

**MINUTES**  
**REGULAR MEETING**  
**CITY COUNCIL & WPC AUTHORITY**  
**City Hall Auditorium**  
**November 13, 2018**

**Vol. 26, Page 776**

A **REGULAR MEETING** of the City Council & WPC Authority was held in the City Hall Auditorium on Tuesday, November 13, 2018.

Present were Mayor Elinor Carbone and City Councilors Marie Soliani, Frank Rubino, Paul Cavagnero, and Fred Simon. Councilors Gregg Cogswell and Anne Ruwet were absent.

Also present were Water Pollution Control Administrator Ray Drew, Director of Personnel and Labor Relations Atty. Mark Dumas, Public Works Director Jerry Rollett, Superintendent of Parks and Recreation Brett Simmons, Deputy Public Works Director and City Engineer Paul Kundzins, Superintendent of Streets Bill Mayers, Fleet Manager Emil Castro, Fire Chief Peter Towey, Deputy Fire Chief David Tripp, Torrington Water Company (TWC) Vice President of Operations Steve Cerruto, Five Points Center for the Visual Arts (FPCVA) Executive Director Judith McElhone, FPCVA's Atty. Mark Malaspina, State Representative Michelle Cook, and State Senator Kevin Witkos.

Mayor Carbone called the meeting to order at 7:12 p.m.

**Presentation by Five Points Gallery**

Mrs. McElhone presented FPCVA's vision for repurposing the old UConn Torrington campus. She provided a brief background on the evolution of FPCVA, and described her vision for the University Drive property which would serve as a thinktank for accomplished established artists and recent college graduates to participate in self-directed residencies and share ideas. She stated that the location would serve as an intersection of art and science and would feature an art park as well several unique workspaces.

Atty. Malaspina provided some background information on FPCVA's interest in the University Drive property and preliminary actions taken to acquire the property. He discussed legal requirements and FPCVA's expectations moving forward, including a legislative conveyance in which FPCVA would acquire the approximately five acres traditionally referred to as the "campus" and the City would acquire the remaining unimproved land consisting of approximately 85 acres. He stated that an alternative solution would be for FPCVA to buy the land from the State and immediately convey the land to the City which would then lease to FPCVA. He asked the Council to consider a resolution authorizing the Mayor to negotiate and enter into a non-binding letter of intent with FPCVA. The Councilors expressed their support for FPCVA's acquisition of the property.

Sen. Witkos and Rep. Cook expressed their support for the project, but cautioned against relying on a legislative conveyance for FPCVA to acquire the land. Sen. Witkos suggested that FPCVA enter into dual transactions with UConn and the City. Mayor Carbone requested that Sen. Witkos and Rep. Cook present to the delegation a proposal to have the unimproved land returned to the City of Torrington through a legislative conveyance. Councilman Cavagnero requested to move forward with the City's endorsement of FPCVA's acquisition of the land. Mayor Carbone stated that she will bring a proposed letter of intent for discussion and review by the Council at its next meeting on November 19<sup>th</sup>.

**Roll Call Vote by the WPCA**

By way of roll call vote, the Board of Councilmen, acting herein as the Water Pollution Control Authority, voted unanimously to accept the recommendation of the Water Pollution Control Administrator and approve the proposal to extend the City of Torrington's Sanitary Sewer System and install sanitary sewers on Homestead Road and Kimball Lane. Councilors Cavagnero, Simon, Soliani, and Rubino voted in favor, and none opposed.

**Roll Call Vote by the City Council: Tabled**

On a motion by Councilor Cavagnero, seconded by Councilor Rubino, the Council voted unanimously to table the vote on changes to City Ordinance Chapter 170 until the next meeting on November 19<sup>th</sup>, when Councilors Cogswell and Ruwet can be present.

**Minutes**

On a motion by Councilor Cavagnero, seconded by Councilor Soliani, the Council voted unanimously to accept the minutes of the regular meeting held October 15, 2018. Councilor Simon abstained.

On a motion by Councilor Soliani, seconded by Councilor Simon, the Council voted unanimously to accept the minutes of the joint special and telephonic meeting held November 5, 2018. Councilors Rubino and Cavagnero abstained.

**Open to the Public**

On a motion by Councilor Cavagnero, seconded by Councilor Rubino, the Council voted unanimously to open the meeting to the public. Ray Bottass expressed his opposition against connecting Torrington's sanitary sewer system to Woodridge Lake Sewer District. Alyssa Peterson expressed her concerns regarding the City's liability in regard to the current Tax Collector contract. Glenn Royals expressed his opinion on how the City should handle the UConn property and adjacent land, so that FPCVA could lease the land from the City in exchange for its maintenance and upkeep.

**Mayoral Appointment**

On a motion by Councilor Cavagnero, seconded by Councilor Simon, the Council voted unanimously to accept the Mayor's appointment of Tim Waldron as Blight Hearing Officer, pursuant to §161-8(c) of the Code of Ordinances of the City of Torrington, to fill the remainder of a two-year term to expire December 31, 2018.

On a motion by Councilor Rubino, seconded by Councilor Cavagnero, the Council voted unanimously to accept the Mayor's appointment of Martin J. Connor as Sustainable CT Liaison for the City of Torrington.

**Property Donation**

On a motion by Councilor Soliani, seconded by Councilor Cavagnero, the Council voted unanimously to accept the Kelley Realty Company's donation of 160 Church Street & Railroad Avenue, and authorize the Mayor to enter into an agreement to acquire the Property.

**Sullivan Honda Tax Abatement**

On a motion by Councilor Rubino, seconded by Councilor Soliani, the Council voted unanimously to authorize the Mayor to enter into a Fixed Tax Agreement with BKLS II, Inc. DBA Sullivan Honda, located at 2015 East Main Street.

**Timber Harvest and Invasive Plant Control**

On a motion by Councilor Soliani, seconded by Councilor Cavagnero, the Council voted unanimously to accept the recommendation of the Parks and Recreation Commission and Superintendent, and authorize the Mayor to enter into contract negotiations with Andrew Bosse, the City's current Forester of Record, to oversee a Timber Harvest Project at Charlene Susan Besse Park and complete invasive plant control at Charlene Besse Park and Alvord Park.

**Storm Drainage Contracts**

On a motion by Councilor Rubino, seconded by Councilor Simon, the Council voted unanimously to accept the recommendation of the Deputy Public Works Director and City Engineer, and authorize the Mayor to award the contract for the installation of underground storm drainage piping on Mountain Road, Rossi Road, Mountain View Manor, and Westside Road to Priority Landscaping, LLC of Brookfield, CT for a total price of \$97,780.20 with funding from the City's Roadway and Drainage Improvements account, and have the Mayor act on behalf of the City regarding the execution and administration of the contract agreement.

On a motion by Councilor Simon, seconded by Councilor Cavagnero, the Council voted unanimously to accept the recommendation of the Deputy Public Works Director and City Engineer, and authorize the Mayor to award the contract for the installation of underground storm drainage piping and catch basins at the intersection of Peck Road and Richard Road to R.R. Hiltbrand Construction, LLC of Bristol, CT for a total price of \$84,793 with funding through the State Local Capital Improvement Program (LoCIP), and have the Mayor act on behalf of the City regarding the execution and administration of the contract agreement.

**Vehicle Replacements**

On a motion by Councilor Cavagnero, seconded by Councilor Rubino, the Council voted unanimously to accept the recommendation of the Vehicle Replacement Advisory Board and the Fleet Manager to waive the City's bid process and authorize the Mayor to award the purchase of the following two (2) vehicles for the Parks Department from MHQ Municipal Vehicles of Middletown, CT (RFP #GBPC 2019 Vehicles) through State Contract #12PSX0194 with funding from the vehicle replacement account, and have the Mayor act on behalf of the City regarding the execution of the contract and its administration:

- 2019 F-350 DRW Dump body with plow and upgraded radio for \$48,624.50
- 2019 F-250 4X4 with plow and upgraded radio for \$32,817.80

On a motion by Councilor Soliani, seconded by Councilor Rubino, the Council voted unanimously to accept the recommendation of the Vehicle Replacement Advisory Board and the Fleet Manager to waive the City's bid process and authorize the Mayor to award the purchase of the following three (3) vehicles for the Police Department Detective Division from MHQ Municipal Vehicles of Middletown, CT, through State Contract #12PSX0194 with funding from the vehicle replacement account, and have the Mayor act on behalf of the City regarding the execution of the contract and its administration:

- (2) 2019 Ford Sedan Interceptors for \$29,937.25/ea.
- (1) 2019 Ford Utility Interceptor for \$33,652.08

Pending Board of Finance authorization on November 20th.

On a motion by Councilor Simon, seconded by Councilor Rubino, the Council voted unanimously to accept the recommendation of the Vehicle Replacement Advisory Board and the Fleet Manager to waive the City's bid process and authorize the Mayor to award the purchase of the following two (2) vehicles for the Fire Department from MHQ Municipal Vehicles of Middletown, CT (RFP #GBPC 2019 Vehicles) through State Contract #12PSX0194 with funding from the vehicle replacement account, and have the Mayor act on behalf of

the City regarding the execution of the contract and its administration:

- 2019 Ford Super Duty F-250 4X4 for \$39,990.97
- 2019 Ford Super Duty F-250 4X4 (Fly Car with equipment) for \$53,156.03

Pending Board of Finance authorization on November 20th.

**Release of Liens**

On a motion by Councilor Rubino, seconded by Councilor Soliani, the Council voted unanimously to accept Corporation Counsel's recommendation and authorize the Mayor, pursuant to C.G.S. §12-179, to release the liens described in Atty. Muschell's memo dated November 13, 2018.

**Tax Collector Refunds**

On a motion by Councilor Simon, seconded by Councilor Rubino, the Council voted unanimously to accept the recommendation of the Tax Collector and authorize the 28 tax refunds indicated on the list dated November 13, 2018. Councilor Rubino abstained.

On a motion by Councilor Soliani, seconded by Councilor Simon, the Council, acting herein as the Water Pollution Control Authority, voted unanimously to accept the recommendation of the Tax Collector and authorize the four sewer usage refunds indicated on the list dated November 13, 2018.

**Business by Dept. Heads**

On a motion by Councilor Cavagnero, seconded by Councilor Simon, the Council voted unanimously to consider business by Department Heads. Atty. Dumas announced that William Baldwin, Jr. was appointed as the new Police Chief.

**Comments for the Good of the Order**

On a motion by Councilor Simon, seconded by Councilor Cavagnero, the Council voted unanimously to consider comments for the good of the order by the Mayor and Council Members.

Councilors Cavagnero and Soliani requested copies of Ms. Peterson's statements regarding the City's Tax Collector contract.

Councilor Cavagnero questioned whether procedures are in place to notify business owners when blasting is being done in the City. Chief Towey recorded the address of the business being discussed and stated that permits for that type of work are organized through the Fire Marshall's office.

Councilor Simon questioned what the requirements are for repairing City roads when utility work is being completed. Mr. Kundzins stated that utilities are required to do a temporary patch, and must return to complete the road repair after settlement occurs.

**Open to the Public for Agenda Items Only**

On a motion by Councilor Simon, seconded by Councilor Rubino, the Council voted unanimously to open the meeting to the public to discuss agenda items only.

Tom Kandefer stated that the UConn campus property is much larger than what was stated in the University's Request for Expressions of Interest, and cautioned that there may be the need for significant capital improvements.

**Adjournment**

On a motion by Councilor Simon, seconded by Councilor Cavagnero, the Council voted unanimously to adjourn the meeting at 8:49 p.m.

*Respectfully submitted by*  
*Jonathan R. Draper, Asst. City Clerk*

ATTEST:



CAROL L. ANDERSON, MMC  
CITY CLERK