

**MINUTES
CITY COUNCIL & WPCA
REGULAR MEETING
ONLINE (ZOOM)
March 15, 2021**

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A **REGULAR MEETING** of the City Council and Water Pollution Control Authority (WPCA) was held on Monday, March 15, 2021. In response to the Governor's Executive Orders regarding COVID-19, Board members and the public attended the meeting remotely using the ZOOM online meeting platform. Present were Mayor Elinor Carbone and City Councilors Drake Waldron, Sharon Waagner, Frank Rubino, Anne Ruwet, David Oliver and Paul Cavagnero. The public hearing was also joined by Corporation Counsel Victor Muschell, Economic Development Director Rista Malanca, City Treasurer Daniel Farley, City Clerk Carol Anderson, Purchasing Agent Pennie Zucco, Personnel Director Jaime LaMere, Parks & Recreation Superintendent Brett Simmons and Pennrose Regional Vice President Charlie Adams.

Mayor Carbone called the meeting to order at 6:37 p.m.

Roll Call Vote: Connecticut City and Town Development Act

On a motion by Councilor Rubino, seconded by Councilor Waldron, the Council voted unanimously to adopt resolution #143-213 authorizing the City of Torrington to undertake programs and projects, authorized under the Connecticut City and Town Development Act, to assume and to exercise, as appropriate, all of the rights, powers, obligations and privileges under said act and authorizing such other actions as may be necessary to implement the purposes of the act.

Mayor Carbone addressed each of the questions submitted by Mr. Tom Kandefer and read aloud at the public hearing. The Mayor explained the powers enumerated in Chapter 114 of the Connecticut General Statutes and clarified how the City intends to utilize the legislation.

Councilor Cavagnero requested clarification regarding the purpose of Sections 1(c) and 1(d) of Resolution #143-213. Mayor Carbone explained that the language was standard, in accordance with state statutes, and Economic Development Director Rista Malanca further explained that the incentives authorized under the Connecticut City and Town Development Act can help boost the long-term demand for properties in Torrington.

Minutes

On a motion by Councilor Waldron, seconded by Councilor Oliver, the Council voted unanimously to approve the minutes of the public hearing held March 1, 2021.

On a motion by Councilor Oliver, seconded by Councilor Ruwet, the Council voted unanimously to approve the minutes of the regular meeting held March 1, 2021.

On a motion by Councilor Waldron, seconded by Councilor Rubino, the Council voted unanimously to approve the minutes of the special meeting held March 4, 2021. Councilors Ruwet and Cavagnero abstained.

Mayoral Appointments

On a motion by Councilor Waldron, seconded by Councilor Cavagnero, the Council voted unanimously to approve the Mayor's appointment of Casey McKenna as a regular member of the Parks & Recreation Commission to fill the remainder of a five-year term expiring on December 1, 2023.

On a motion by Councilor Rubino, seconded by Councilor Ruwet, the Council voted unanimously to approve the Mayor's appointment of Joseph Quartiero as a regular member of the Board of Ethics to fill the remainder of a three-year term expiring on September 1, 2023.

2021 Fireworks Display

On a motion by Councilor Oliver, seconded by Councilor Waldron, the Council voted unanimously to accept the recommendation of the Parks & Recreation Superintendent and Purchasing Agent and authorize the Mayor to award the contract for the 2021 Fireworks Display to Zambelli Fireworks Mfg. Co. of New Castle, PA for the total cost of \$15,500.

Councilor Waagner expressed her concerns about the potential impact of COVID-19 and Parks & Recreation Superintendent Brett Simmons explained that the City would comply with all CDC and DPH guidelines.

Torrington Police Local 442, Council 4 AFSCME Successor Agreement 2020-2023

On a motion by Councilor Ruwet, seconded by Councilor Waagner, the Council voted unanimously, in accordance with C.G.S. §7-474(b), to approve the successor Collective Bargaining Agreement by and between the City of Torrington and Torrington Police Local 442, Council 4 AFSCME for the period from July 1, 2020 to June 30, 2023, as described in Atty. LaMere's letter dated March 5, 2021.

Ground Lease Transaction: 100 Franklin Street

On a motion by Councilor Waldron, seconded by Councilor Oliver, the Council voted, with five votes in favor and one (Councilor Cavagnero) opposed, to authorize the Mayor to finalize and execute closing documents for the completion of the Ground Lease Transaction covering property located at 100 Franklin Street to Pennrose, LLC.

Mayor Carbone explained that the City of Torrington would serve as the owner and landlord of the property and Torrington Riverfront, LLC of Pennrose would be the tenant.

Tax Exemption Agreement: 100 Franklin Street

On a motion by Councilor Oliver, seconded by Councilor Waldron, the Council voted, with five votes in favor and one (Councilor Cavagnero) opposed, to adopt resolution #143-214 authorizing the City of Torrington to enter into a Tax Exemption Agreement for certain real property and improvements located at 100 Franklin Street, Torrington, Connecticut.

Torrington Savings Bank Account Authorization

On a motion by Councilor Waagner, seconded by Councilor Waldron, the Council voted unanimously to adopt resolution #143-215, authorizing the City of Torrington to open a new account with Torrington Savings Bank, hereby designating Torrington Savings Bank as a depository for funds and agreeing to provide the other financial accommodations indicated in the resolution.

Tax Incentive Agreement: 861 Migeon Avenue

On a motion by Councilor Ruwet, seconded by Councilor Rubino, the Council voted unanimously to authorize the City to enter into a Tax Incentive Agreement, as described in the Economic Development Director's memo dated February 9, 2021, for certain real property and improvements located at 861 Migeon Ave., Torrington, CT, in accordance with the City of Torrington's Tax Incentive Policy.

Councilor Rubino requested clarification regarding the projected assessment for the property and Ms. Malanca explained that the Assessor determined the estimated assessment from site plans that were submitted by the developer. She further clarified that the abatement was based on the estimate and she explained the tax abatement schedule.

Release of Liens

On a motion by Councilor Waldron, seconded by Councilor Oliver, the Council voted unanimously to accept Corporation Counsel's recommendation and authorize the Mayor, pursuant to C.G.S. §12-179, to release the liens described in Atty. Muschell's memo dated March 15, 2021.

Tax Collector Refunds

On a motion by Councilor Waldron, seconded by Councilor Rubino, the Council voted unanimously to accept the recommendation of the Tax Collector and authorize the tax refunds indicated on the list dated March 15, 2021.

On a motion by Councilor Waldron, seconded by Councilor Waagner, the Council, herein acting as the WPCA, voted unanimously to accept the recommendation of the Tax Collector and authorize the sewer usage refunds indicated on the list dated March 15, 2021.

Building Dept. Report

On a motion by Councilor Ruwet, seconded by Councilor Waldron, the Council voted unanimously to accept the Building Department's report for January, 2021.

Business by Dept. Heads

On a motion by Councilor Waldron, seconded by Councilor Ruwet, the Council voted unanimously to consider business by Department Heads. No business was reported.

Business by Mayor & Members

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

Councilor Rubino provided an update on the Ordinance Subcommittee and reported that the subcommittee planned to meet on April 5, 2021 to continue discussions on Chapter 180, Article 1 of the Code of Ordinances, regarding sidewalk maintenance.

Councilor Waagner inquired about the possibility of allowing the public to attend meetings in-person and the Mayor reported that the Governor's executive orders, which go into effect on March 19, 2021, will afford the City the opportunity to return to in-person meetings at City Hall with limited attendance from the public as early as April 5, 2021.

Adjournment

On a motion by Councilor Waagner, seconded by Councilor Waldron, the Council voted unanimously to adjourn the meeting at 7:16 p.m.

Respectfully submitted by
Jonathan R. Draper, Asst. City Clerk

ATTEST:

Carol L. Anderson

CAROL L. ANDERSON, MMC
CITY CLERK