

MINUTES
CITY COUNCIL & WPCA
REGULAR MEETING
City Hall Auditorium / Zoom
September 18, 2023

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, September 18, 2023. Present at the City Hall Auditorium were Mayor Elinor Carbone, City Councilors Drake Waldron, Armand Maniccia, Anne Ruwet, Paul Cavagnero, and David Oliver. Also present at City Hall were Public Works Director Ray Drew, Fleet Manager Emil Castro, Facilities Director Jamie Sykora, and WPCA Administrator Ed Tousey. Joining via Zoom was Purchasing Agent Pennie Zucco. Councilor Keri Hoehne was absent.

Mayor Carbone called the meeting to order at 6:29 p.m. beginning with the Pledge of Allegiance.

Public Comment: (in-person only)

On a motion by Councilor Maniccia, seconded by Councilor Waldron, 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.

Steve Ivain expressed his gratitude to the Torrington Trails and Conservation Commission for the clean-up day they hosted on Saturday, September 16th focusing on the Red Mountain Trail. He also spoke about putting a Flag Ordinance in place as to who can and cannot fly flags at City Hall.

Approve Minutes

On a motion by Councilor Oliver, seconded by Councilor Maniccia, the Council voted unanimously to accept the Regular Meeting Minutes from September 5, 2023.

Presentation

On a motion by Councilor Waldron, seconded by Councilor Maniccia, the Council voted unanimously to consider the Presentation by Dale Knapp for Walden Renewables. Facilities Director Jamie Sykora introduced Dale Knapp, the Head of Development in New England for Walden Renewables Development Company. Mr. Knapp detailed some of the different projects that have been completed on the East Coast. They range from operational wind projects to solar projects, and high-voltage transmission lines. Mr. Knapp went on to explain the Battery Storage Project that is being proposed to go on the landfill which is a City-owned property. There would be an interconnection at an existing substation on South Main Street in Torrington. Mr. Knapp stated that over the life of the project, which is roughly 40 years, the City would get about \$1.475 million in lease payments, plus they would be taxpayers of the City. Mr. Knapp also detailed some common questions and safety concerns regarding the project, which include fires, emergency response, and environmental concerns. Councilor Maniccia asked if there was a fire at the facility if it was insured and if Torrington would be reimbursed, Mr. Knapp told him that the company would carry insurance on the facility, and if necessary, the insurance amount could be raised. Councilor Maniccia also asked if there was a fire at the site, would expand beyond the site to other combustibles at the dump, Mr. Knapp said that they would do a site assessment and that the fire, if it were to happen, would be contained to an area immediately surrounding the location. Councilor Ruwet asked if there would be easy access to the location in case of a fire, Mayor Carbone told her that all departments would weigh in before a decision was made. Councilor Oliver asked who would be responsible for clean-up and insurance if something were to happen, Mr. Knapp told him that in the lease clauses, it would be very clear that the facility would be responsible for it all. Councilor Oliver also asked what kind of tax revenue this would qualify as, and Mayor Carbone told him it would be taxable as personal property. Councilor Maniccia asked how much land would be usable to expand on, and Mr. Knapp told him that they would maximize the current space at the dump, and if they were to expand it would be at another location within the City. Councilor Cavagnero asked what the site would do, and Mr. Knapp told him that it would store energy. Councilor Cavagnero also asked how many other Cities in the State have this Facility, Mr. Knapp told him that they haven't reached out to other locations yet. Councilor Cavagnero asked why Torrington and Mr. Knapp explained that they had hired an Electrical Engineer to find suitable locations for this Battery Storage Facility. Councilor Cavagnero asked the Mayor how this vendor was contacted, Mayor Carbone told him that they had reached out to the City. Facilities Director Jamie Sykora explained that this project is 7-8 years before a shovel is in the ground, first, the company needs to do their due diligence and come up with a plan. Councilor Maniccia asked if they start the research and after 2 years it's not viable, will they walk away, Mr. Knapp said that the first step in the process is to do the environmental study, and permitting.

On a motion by Councilor Cavagnero, seconded by Councilor Oliver, the Council voted 3/2, with Councilors Cavagnero, Oliver, and Waldron in favor of tabling the vote by the City Council to accept the recommendation of the Facilities Manager and Public Works Director to authorize the Mayor to act on behalf of the city to award, execute, and administer a contract agreement with Walden Renewables of Portland, ME, and is further explained in the presentation on September 18, 2023.

F250 4X4 with Plow - Park Department

On a motion by Councilor Ruwet, seconded by Councilor Oliver, the Council voted unanimously to authorize the Mayor to act on behalf of the City to award, execute, and administer the purchase of the 2023 F250 4X4 with plow, or equivalent to Litchfield Ford of Litchfield, CT in the amount of \$59,286. This will be funded from the Vehicle Replacement Account and is further explained in the Purchasing Agent's letter dated September 14, 2023. Councilor Ruwet told the Council that this purchase had been vetted through the Vehicle Replacement Advisory Committee.

WPCA Payment Authorization

On a motion by Councilor Maniccia, seconded by Councilor Waldron, 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
9/8/2023	0000229373	Wright Pierce Engineering	\$4721.12	Concept Design to Abandon Siphon

Small Cities - 31 Willow Street Project Ex Post Facto

On a motion by Councilor Waldron, seconded by Councilor Oliver, the Council, on the recommendation of the Small Cities Committee, voted unanimously to approve an additional \$205 ex post facto, for work completed at 31 Willow Street, for an unexpected expense related to plywood under the shingles. The current Small Cities loan is \$34,400, this will increase to 34,605 and the mortgage will be modified to reflect the increase, as further explained in the Treasurer's memo dated September 12, 2023. Councilor Waldron said that this was a very small expense added, and it had to be done.

Small Cities - Project #143-SC1801-29 Rehab

On a motion by Councilor Waldron, seconded by Councilor Oliver, the Council, on the recommendation of the Small Cities Committee, voted unanimously to authorize project approval to **V. Nanfito Roofing & Siding** of Meriden, CT, for \$17,323 for electrical updates, new roofing, and gutters at 84 Pleasant Street. Councilor Waldron explained that this is a normal project and that there is plenty of equity in the house.

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 payments from Fund #31 WPCA Capital Reserve.

DATE	INVOICE	CONTRACTOR	AMOUNT	DESCRIPTION
9/18/2023	R71231	Traver IDC	\$20062.37	An emergency rebuild on outfall pump #3 Was needed Immediately.

Lien Releases

On a motion by Councilor Waldron, seconded by Councilor Oliver, the Council voted unanimously to release the liens listed in the Corporation Counsel's memo of September 18, 2023.

Tax Collector Refunds

On a motion by Councilor Maniccia, seconded by Councilor Waldron, the Council voted unanimously to accept the recommendation of the Tax Collector and authorize the tax refunds indicated on the list dated September 18, 2023.

Sewer Usage Refunds

On a motion by Councilor Waldron, seconded by Councilor Maniccia, the Council voted unanimously to accept the recommendation of the Tax Collector and authorize the sewer usage refunds indicated on the list dated September 18, 2023.

Executive Session

On a motion by Councilor Cavagnero, seconded by Councilor Ruwet, the Council voted unanimously to enter an Executive Session to discuss the potential acquisition of real property, per C.G.S. §1200(6D) at 7:29 p.m.

Open Session

On a motion by Councilor Ruwet, seconded by Councilor Oliver the Council voted unanimously to go into open session at 7:50 p.m.

Business by Dept. Heads

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

Public Works Director Ray Drew read the Council his response to the questions asked in the streetlight packet that was handed out at the September 5th City Council meeting. Councilor Ruwet asked if they would consider replacing the streetlight for safety concerns, Mr. Drew said that he had spoken with the Police Department and there hadn't been any crime changes in this neighborhood. He did say that if Council wanted him to replace the streetlight it would be \$3,300.

Business by Mayor & Members

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

Councilor Cavagnero asked if there was an update on the City Audit, Mayor Carbone told him that it was complete and paper copies would be handed out to the Board of Finance at their September 19th meeting.

Public Comment (in-person only)

On a motion by Councilor Waldron, seconded by Councilor Cavagnero, 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 Cavagnero, seconded by Councilor Oliver, the Council voted unanimously to adjourn at 8:02 p.m.

Respectfully submitted by
Heather Abraham, Asst. City Clerk

ATTEST:


CAROL L. ANDERSON, CITY CLERK