

A **REGULAR MEETING** of the City Council and Water Pollution Control Authority (WPCA) of the City of Torrington was held at the City Hall Auditorium on Monday, March 18, 2024. Present at the City Hall Auditorium were Mayor Elinor Carbone, Corporation Counsel Michael Magistrali, City Councilors Drake Waldron, Stephen Ivain, Molly Spino, Anne Ruwet, Paul Cavagnero, and Treasurer Dan Farley. Councilor David Oliver, City Engineer Paul Kundzins, and WPCA Administrator Ed Tousey participated via Zoom.

Mayor Carbone called the meeting to order at 6:32 p.m. beginning with the Pledge of Allegiance.

**Public Comment**

On a motion by Councilor Spino, seconded by Councilor Ivain, the Council voted unanimously to open the meeting to the public, in accordance with Section 4(e) of the City Council & WPCA Meeting Rules of Procedure. No one from the public wished to speak.

**Approve Minutes**

On a motion by Councilor Waldron, seconded by Councilor Ivain, the Council voted unanimously to accept the Regular Meeting Minutes from March 4, 2024.

**Schedule a Public Hearing**

On a motion by Councilor Spino, seconded by Councilor Waldron, the Council, on the recommendation of the Ordinance Committee, voted unanimously to schedule a Public Hearing on April 15, 2024, on the following three topics:

1. Revisions to Chapter 33 **Inland Wetlands Commission**.
2. A new section of Chapter 114 **Fees**: "Citation Procedures and Fines for Inland Wetlands and Watercourses Violations".
3. The revised Chapter 161 **Property Maintenance**.

Councilor Ivain asked if there would be an opportunity to review the changes, Councilor Ruwet explained that at any point he can go online to the Ordinance Subcommittee site to view the meeting minutes and agendas for what they are working on. She went on to say that at the time of the Public Hearing, the Council can review the public feedback and make recommendations to approve or table the Ordinance. Mayor Carbone reiterated that all the Ordinance Subcommittees' work is posted online.

**Fair Housing**

On a motion by Councilor Ruwet, seconded by Councilor Spino, the Council voted unanimously to adopt Fair Housing Resolution #143-247 and Fair Housing Policy Statement. Mayor Carbone said that on an annual basis, the City must adopt the Fair Housing Resolution and Policy Statement, this is a requisite for any funding the City can receive from the Department of Housing or any HUD grants. See addendum.

**Local Flood Protection Project Routine Maintenance – One-Year Extension**

On a motion by Councilor Spino, seconded by Councilor Cavagnero, the Council voted unanimously to authorize the Mayor to act on behalf of the City to award and execute a one-year extension of the contract agreement with Premier Landscaping LLC of Thomaston CT, in the amount of \$70,000, for the Local Flood Protection Project, Routine Maintenance. The project is funded through the Landfill Post Closure Activities and Naugatuck River Levee accounts as further explained in the City Engineer’s memo dated March 1, 2024.

**WPCA Payment Authorization**

On a motion by Councilor Waldron, seconded by Councilor Ruwet, the City Council herein acting as the Water Pollution Control Authority, voted unanimously to approve the following payment from Fund #490 Sanitary Sewer Capital Improvement.

DATE	INVOICE	CONTRACTOR	AMOUNT	DESCRIPTION
3/5/2024	0000234752	Wright Pierce Engineering	\$2,184.66	Brightwood Ave sewer design

**Building Department Report**

On a motion by Councilor Ruwet, seconded by Councilor Spino, the Council voted unanimously to accept the Building Department Report for the month of February 2024.

**Lien Releases**

On a motion by Councilor Spino, seconded by Councilor Ivain, the Council voted unanimously to release the liens listed in the Corporation Counsel’s memo of March 18, 2024.

**Tax Collector Refunds**

On a motion by Councilor Spino, seconded by Councilor Ruwet, the Council voted unanimously to accept the recommendation of the Tax Collector and authorize the tax refunds indicated on the list dated March 18, 2024.

**Business by Dept. Heads**

On a motion by Councilor Spino, seconded by Councilor Cavagnero, the Council voted unanimously to consider business by Department Heads.

**Treasurer Dan Farley** told the Council that he had just received the last of the checks from the unclaimed property for the City. He said there were 117 claims filed that totaled \$21,600.

**Atty. Magistrali** said everything is running smoothly and there is nothing to report.

**Business by Mayor & Members**

On a motion by Councilor Spino, seconded by Councilor Waldron, the Council voted unanimously to consider business by the Mayor and City Council members.

**Councilor Cavagnero** said that the meeting is on track to be one of the shortest.

**Councilor Ruwet** said that any Councilor can attend an Ordinance meeting. She also said that the meetings are noticed online, along with the minutes from the meetings.

**Councilor Spino** asked if the Council could receive reports about Blight issues that have been cited and resolved. Atty. Magistrali told the Council that the Blight Committee meets every other Wednesday. He explained that several properties are currently in litigation. He listed some of the properties that are currently cited for blight issues, Highland Avenue and Prospect Street are currently in litigation. Torringford Street property has been cleaned up, Red Oak Hill is a frequent flyer, who has once already bought their house back from blight liens, and the Summer Street and Litchfield Street factory, which is City, State, and Federal involvement. Atty. Magistrali said that the blight process is started when someone makes a complaint. Mayor Carbone said to date the City has \$300,000 in blight funds, collected from chronically blighted properties, and some properties that the City has acquired. She said there have been over 200 properties that have been cited and brought into compliance or for Corporation Counsel to pursue in court actions.

**Public Comment** (in-person only)

On a motion by Councilor Waldron, seconded by Councilor Ivain, the Council voted unanimously to open the meeting to the public to comment on agenda items only. No one from the public wished to speak.

**Adjournment**

On a motion by Councilor Spino, seconded by Councilor Cavagnero, the Council voted unanimously to adjourn at 6:50 p.m.

*Respectfully submitted by*  
Heather Abraham, Asst. City Clerk

ATTEST:

  
CAROL L. ANDERSON, CITY CLERK

Addendum:

City Of Torrington



ELINOR CARBONE  
Mayor

140 Main Street  
Torrington, CT 06790-5245  
Tel: (860) 489-2228  
Fax: (860) 489-2541

**FAIR HOUSING RESOLUTION**  
**CITY OF TORRINGTON**  
Resolution # 143-247

- Whereas, All persons are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and
- Whereas, Federal fair housing laws require that all individuals, regardless of race, color, religion, sex, handicap, familial status or national origin, be given equal access to all housing-related opportunities, including rental and homeownership opportunities, and be allowed to make free choices regarding housing location; and
- Whereas, Connecticut fair housing laws require that all individuals, regardless of race, creed, color, national origin, ancestry, sex, marital status, age, lawful source of income, familial status, learning disability, physical or mental disability, sexual orientation, or gender identity or expression be given equal access to all housing-related opportunities, including rental and home ownership opportunities, and be allowed to make free choices regarding housing location; and
- Whereas, The City of Torrington is committed to upholding these laws, and realizes that these laws must be supplemented by an Affirmative Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice.

**NOW THEREFORE, BE IT RESOVED,** That the City of Torrington hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase, obtain financing and enjoy all other housing-related services of their choice on a non-discriminatory basis as provided by state and federal law; and

**BE IT FURTHER RESOLVED,** That the Chief Executive Officer of the City of Torrington or her designated representative is responsible for responding to and assisting any person who alleges to be the victim of an illegal discriminatory housing practice in the City of Torrington and for advising such person of the right to file a complaint with the State of Connecticut Commission on Human Rights and Opportunities (CHRO) or the U.S. Department of Housing and Urban Development (HUD) or to seek assistance from the CT Fair Housing Center, legal services, or other fair housing organizations to protect his or her right to equal housing opportunities.

Adopted by the City of Torrington on March 20, 2024

  
Elinor Carbone, Mayor

Town Seal



# City Of Torrington



ELINOR CARBONE  
Mayor

140 Main Street  
Torrington, CT 06790-5245  
Tel: (860) 489-2228  
Fax: (860) 489-2541

## Fair Housing Policy Statement

It is the policy of the City of Torrington to promote fair housing opportunities and to encourage racial and economic integration in all its programs and housing development activities.

Programs funded and administered by this City of Torrington must comply with the provisions of Section 46a-64c of the C.G.S., and with related state and federal laws and regulations that prohibit discriminatory housing practices.

The City of Torrington or any of sub-recipient of the City of Torrington will carry out an affirmative marketing program to attract prospective buyers or tenants of all majority or minority groups, without consideration of race, color, religion, sex, national origin, ancestry, creed, sexual orientation, gender identity or expression, marital status, lawful source of income, disability, age or because the individual has children in all programs and housing development activities funded or administered by the City of Torrington.

The Municipality's Mayor's Office is responsible for the enforcement and implementation of this policy. The Fair Housing Officer, Maurette Wall, may be reached at (860) 489.2228 or [maurette\\_wall@torringtonct.org](mailto:maurette_wall@torringtonct.org).

Complaints pertaining to discrimination in any program funded or administered by this City of Torrington may be filed with Maurette Wall in the Mayor's Office. The municipality's Grievance Procedure will be utilized in these cases.

Complaints may also be filed with the Commission on Human Rights and Opportunities, Special Enforcement Unit, 21 Grand Street, Hartford, CT 06106, Telephone (860) 541-3403 within 180 days of the alleged violation by submitting a notarized complaint and/or the Boston Regional Office of FHEO, U.S. Department of Housing and Urban Development, Thomas P. O'Neill, Jr. Federal Building, 10 Causeway Street, Room 321, Boston, MA 02222-1092, Telephone (617) 994-8300 or 1-800-827-5005, TTY (617) 565-5453. A complaint may be filed with HUD within one year after an alleged violation. Additionally, an individual may file suit, at his/her expense, in Federal District Court or State Court within two years of an alleged violation. If the individual cannot afford an attorney, the Court may appoint one. A suit can be brought even after filing a complaint, if the complaining party has not signed a conciliation agreement and an Administrative Law Judge has not started a hearing. A court may award actual and punitive damages and attorney's fees and costs.

A copy of this policy statement will be given annually to all City of Torrington employees and they are expected to fully comply with it. In addition, a copy will be posted throughout the City.

3/20/2024  
Date

Elinor Carbone  
Elinor Carbone, Mayor



THIS STATEMENT IS AVAILABLE IN LARGE PRINT OR ON AUDIO TAPE by contacting Maurette Wall, Fair Housing Officer at (860) 489.2228.