

**MINUTES****CITY COUNCIL & WPCA****REGULAR MEETING****City Hall Auditorium / Zoom****April 17, 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, April 17, 2023. Present at the City Hall auditorium were Mayor Elinor Carbone, City Councilors Armand Maniccia, Drake Waldron, Keri Hoehne, Anne Ruwet, and Paul Cavagnero. Also, present at City Hall were Public Works Director Ray Drew, Fire Chief Eric Borden, Deputy Fire Chief David Tripp, Economic Development Director Rista Malanca, Fleet Manager Emil Castro, Facilities Director Jamie Sykora, WPCA Administrator Edward Tousey, and Interim Superintendent of Streets and Parks Tim Cote. Joining via Zoom were City Councilor David Oliver, Corporation Counsel Victor Muschell, and City Engineer Paul Kundzins.

Mayor Carbone called the meeting to order at 6:43 p.m.

**Roll Call Vote: Solid Waste**

On a motion by Councilor Ruwet, seconded by Councilor Maniccia, the Council voted unanimously to table the adoption of the proposed changes to Chapter 128 of the Code of Ordinances, "SOLID WASTE". Councilor Ruwet who is the Chairman of the Ordinance Committee explained the reason to table this, is to be able to get more input from the Public, also that there have been many revised versions of this Ordinance since the Committee started working on it in August and there is still a lot more work that must be done.

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

On a motion by Councilor Cavagnero, seconded by Councilor Hoehne, 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 Hoehne, seconded by Councilor Waldron, the Council voted unanimously to accept the Regular Meeting Minutes from April 3, 2023.

**Small Cities/Community Development Block Grant Program Agreement**

On a motion by Councilor Waldon, seconded by Councilor Cavagnero, the Council voted unanimously to authorize the Mayor to sign the SC 2014301 Amendment to the Community Development Block Grant Program Agreement.

**Vehicle Replacement Budget**

On an amended motion by Councilor Ruwet, seconded by Councilor Hoehne, the Council, on the recommendation of the Vehicle Replacement Advisory Board, voted unanimously to approve the Vehicle Replacement Budget for FY 23/24, moving the Fire Department's purchase of an E-One Rescue Pumper to FY 24/25 with only a letter of intent purchase due at this time. The full amount is due upon receipt of the Truck. Mr. Castro explained to the Council that initially the Fire Departments Truck purchase was to be split between FY 23/24 and FY 24/25 budgets. The Truck will be fully funded at \$660,000 from the FY 24/25 budget, and the company is looking for a letter of intent to purchase the Truck. Councilor Ruwet as a part of the Vehicle Replacement Advisory Board took a moment to Thank Emil for all his hard work.

**TFD Rescue Pumper**

On a motion by Councilor Ruwet, seconded by Councilor Cavagnero, the Council voted unanimously to utilize Sourcewell Supplier Contract #113021-RVG-1 for the purchase of an E-One Rescue Pumper for the Torrington Fire Department, in the amount of \$660,000, from Greenwood Emergency Vehicles, LLC of North Attleborough, MA to be paid from the Vehicle Replacement Fund FY 24/25, pending Board of Finance approval. This has already been approved by the Board of Public Safety on April 5, 2023. Deputy Fire Chief Tripp explained to Council that it is now a two-year process to purchase a brand-new Fire Truck, and this Truck should be ready in June 2024. He said that the next step in the process is to get a letter of intent to purchase the Truck. Councilor Cavagnero wants to know why the City uses a third-party vendor and does not purchase the Truck directly through the manufacturer, Deputy Fire Chief Tripp told him that they buy the Truck and then modify it as needed at the dealership, and not with the manufacturer directly as its more expensive. Councilor Ruwet said that she has learned a lot from being on the Vehicle Replacement Advisory Board and that there is always a middleman that can meet the necessary specifications.

**TFD Purchase Rescue Tools**

On a motion by Councilor Ruwet, seconded by Councilor Cavagnero, the Council voted unanimously to utilize the procurement process from NPP GOV (membership #M-5698164), contract # PS20035, to purchase Holmatro battery-operated rescue tools for the Torrington Fire Department, in the amount of \$157,325.70 from MES/Shipman's, of Waterford, CT, having been previously approved by the Board of

Public Safety on April 5, 2023. Ninety percent (90%) of these funds will be reimbursed by FEMA under the awarded Assistance to Firefighters Grant (AFG), and the remaining 10% from the Fire Department Capital Funds.

**Resolution #143-240 – Sophia Building Mixed-Use Revitalization Project**

On a motion by Councilor Maniccia, seconded by Councilor Waldron, the Council voted unanimously to adopt Resolution #143-240 for a \$1,400,000 CT Communities Challenge Grant for the implementation of the Mixed-Use Revitalization Project at the Sophia Building – 11 Main Street. Mayor Carbone explained to the Council that this building is more commonly referred to as the Subway Building and that there was a grant in 2012 that identified this building as a mixed-use property. Councilor Cavagnero asked if this grant would cover the cost of getting everything done. Ms. Malanca explained that older buildings cost a lot to renovate and that currently the apartments haven't been used for 20 years. She said that they will be taking 8 units and splitting them into 16 units mixed with one-bedroom and studio apartments, with an additional unit on the first floor that would be ADA compliant. Councilor Cavagnero also asked what the City would get out of this grant, Ms. Malanca explained that it would help meet the housing demands. She also said that currently the property is valued at \$180,000 and with the renovations the value would go up to around \$500,000. Mayor Carbone also said that with the current condition and it being vacant it is accessible to homeless people; this would stop that activity. Ms. Malanca mentioned that this property was last renovated in the early 1950s, so currently, the property is blighted. Councilor Hoehne asked out of the 17 new units how many would be one-bedroom apartments, Ms. Malanca told her 5 would be one-bedroom and the rest would be studios. Councilor Ruwet told the Council that she loves people investing downtown. \*See addendum. \*

**ARPA Façade and Building Improvements Grant – Round 3**

On a motion by Councilor Ruwet, seconded by Councilor Maniccia, the Council, on the recommendation of the ARPA Committee, voted unanimously to approve the following Grant Application requests:

- A. 34 Wilson Ave** Zak Ritchie, Maria Seymour Brooker Memorial, Replace perimeter fence – \$14,728.
- B. 59 Barber St** Charles DeVito, The Outlet for the Arts, Repaint the exterior of the building – \$8,508.
- C. 192 Main St** Mark McEachern, Torrington Historical Society, exterior painting, lawn repair, and repair of flagstone walkway – \$12,857.
- D. 15 Water St** Judith McElhone, Five Points Annex, exterior painting – \$910.
- E. 214 E. Elm St** Francis Wright, Berkshire Environmental Services & Technology, LLC, Upgrade to energy-efficient HVAC system – \$10,941.
- F. 48 Main St** Matthew Cipriano, Sasso's Coal Fired Pizza, space expansion with new ADA bathrooms, front windows, and door renovations – \$25,000.

Councilor Ruwet said these ARPA funds are dedicated to the Façade and Building Improvement Grants.

**ARPA Façade and Building Improvements Grant – Round 3**

On a motion by Councilor Ruwet, seconded by Councilor Cavagnero, the Council, on the recommendation of the ARPA Committee, voted unanimously to conditionally approve the following Grant Application requests pending a 2<sup>nd</sup> quote before the final grant amount is approved:

- A. 104 Main St** Vincent Cappelletti, Torrington DD Dev. Corp, repair façade and install heating and AC system – \$23,750.
- B. 22A Water St** Amanda Castillo, Temple Soulon, Signage, and window display – \$1,582.
- C. 515 Main St** Kathryn Balmir, Home Angel Investors LLC, New Siding and Window replacement – \$10,188.
- D. 25 Main St** John H. Noelke, Howards Book Store, Install Fire Alarm system on all floors – \$8,250.
- E. 405 Migeon Ave** Tanya Dowd, Lily & Vine Floral Design, façade, and new signage – \$20,984.
- F. 11 Main St** Vincent Cappelletti, Torrington DD Dev. Corp, façade, and rear repairs – \$25,000.

Councilor Cavagnero thanked the ARPA Committee for approving the request for 25 Main St.

**ARPA Façade and Building Improvements Grant – Round 3**

On a motion by Councilor Ruwet, seconded by Councilor Maniccia, the Council, on the recommendation of the ARPA Committee, voted unanimously to deny the following Grant Application requests:

**Deny – Not an eligible expense.**

**A. 118 Migeon Ave** Diane Landtrette, Platinum Salon, Install Parking lot – \$23,716.

**B. 40 Main St** Susan Carroll, Allen Associates Property Group, LLC, Roof replacement – \$30,365.

**C. 435 Main St** David Pergola, DP Rental Properties LLC, Remove existing roofing material and install new sheathing and roofing shingles – \$9,000.

Councilor Cavagnero asked why the Allen Building or 40 Main St was denied, Ms. Malanca explained that the roof work is not eligible unless it was connected to the Façade.

On a motion by Councilor Ruwet, seconded by Councilor Maniccia, the Council, on the recommendation of the ARPA Committee, voted unanimously to deny without prejudice the following Grant Application request.

**Deny without prejudice.**

**187 S. Main St** Glenn Royals, Roof upgrades – \$68,000. (insufficient funding available)

Councilor Cavagnero asked if the denial for 187 S. Main St was the same as 40 Main St, Ms. Malanca said that it wasn't because this roof project would have completely changed the façade for the building. She told him there weren't enough funds remaining.

**Project #143-SC1801-11-Rehab**

On a motion by Councilor Cavagnero, seconded by Councilor Waldron, the Council, on the recommendation of the Small Cities Committee, voted unanimously to authorize project approval to **SanDow Construction, Inc** of North Haven, CT, and **CPI Home Improvement** of Meriden, CT in the amount of \$27,300 for lead paint mitigation, vinyl siding, and roofing, at 31 Willow Street. Councilor Waldron that this project was previously approved by Council, however, due to maximum funding limits the original project was denied, so they had to revise the project.

**Gravel Crushing**

On a motion by Councilor Maniccia, seconded by Councilor Waldron, the Council, on the recommendation of the Interim Superintendent of Streets and Parks and the Purchasing Agent, voted unanimously to authorize the Mayor to act on behalf of the City to award, execute and administer a contract agreement for Gravel Crushing to Equipment Leasing Corp., of North Haven, CT in the estimated amount of \$22,350. Funding for this project is through the Drainage Improvements Account, as further explained in Purchasing Agents letter dated April 12, 2023.

**Cleaning of Armory and Teen Center**

On a motion by Councilor Maniccia, seconded by Councilor Cavagnero, the Council, on the recommendation of the Facilities Manager and the Purchasing Agent, voted unanimously to extend the current bid contract to supply cleaning services to the Armory Building and Teen Center for FY 23/24 at the same prices and terms as the current contract to Borja Housekeeping, LLC of Torrington, as further explained in the Purchasing Agents letter dated April 13, 2023.

**WPCA Wheel Loader Purchase**

On a motion by Councilor Ruwet, seconded by Councilor Hoehne, the City Council herein acting as the Water Pollution Control Authority, voted unanimously to approve a request of the WPCA Administrator to utilize CT State Contract #14PSX0330 and purchase one (1) new Caterpillar Inc. Model 906-14A Wheel Loader with all standard equipment from H.O. Penn of Newington, CT. The cost supplied of \$111,524.00 less a \$15,000.00 trade-in option, a total cost of \$96,524.00. This unit will be replacing a 23-year-old wheel loader being used at the WPCA plant and would need a major transmission repair of \$10,000.00.

**WPCA Payment Authorization**

On a motion by Councilor Hoehne, 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
4/12/2023	0000227398	Wright Pierce Engineering	\$5,230.42	Brightwood Ave Sewer replacement

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

On a motion by Councilor Waldron, seconded by Councilor Maniccia, 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 April 17, 2023.

**ARPA Funding for Torrington Armory LED Lighting Upgrade**

On a motion by Councilor Waldron, seconded by Councilor Ruwet, the Council voted unanimously to authorize the use of ARPA Funds for Phase 1 of the Torrington Armory LED Lighting Upgrade, which will include the purchase of lighting materials from Granite City Electric of Hartford, CT, and installation by the City-Contracted electrician First Line Services of Cromwell, CT at an estimated cost of \$9,000, as further explained in the Facilities Manager's memo dated April 13, 2023.

**Tax Collector 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 tax refunds indicated on the list dated April 17, 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 April 17, 2023.

**Business by Dept. Heads**

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

**Interim Superintendent of Streets and Parks Tim Cote** said his crews have done great cleaning up Pearl Street.

**Facilities Director Jamie Sykora** said that the City's energy update is 70% complete, they are currently working on finishing the streetlights and should be done by the end of May.

**Business by Mayor & Members**

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

**Councilor Cavagnero** is looking for an update on the ARPA process and how the money has been spent so far according to what was approved by Council.

**Councilor Ruwet** said the next round of Community Grants is coming up for ARPA. She also said that she spoke to the Mayor before the meeting tonight about tabling the Solid Waste Ordinance, because it is such a significant change, and she would like to engage the community more. She also mentioned that the Ordinance Committee is working on a Fair Rent Commission that is to be in place by July 1, 2023.

**Councilor Hoehne** asked for a red-lined version of the Ordinances to be able to tell the difference in changes in the Ordinances. She also asked how other cities were handling the abandoned shopping carts.

**Councilor Waldron** shared that most residents don't have the time to go through an Ordinance looking for changes, and suggested a bullet point page with major changes and what pages they are found on.

**Mayor Carbone** added that the Council shouldn't be waiting for the State to make changes before adopting an Ordinance for the City.

**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.

**Sharon Waagner** mentioned putting a clause in the Ordinance so the City can be compliant if the State changes anything. She also said that being a part of the recycling committee, they will be attending future Ordinance meetings to help with the Solid Waste Ordinance.

**Edward Bauer** is concerned about the organic waste generated by the supermarkets in town. He also said most store owners would like to get their carts back but spending money to lock them isn't a productive way to do it.

**Tom Kandefer** shared that there is currently a Bill that addresses food waste and puts it in the hands of those who need it before it goes into a compost pile.

**Adjournment**

On a motion by Councilor Waldron, seconded by Councilor Hoehne, the Council voted unanimously to adjourn at 7:53 p.m.

Respectfully submitted by  
Heather Abraham, Asst. City Clerk

ATTEST:

  
CAROL L. ANDERSON, CITY CLERK

Addendum:

Resolution #143-240

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT STATE OF CONNECTICUT (AN EQUAL OPPORTUNITY EMPLOYER) <b>CERTIFIED RESOLUTION OF THE GOVERNING BODY</b>
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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 April 17, 2023, and which has not been rescinded or modified in  
(Meeting Date)

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

April 18, 2023  
(Date)

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

SEAL

WHEREAS, pursuant to Public Act No. 21-2 (2021), Sec. 488,  
(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)

\$ \$1,400,000 in order to undertake the Sophia Building Mixed-Use Revitalization Project  
(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  
Public Act No. 21-2 (2021), Sec. 488  
(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 \$ 1,400,000 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)