

A **REGULAR MEETING** of the City Council & WPC Authority was held in the City Hall Auditorium on Tuesday, February 5, 2018. Present were Mayor Elinor Carbone, Corporation Counsel Jaime LaMere and City Councilors Gregg Cogswell, Fred Simon, Marie Soliani and Frank Rubino. City Councilors Paul Cavagnero and Anne Ruwet were absent. Elderly Services Director Joel Sekorski, Water Pollution Control Administrator Ray Drew and ZEO/Inland Wetlands Officer Rista Malanca were also present.

Mayor Carbone called the meeting to order at 7:19 p.m. starting with the Pledge of Allegiance.

**Open to Public**

On a motion by Councilor Rubino, seconded by Councilor Simon, the Council voted unanimously to open the meeting to the public. There was no one present who wished to speak.

**Mayoral Appts.**

On a motion by Councilor Soliani, seconded by Councilor Cogswell, the Council voted unanimously to accept the Mayor's appointment of Kathleen Renzullo as a member of the Coe Memorial Park Committee to fill the remainder of a five-year term to expire December 31, 2019.

On a motion by Councilor Rubino, seconded by Councilor Cogswell, the Council voted unanimously to accept Mayor's appointment of Lance Boynton to the Board of Finance for a six-year term to expire December 15, 2023.

On a motion by Councilor Cogswell, seconded by Councilor Soliani, the Council voted unanimously to accept the Mayor's appointment of Chris Smyth as a regular member of the Zoning Board of Appeals for a five-year term to expire December 1, 2022.

**Add to Agenda**

On a motion by Councilor Cogswell, seconded by Councilor Rubino, the Council voted unanimously to add the following to the agenda:

**Grant Applic./Senior Ctr. Van**

On a motion by Councilor Simon, seconded by Councilor Cogswell, the Council voted unanimously to authorize the Mayor to apply for the Assisted Transportation Program DOT Section 5310 Grant for the purchase of an approved wheelchair-accessible van as described in Director Sekorski's letter dated January 24, 2018. Director Sekorski noted that the Senior Center has the funds in place to provide the 20% grant match. The funds were raised from the sale of a past vehicle and from donations.

**Resolution: Pursue Electric Contract**

On a motion by Councilor Cogswell, seconded by Councilor Rubino, the Council voted unanimously to adopt the following Resolution #143-181, approving the cooperative purchasing of electricity through the CCM Energy Purchasing Program and authorizing the Mayor to execute a retail electric supply agreement, with Council review if time permits:

***BE IT RESOLVED**, the City of Torrington hereby approves the cooperative purchasing of electricity through the CCM Energy Purchasing Program to take advantage of increased purchasing power of a collective purchasing group.*

***BE IT FURTHER RESOLVED**, upon the recommendation of the City Council, the Mayor, in her sole discretion, is authorized to execute, on behalf of the City, a retail electric supply agreement. Where practical, the Mayor shall submit the agreement to the City Council for review; however if time does not permit such a review by the City Council, the Mayor is authorized to execute the agreement, in which case the Mayor*

*shall provide the City Council with a copy of the executed agreement at the City Council's next regularly scheduled meeting.*

***BE IT FURTHER RESOLVED***, any agreement executed pursuant to this resolution may be of duration of more than twelve months but shall not exceed sixty months.

Mayor Carbone explained that the City has participated in this in the past and that it comes back to Council for final approval if there is time. Mr. Drew added that it is generally for a three-year term.

#### **Virtualization Infrastructure Project**

On a motion by Councilor Cogswell, seconded by Councilor Rubino, the Council voted unanimously to accept the recommendations of the IT Director, Purchasing Agent and Captain Newkirk and authorize the Mayor to award, execute and administer a contract for the purchase of a Virtualization Infrastructure from TBNG Consulting of Milford, CT for \$84,548.69, pending Board of Public Safety approval on Feb. 7th. Councilor Rubino agreed with the motion since it is to approve the low bidder.

#### **TABLED: Sewer System Analysis & Valuation**

On a motion by Councilor Cogswell, seconded by Councilor Rubino, the Council, acting herein as the Water Pollution Control Authority, the Council considered voting on a scope of services for the hiring of a consultant for an independent analysis and valuation of the City's sanitary sewer system.

Mayor Carbone said that the City's consultant of record, Wright Pierce, has offered a proposal. Mr. Drew said Wright Pierce presented an overview of our sanitary sewer system and the proposal is to develop an inventory of the existing collection system infrastructure, some parts of which predate the 1900s. He said that Wright Pierce is currently creating a Capacity Management Operation Maintenance Plan, with an asset criticality assessment to determine life expectancies. Every segment of sewer was documented along with the year it was installed and its material, and then given a criticality assessment, he said. Mr. Drew said the initial assessment was based on actual replacement costs.

Mr. Drew pointed out that the treatment plant is going through a comprehensive upgrade, so doing an evaluation on wastewater treatment is going to be meaningless. He said Wright Pierce could develop a draft summary of the existing assets, the approach that they took and develop what they have determined is the value of those assets. He said their proposed fee is not to exceed \$15,700.

Mayor Carbone explained that one question to consider is if this Council would agree that the City's consultant of record, Wright Pierce, could do this. She said they are highly qualified, know our system forward and backward, could do it quickly and the price is reasonable. Mayor Carbone said an alternative is to go out to bid, which may take two or three months to complete.

Mayor Carbone said the second question is the timing of the valuation around the treatment plant's upcoming, significant upgrade and improvements.

Mr. Drew explained that the upgrade completion is scheduled for 2021, and will entail 40 to 45% of the infrastructure value. He said he is very unclear as to what the Council hopes to gain from this analysis and suggested doing a comprehensive asset value analysis, which is typical for the industry, based on replacement costs.

Mayor Carbone asked the Council if they are clear on what their expectations are, to clarify the scope of services with Wright Pierce or put it out to bid. Mr. Drew noted that the City has had an agreement with this engineering firm for close to 20 years, so this would be an amendment to the original contract and would not need to be put out to bid.

Councilor Rubino recommended tabling the motion, due to the absence of Councilor Cavagnero, and requested that procedures for the RFP be given to Council members in the meantime.

Mayor Carbone agreed that Councilor Cavagnero should have opportunity for input. She requested clarification of exactly what the Board is looking for, such as the replacement value or the inventory and current value. She noted that the 100-year old infrastructure is fully depreciated, and the upcoming facility improvements will have a significant impact on the valuation.

Councilor Soliani suggested doing an analysis with a projected value to 2021.

Mr. Drew said that Wright Pierce could do a projection based upon their design, but since things do change with any construction project, the treatment plant valuation would probably have to be redone or fine-tuned once the new treatment plant comes online.

Mayor Carbone asked if there is another useful purpose for this report. Mr. Drew said these reports are prepared for capital planning as part of the CMOM project, and they provide another tool for capital planning.

Mayor Carbone noted that there is value in knowing what the liability is as well. Mr. Drew agreed saying that depends on the critical assessment of any particular pipe. He explained that hospitals, schools, police stations and fire stations have higher criticalities, because if they were to fail, they would be more detrimental.

Councilor Soliani said it is important to know if anything could potentially fail between now and when the update is done in 2021 and what the City's liability would be if that were to happen.

Mr. Drew explained that an in-depth assessment for the entire system could get very expensive and take a long time.

Mayor Carbone said a better indicator for the Board's purposes would be to determine when infrastructure was installed, what its life expectancy is, and if it has outlived its life expectancy. We can extrapolate a lot of information and make assumptions based on that, she said. Mr. Drew added that a typical initial assessment is above ground, and includes a review of age, material, how it is bedded, difficulty, construction, restoration and repaving factors.

Councilor Cogswell said he does not want to make a decision without Councilor Cavagnero present, as he was driving the conversation.

Councilor Cogswell moved to table, seconded by Councilor Soliani and unanimously approved.

#### **Release Liens**

On a motion by Councilor Cogswell, seconded by Councilor Rubino, the Council voted unanimously to accept Corporation Counsel's recommendation and authorize the Mayor, pursuant to CGS §12-179, to release the liens described in Atty. LaMere's Memo dated February 5, 2018.

#### **Tax Collector Refunds**

On a motion by Councilor Soliani, seconded by Councilor Simon, the Council voted unanimously to accept the recommendation of the Tax Collector and authorize the 63 tax refunds indicated on the list dated February 5, 2018.

Acting herein as the Water Pollution Control Authority, on a motion by Councilor Cogswell, seconded by Councilor Rubino, the Council voted unanimously to accept the recommendation of the Tax Collector and authorize the six sewer-usage fee refunds indicated on the list dated February 5, 2018.

#### **Executive Session – Real Estate**

On a motion by Councilor Rubino, seconded by Councilor Cogswell, the Council voted unanimously to enter Executive Session to discuss the potential acquisition of real property at 8:00 p.m., inviting Atty. LaMere and ZEO/Inland Wetlands Officer Malanca.

#### **Open Session**

On a motion by Councilor Rubino, seconded by Councilor Soliani, the Council voted unanimously to enter Open Session at 8:18 p.m.

#### **Land Acquisition - Authorize Negotiations**

On a motion by Councilor Cogswell, seconded by Councilor Soliani, the Council voted unanimously to authorize the Mayor to continue negotiations for the acquisition of a 6.29+/- acre parcel of land located behind the Ocean State Job Lot Plaza on Main Street in Torrington and to authorize the Mayor to sign a contract for acquisition of said property contingent upon a favorable §8-24 recommendation from the Planning and Zoning Commission.

#### **Land Acquisition - §8-24 Referral**

On a motion by Councilor Cogswell, seconded by Councilor Simon, the Council voted unanimously to refer the acquisition of a 6.29+/- acre parcel of land located behind the Ocean State Job Lot plaza on Main Street

in Torrington to the Planning and Zoning Commission for a §8-24 recommendation.

**Business by Dept. Heads**

On a motion by Councilor Rubino, seconded by Councilor Soliani, the Council voted unanimously to consider business by Dept. Heads. No business was presented.

**Business by Mayor & Members**

On a motion by Councilor Cogswell, seconded by Councilor Soliani, the Council voted unanimously to consider business by the Mayor and Members of Council.

All City Councilors and Mayor Carbone commended Deputy Chief Christopher Smedick for his 36 years of service in the Police Department.

**Open to Public for Agenda Items Only**

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

Gary Eucalitto encouraged the Council to take a hard approach on cleaning up the streets and to negotiate for the sewer connection from a position of strength.

**Adjournment**

On a motion by Councilor Rubino, seconded by Councilor Soliani, the Council voted unanimously to adjourn at 8:25 p.m.

ATTEST:



CAROL L. ANDERSON, MMC  
CITY CLERK