Manufacturing Alliance Service Corporation relating to property at 173 Interstate Lane, Waterbury.

On a motion of Alderman Ciochetti, duly seconded by Alderman Lopez, Jr., the Board of Aldermen voted unanimously to RESOLVE INTO COMMITTEE OF THE WHOLE for the purpose of entertaining New Business Items 4 & 16.

- SPEAKERS:**
- ▶City of Waterbury Mayor Neil M. O’Leary
 - ▶Gary B. O’Connor – Pullman & Comley, LLC
 - ▶Cathy Awwad – 699 Highland Avenue
 - ▶Ron Turmel – 984 Waterville Street

On a motion of Alderman Ciochetti, duly seconded by Alderman Burgio, Sr., the Committee of the Whole voted unanimously to RECEIVE & PLACE ON FILE Item No. 16.

On a motion of Alderman Ciochetti, duly seconded by Alderman Burgio, Sr., the Committee of the Whole voted unanimously to APPROVE/ADOPT the following Resolution with respect to Item No. 4 as stated, to wit:~

Resolution of the Board of Aldermen
of the City of Waterbury

Approval of Acquisition of Certain Real Property
Located at 173 Interstate Lane

Whereas, there exists certain real property located at 173 Interstate Lane (the “Property”), owned by the Manufacturing Alliance Service Corporation, Inc. (“MASC”); and

Whereas, the City of Waterbury has to date leased from MASC certain premises at the Property for office and operational purposes; and

Whereas, the City of Waterbury now has the opportunity to acquire the Property as a gift from MASC, pursuant to the terms of a proposed Conveyance Agreement between the City of Waterbury and MASC; and

Whereas, as a condition of the conveyance, the City of Waterbury must grant MASC a twenty-year non-exclusive license to use a portion of the building at the Property, pursuant to the terms of a proposed License and Facility Operating Agreement between the City of Waterbury and MASC.

Now, Resolved: the Board of Alderman approves the proposed acquisition of the Property pursuant to the terms of the proposed Conveyance Agreement and of the proposed License and Facility Operating Agreement, respectively, between the City of Waterbury and MASC; and

Further Resolved: the Mayor, with the consent of counsel, may make minor revisions to the Conveyance Agreement and to the License and Facility Operating Agreement.

Further Resolved: the Mayor, on behalf of the City of Waterbury, is authorized to execute the Conveyance Agreement, the License and Facility Operating Agreement, and all other documents, instruments and certificates contemplated by said agreements, or as are necessary and appropriate to carry out the purpose and intent of the foregoing resolution.

On a motion of Alderman Ciochetti, duly seconded by Aldermen Hadley and Lopez, Jr., the Board of Aldermen voted unanimously to DISSOLVE the Committee of the Whole & RETURN to the Regular Order of Business.

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The Board of Aldermen RETURNED to the Regular Order of Business at 9:45 PM.

On a motion made by Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted unanimously to APPROVE the aforementioned Consent Calendar.

- A. #2109 HVAC TECHNICIAN
- B. #2108 PARAPROFESSIONAL
- C. #2106 PARALEGAL
- D. #2110 CHIEF REFUSE COLLECTOR
- E. #1137 REFUSE DISTRICT FOREPERSON
- F. #2111 AUTOMOTIVE MECHANIC
- G. #2107 RISK MANAGER

RE: Seeking approval of the City of Waterbury's Application for State of CT Responsible Growth Transit-Oriented Development (TOD) Grant Program: Request for a Certified Resolution Authorizing City to Submit an Application and the Mayor to Sign Grant Documents.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 2.

[illegible]

3. BOARD OF PUBLIC WORKS

RE: Seeking approval of the following refunds which were approved by the Board of Public Works on 01.26.2016, to wit:

Estate of Albert Dello Russo	\$244.90
VBF Capital LLC	\$5,470.66
Total	\$5,715.56

REFERRED TO FINANCE COMMITTEE.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 3.

[illegible]

5. MICHAEL LeBLANC

Director of Finance

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

RECEIVED AND PLACED ON FILE.

6. SALVATORE D. PORZIO

Project Manager
PWD

RE: Seeking approval of a Memorandum of Agreement between the Federal Highway Administration, the CT State Historic Preservation Office, CT DOT, and the City of Waterbury regarding the Naugatuck River Greenway (Phase I) in the City of WTBY CT, Federal Aid Project Number TBD, State Project Number 151-321 (C115).

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 6.

[illegible]

7. OFELIA F. MATOS

Budget Director

RE: Submittal to the Board of the City of WTBY's
Financial Status Report December 2015.

RECEIVED AND PLACED ON FILE.

8. JAMES A. SEQUIN, AICP

City Planner/Secretary

RE: Seeking approval of public improvements necessary proposal to construct an MRI patient drop off area on Union Street as proposed by Saint Mary's Hospital Place.

REFERRED TO FINANCE COMMITTEE.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 8, which shall include the requirement that an appropriate Performance Bond be submitted by the Contractor acceptable to the Public Works Department.

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9. NEIL M. O’LEARY
Mayor, City of Waterbury

RE: Appointment of the following individuals to various boards, to wit:~
- A). MICHAEL HAYDEN (D) ~ New
Zoning Commission; term shall commence on 02/08/16 and shall expire 12/31/19.

E). BARBARA STICCO (U) ~ Reappoint
Arts and Tourism Commission; term shall commence on 01/01/16 and shall expire 12/31/19.

B). LOUIS W. STEPONAITIS, JR. (D) ~ Reappoint
Board of Public Works; term shall commence on 01/01/15 and shall expire 12/31/18.

F). RAYMOND WORK (R) ~ Reappoint
City Plan Commission; term shall commence on 01/01/16 and shall expire 12/31/19.

C). ROBERTA FRANK-SAA (D) ~ Reappoint
Human Rights Commission; term shall commence on 01/01/15 and shall expire 12/31/18.

G). WILLIAM M. KOLO (R) ~ Reappoint
Board of Public Works; term shall commence on 01/01/16 and shall expire 12/31/19.

D). JOHN G. PICKERING (D) ~ New
Inland-Wetlands Commission; term shall commence on 02/08/16 and shall expire 12/31/19.

H). FRANCINE NIDO (R) ~ New
Board of Police Commission; term shall commence on 02/08/16 and shall expire 12/31/19.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to NOT TO DISAPPROVE Item No. 9.

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10. E. GIL GRAVELINE
Building Official

RE: Refund request for Mike Mazzamurro of Trinity Solar, in the amount of \$742.50 for Permit PR20150002019; 259 Harwood Road
No work done regarding permit/project.

REFERRED TO THE FINANCE COMMITTEE.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 10.

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11. PAUL M. BELLAGAMBA, P.E.
PWD

RE: Seeking approval of a Temp. Construction Lease Agreement for DOT Project 151-322 between the City and the CT DOT.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 11.

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- 12. KAREN LANG**
Pension & Benefits Manager
- RE:** Seeking review and approval of the City's group term life insurance policy for employees and retirees.

REFERRED TO THE FINANCE COMMITTEE.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 12.

[illegible]

- 13. TODD M. MONTELLO**
Chief Executive Officer
WDC
- RE:** Seeking review and approval of a Project Authorization Letter (PAL) for the management of the Mad River Redevelopment Corridor (Project), per Master Municipal Agreement (MMA) dated 02.12.14.

REFERRED TO THE FINANCE COMMITTEE.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 13.

[illegible]

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| <p>14. SALVATORE D. PORZIO
Project Manager
PWD</p> | <p>RE: Seeking approval of a Construction Contract between the City and CT Sealcoating, LLC for Lakewood Park handball Courts, in the amount of \$129,133.68.</p> |
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REFERRED TO THE FINANCE COMMITTEE.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 14.

[illegible]

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| <p>15. SALVATORE D. PORZIO
 Project Manager
 PWD</p> | <p>RE: Seeking approval of a Construction Contract between the City and Accurate Door and Window, LLC for Washington Park Recreation Building window and door renovations, in the amount of \$220,912.00.</p> |
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REFERRED TO THE FINANCE COMMITTEE.

[illegible]

RE: Submittal to the Board of the City Plan Commission's decision on 02.10.16 to approve the public improvements resolution associated with the Crownbrook Home ownership Initiative Redevelopment Plan located on Adams Street.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 17, which shall include the requirement that an appropriate Performance Bond be submitted by the Contractor acceptable to the Public Works Department.

[illegible]

RE: Seeking review and approval of a Construction Contract between JCS Construction Group, Inc. and the WDC acting on behalf of the City for Renovations to Area 6 – Chase Brass Brownfield Renovation Project - Waterbury Industrial Commons in a not to exceed amount of **\$3,672,804.00.**

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 18.

[illegible]

RE: Seeking approval of the Purchase and Sale Agreement for the sale of 69 Manchester Avenue to Mr. Steven R. Petro.

On a motion of Alderman Napoli, Jr., duly seconded by Alderman Ciochetti, the Board of Aldermen voted by unanimous consent calendar roll call vote to APPROVE Item No. 19.

[illegible]

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

B). MICHAEL MUCCIACCIARO (D) ~ Reappointment
Litter & Beautification; term shall commence
on 01/01/16 and shall expire 12/31/19.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.

[illegible]

RE: Submittal of the following **OPEN COMPETITIVE EXAMS/JOB OPENINGS** within the City of Waterbury, to wit ~

RECEIVED AND PLACED ON FILE.

RE: Seeking review and approval of plans to construct improvements to Adams Street which shall be dedicated to the City of Waterbury.

REFERRED TO THE FINANCE COMMITTEE.

[illegible]

RE: Seeking review and approval of a Construction Contract between Manafort Brothers Incorporated and the WDC acting on behalf of the City for the Demolition of the former MacDermid Building in a not to exceed amount of **\$1,996,224.00**.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE.

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RE: Tax Overpayments in the amounts of \$68,683.65 and \$11,473.26.

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OLD BUSINESS

RE: Requesting a Public Hearing relative to a proposed amendment to Title IX – Sub-Chapters 92.20-92.99 (“Dogs”) of the Code of Ordinances. **[Received on 11-09-15 and referred to the Finance Committee.]**

RE: Requesting a Public Hearing relative to a proposed *amendment to Code of Ordinances Sec. 37.099 **Credit Allowances*". **City residents shall receive a ten (10) point credit allowance on civil service examinations for entry level firefighter positions.*"
[Received on 01-19-16 and referred to the Intergovernmental Committee.]

[illegible]

NEW BUSINESS:

ADJOURNMENT:

Mjd:amb