

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, December 19, 2022. Present at the City Hall auditorium were Mayor Elinor Carbone, City Councilors Keri Hoehne, and Armand Maniccia. Also present at City Hall were Public Works Director Ray Drew, Economic Development Director Rista Malanca, WPCA Administrator Ed Tousey, and Building Committee Co-Chair Mario Longobucco. Councilors David Oliver, Drake Waldron, and Anne Ruwet joined via Zoom. Also joining via Zoom was Corporation Counsel Victor Muschell. Councilor Paul Cavagnero was absent.

Mayor Carbone called the meeting to order at 6:30 p.m. beginning with the Pledge of Allegiance.

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

On a motion by Councilor Hoehne, seconded by Councilor Maniccia, 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. There was no one from the public who wished to speak.

**Approve Minutes**

On a motion by Councilor Oliver, seconded by Councilor Waldron, the Council voted to accept the minutes from the Joint meeting with the Board of Finance on December 5, 2022. Abstaining from the vote were Councilors Hoehne and Maniccia.

On a motion by Councilor Waldron, seconded by Councilor Oliver, the Council voted to accept the minutes from the Joint meeting with the Board of Finance and the Board of Education on December 5, 2022. Abstaining from the vote were Councilors Hoehne and Maniccia.

On a motion by Councilor Waldron, seconded by Councilor Ruwet, the Council voted to accept the Regular meeting minutes from December 5, 2022. Abstaining from the vote were Councilors Hoehne and Maniccia.

**Presentation**

On a motion by Councilor Hoehne, seconded by Councilor Maniccia, the Council voted unanimously to hear a presentation by Economic Development Director, Rista Malanca, regarding two potential applications to the Community Investment Fund (CIF) 2030. Ms. Malanca explained to Council that the CIF 2030 fund is a statewide program intended to foster economic development in historically underserved communities across the state. Over the next several years CIF will provide up to \$875 million to eligible municipalities, Torrington being eligible, as well as not-for-profit organizations and community development corporations that operate within them. She said that the deadline to submit applications for the second round of CIF Grants is January 6, 2023. Ms. Malanca covered what the eligible projects would consist of. She went on to talk about how the first grant would be for \$2,800,000 and would be able to identify the Targeted Economic Development Sites (TEDS). The goals of identifying the TEDS would help job growth, and business growth, and create a vibrant community.

Councilor Ruwet left the meeting at 6:45 p.m.

Ms. Malanca explained the second grant application, Love Your Neighborhood, which would be for \$8,700,000, which addresses the aging housing stock. This grant would take a neighborhood-by-neighborhood approach. It would identify what must be done and then engage the residents which will give them a voice and tools to revitalize their neighborhood. A few different types of initiatives would be part of this grant opportunity for residents. One is the Revolving Loan Fund for Healthy Homes to assist homeowners and landlords with low-interest loans for the rehabilitation of existing homes. Another is a Matching Grant Program for commercial properties. Other initiatives in this grant opportunity include the Difficult Property – Acquisition and Rehabilitation for neglected, contaminated, or abandoned properties and a Municipal Housing Department for the city to address housing needs. Councilor Hoehne asked if they have had any conversations with any banks about taking the loan program on, Ms. Malanca said that they had, and they are currently working on finding the best lending institution to work with. Mayor Carbone said that the Housing Department would be more than one employee, it would most likely end up being a full department. This Housing Department would take on homelessness and offer guidance to people who are getting evicted. She went on to say that the Department would also handle Small Cities items and Fair Housing complaints.

**Resolution #143-235 – Love Your Neighborhood**

On a motion by Councilor Maniccia, seconded by Councilor Hoehne, the Council voted unanimously to adopt Resolution #143-235 for the Neighborhood Revitalization Program Grant, which may include neighborhood revitalization, addressing hazardous material abatement and encouraging energy efficiency and façade improvements, as further described in the Economic Development Director's memo dated December 15, 2022. See addendum 1.

**Resolution #143-236 – Target Economic Development Sites (TEDS)**

On a motion by Councilor Hoehne, seconded by Councilor Oliver, the Council voted unanimously to adopt Resolution #143-236 for the TEDS Grants, which may include the construction of sewer lines for South Main Street and includes a planning grant to further identify the challenges that must prevent investment in the TEDS, as further described in the Economic Development Director’s memo dated December 15, 2022. See addendum 2.

**WPCA Payment Authorizations**

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

DATE	INVOICE	CONTRACTOR	AMOUNT	DESCRIPTION
12/7/2022	0000224776	Wright Pierce Engineering	\$4,932.66	Brightwood Ave sewer design
12/7/2022	0000224777	Wright Pierce Engineering	\$1,436.59	Toro Rd Siphon Abandonment
12/7/2022	0000224920	Wright Pierce Engineering	\$24,291.19	Winsted Rd Force Main/tunnel design

**TABLED: Fuessenich Park Scoreboard Replacement**

On a motion by Councilor Hoehne, seconded by Councilor Maniccia, the Council voted unanimously to table a regarding the replacement of the Fuessenich Park Scoreboard.

**Elise Besse Skatepark**

On a motion by Councilor Oliver, seconded by Councilor Maniccia, the Council voted 2-2, with Councilors Waldron and Hoehne opposed. Mayor Carbone broke the tie with a vote in favor, making it 3-2 thereby to accept the recommendation of the Parks and Recreation Commission and the Public Works Director to authorize the Mayor to negotiate and execute a contract with Newline Skateparks of Edgewater, FL for the design and construction of a new City of Torrington Skatepark to be located at Elise Besse Park, funding will be from the Capital Reserve account, as further explained in the Public Works Directors memo dated December 14, 2022. Councilor Waldron objected to the skate park being in this location. Councilor Hoehne asked if the City had gotten any more quotes about a price to move it or looked into other locations. Mayor Carbone stated that the Parks and Recreation Commission had researched other areas in Torrington and concluded that this was the best location. Public Works Director Ray Drew further explained that former Parks and Recreation Director Brett Simmons did a lengthy evaluation of different locations for the skate park. His recommendation to the Parks and Recreation Commission was that this was the best location. He went on to say that it will be nothing like the past skate park, it will be made from concrete and designed by a company that designs skate parks across the country. Councilor Hoehne also asked if the \$400,000 budget included moving the basketball court, Mr. Drew said that it was just for the skate park, and they do not have a price to turn the basketball court yet.

**Arts & Culture Commission**

On a motion by Councilor Hoehne, seconded by Councilor Maniccia, the Council voted unanimously to appoint Molly Hogan (U) as a member of the Arts & Culture Commission for a 4-year term set to expire December 31, 2026.

**THS/TMS – O&G Guarantees Maximum Price**

On a motion by Councilor Hoehne, seconded by Councilor Maniccia, the Council voted unanimously to approve O & G’s recommendation to award a contract to OWI Contractors, LLC of Stratford for the contract amount of \$8,772,200, plus any accepted alternates for Bid Package 2.10 – General Trades, for the Torrington Middle/High School and Central Administration Building – Phase 2 of 3 – Site & Building Construction; Abatement and Demo of Existing Building Project, per O&G’s letter dated December 13, 2022. This was previously approved by the Building Committee and the Board of Education on Thursday, December 15, 2022.

**THS/TMS Construction Administrative Services**

On a motion by Councilor Hoehne, seconded by Councilor Oliver, the Council, on the recommendation of the “Building Committee Sub-Committee”, voted unanimously to award the agreement for Construction Administrative Services to BL Companies of Meriden, per the Building Committee Co-Chairs’ memo,

dated December 14, 2022. This was previously approved by the Building Committee and the Board of Education on Thursday, December 15, 2022.

**Lien Releases**

On a motion by Councilor Hoehne, seconded by Councilor Maniccia, the Council voted unanimously to release the liens listed in the Corporation Counsel's memo of December 19, 2022.

**Tax Collector Refunds**

On a motion by Councilor Waldron, seconded by Councilor Oliver, the Council voted unanimously to accept the recommendation of the Tax Collector and authorize the tax refunds indicated on the list dated December 19, 2022.

**Sewer Usage Refunds**

On a motion by Councilor Waldron, seconded by Councilor Hoehne, the Council voted unanimously to accept the recommendation of the Tax Collector and authorize the sewer usage refunds indicated on the list dated December 19, 2022.

**Business by Dept. Heads**

On a motion by Councilor Waldron, seconded by Councilor Oliver, the Council voted unanimously to consider business by department heads. There was no business to be discussed.

**Business by Mayor & Members**

On a motion by Councilor Hoehne, seconded by Councilor Oliver, the Council voted unanimously to consider business by Mayor and Members.

**Councilor Waldron and Councilor Maniccia** wished everyone a Merry Christmas and a Happy New Year.

**Mayor Carbone** said that the City received approval for a \$1.5 million grant from the DECD to start addressing the blighted conditions of the former Hotchkiss Mill.

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

On a motion by Councilor Waldron, seconded by Councilor Hoehne, 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 Hoehne, seconded by Councilor Maniccia, the Council voted unanimously to adjourn the meeting at 7:14 p.m.

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

ATTEST:

  
CAROL L. ANDERSON, CITY CLERK

Addendum 1:

Resolution #143-235

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
STATE OF CONNECTICUT  
(AN EQUAL OPPORTUNITY EMPLOYER)  
**CERTIFIED RESOLUTION OF THE GOVERNING BODY**

I, Carol L. Anderson, City Clerk, certify that below is a true and correct copy of a  
(Name of Official) (Title of Official)

resolution duly adopted by the City of Torrington  
(Name of the Applicant)

at a meeting of its Board of Councilmen  
(Governing Body)

duly convened on December 19, 2022 and which has not been rescinded or modified in  
(Meeting Date)

any way whatsoever and is at present in full force and effect.

Dec. 20, 2022  
(Date)

Carol L. Anderson, City Clerk  
(Signature and Title of Official)

SEAL

WHEREAS, pursuant to Ct General Statutes Section 32-285a,  
(State Statutory Reference)

the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and WHEREAS, it is desirable and in the public interest that the City of Torrington make an application to the State for  
(Applicant)

\$ \$8,700,000 in order to undertake the Neighborhood Revitalization Program  
(Name and Phase of Project)  
and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE  
City Council

(Governing Body)

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by  
32-285a  
(State Statutory Reference)

2. That the filing of an application for State financial assistance by  
City of Torrington  
(Applicant)

In an amount not to exceed \$ 8,700,000 is hereby approved and that

Elinor Carbone, Mayor  
(Title and Name of Authorized Official)

is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of  
City of Torrington

(Name of Applicant)

Addendum #2:

Resolution #143-236

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
STATE OF CONNECTICUT  
(AN EQUAL OPPORTUNITY EMPLOYER)  
**CERTIFIED RESOLUTION OF THE GOVERNING BODY**

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(Date)

Carol L. Anderson, City Clerk  
(Signature and Title of Official)

SEAL

WHEREAS, pursuant to Ct General Statutes Section 32-285a

(State Statutory Reference)

the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and WHEREAS, it is desirable and in the public interest that the City of Torrington make an application to the State for

(Applicant)

\$ \$2,800,000 in order to undertake the Targeted Economic Development Sites (TEDS)  
(Name and Phase of Project)

and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE  
City Council

(Governing Body)

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by 32-285a

(State Statutory Reference)

2. That the filing of an application for State financial assistance by  
City of Torrington

(Applicant)

In an amount not to exceed \$ 2,800,000 is hereby approved and that

Elinor Carbone, Mayor

(Title and Name of Authorized Official)

is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of  
City of Torrington

(Name of Applicant)