BOARD OF ALDERMEN
TUESDAY, SEPTEMBER 08, 2026
PUBLIC HEARING @ 6:00
REGULAR MEETING @ 6:00 P.M.
ALDERMANIC CHAMBERS - 2ND FLOOR - CITY HALL
235 GRAND STREET, WATERBURY, CT 06702

AGENDA

The Regular Meeting will be broadcasted live on the City of Waterbury's Government Access Channel (Comcast Channel 96; Frontier Channel 6096) and the City of Waterbury's You Tube Channel https://youtu.be/YtJYkoX6H70.

PUBLIC HEARING AT 6:00 P.M.

For the purpose of receiving public input regarding a $5,000,000 Appropriation and Bond Authorization for a Matching Grant to the Waterbury Land Bank Authority, Inc. as submitted by Michael LeBlanc, Director of Finance.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

PRAYER:

ROLL CALL:

OFFICIALLY SCHEDULED PRESENTATION (s):

PUBLIC SPEAKING:

EXECUTIVE SESSION:

For the purpose of discussing strategy and negotiations with respect to pending litigation in Superior Court, to which the City is a party, related to a motor vehicle accident which occurred on or about February 16, 2022 on Interstate 84.

APPROVAL OF MINUTES:
Monday, June 8, 2026/Regular Meeting/Summary Minutes
Monday, August 17, 2026/Regular Meeting/Public Hearing/Summary Minutes

MAYOR'S REPORT:

RECESS INTO COMMITEES:

NEW BUSINESS:

1. **MICHAEL J. DALTON**
   City Clerk

RE: Submittal of FY2024-2025 Annual Reports for the following departments, to wit:

Police Department
Public Works
Information Technology
Waterbury Public School
Fire Department
Human Resources
Department of Inspection

Tax Collector
Engineering Department
Silas Bronson Library
Health Department
Office of the Corporation Counsel
Department of Finance

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2. JAMES H. GATLING PhD

RE: Submission of a letter of resignation from The Board of Directors for the Waterbury Land Bank Authority effective immediately.

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3. MANSI DOSHI
Project Manager
WDC

RE: Requesting approval of the Professional Services Agreement for Architectural and Engineering Design Services for Design for the new construction of Fire Station #5 between City of Waterbury and Silver Petrucelli in the amount of **$597,077**.

REFERRED TO THE FINANCE COMMITTEE

4. CARRIE A. SWAIN
Clerk
Waterbury Board of Education

RE: Requesting approval of a Contract with KONE Inc. (RFP 8764), for a three-year period and in the not to exceed amount of **$431,230**, for elevator service, maintenance and repairs at Department of Education Facilities.

REFERRED TO THE FINANCE COMMITTEE

5. PAUL K. PERNEREWSKI, JR.
Mayor
City of Waterbury

RE: Submittal of the following individual to the Fair Rent Commission:

Unrestricted Appointment

Appointee	**Term to be appointed**
Kevin Taylor	6/19/23 – 12/31/2026

REFERRED TO THE FINANCE COMMITTEE

6. LISA LEBREIRO
Program Manager
Health Department

RE: Requesting approval of a Lead and Healthy Homes Professional Services Contract for Waterbury Lead & Healthy Homes between the City of Waterbury and Bruce McEntee of 28 Mitchell Avenue in the amount of **$92,750.00**.

REFERRED TO THE FINANCE COMMITTEE

7. THOMAS F. CROWE JR. P.E.
Civil Engineer II
Engineering Department

RE: Requesting approval of a Construction Contract for Waterville Park Tennis Court Replacements between the City of Waterbury and H.I. Stone & Son, Inc. in the amount of **$472,500.00**

REFERRED TO THE FINANCE COMMITTEE

8. MICHAEL LEBLANC
Director of Finance

RAMON ESPONDA
Superintendent of Water

RE: Requesting approval of 2026 - **$25,000,000** Capital Appropriation & Bond Authorization for Water Enterprise System Renewal & Replacement Capital Projects.

REFERRED TO THE FINANCE COMMITTEE

9. MICHAEL LEBLANC
Director of Finance

RE: Requesting approval of an Agreement to Convey City owned surplus properties to the Waterbury Land Bank Authority pursuit to the Memorandum of Understanding between the City and Land Bank. The properties to be conveyed are nineteen (19) vacant lots. The property listing is as follows:

- 41 William Street (MBL: 0296-0090-0050)
- 282 Grove Street (MBL: 0253-0064-0142)
- 10 Ward Street (MBL: 0237-0183-0094)
- 322 Orange Street (MBL: 0237-0181-0046)
- 190 Walnut Street (MBL: 0276-0601-0149)
- 264 Orange Street (MBL: 0237-0183-0097)
- 270 Orange Street (MBL: 0237-0183-0096)
- 255 Lincoln Street (MBL: 0178-0536-0045)
- 1 Willow Court (MBL: 0215-0691-0I19)
- 572 Baldwin Street (MBL: 0369-0298-0491)
- 49 William Street (MBL: 0276-0090-0202)
- 25 Poplar Place (MBL: 0390-0686-0009)
- 115 Bishop Street (MBL: 0236-0173-0046)
- Bishop Street, Lot 461 (MBL: 0236-0173-0461)
- Catherine Avenue, Lot 179 (MBL: 0276-0599-0179)
- 38 Crown Street (MBL: 0217-0717-0124)
- 36 Crown Street (MBL: 0217-0717-0123)

•Pearl Lake Road, Lot 16 (MBL: 0485-0498-0016)
•28 Bronson Street (MBL: 0236-0173- 00 40)

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

10. LEE FARLEY
Lieutenant
Waterbury Police Department

RE: Requesting approval of the BJA FY26 Enhancing Security Measures for Houses of Worship Grant in the amount of **$149,932.96.**

REFERRED TO THE FINANCE COMMITTEE

11. MICHAEL LEBLANC
Director of Finance

RE: Requesting approval of a Revenue Share Agreement for Municipal Virtual Net Metering Offtake between the City and Greenskies Clean Energy LLC for a solar project in Manchester.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

12. MICHAEL LEBLANC
Director of Finance

RE: Requesting approval of a Revenue Share Agreement for Municipal Virtual Net Metering Offtake between the City and Greenskies Clean Energy for a solar Project in Woodbury.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

13. MICHAEL LEBLANC
Director of Finance

RE: Requesting approval of a Revenue Share Agreement for Municipal Virtual Net Metering Offtake between the City and Greenskies Clean Energy LLC. for a solar project in Portland.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

14. RAFAEL FELICIANO-ROMAN
Alderman – 5th District

RE: Recommendation of filers (s):
The filers of this motion recommend that the proposed legislative inquiry be approved and sent to the Law Department for a written opinion/clarification on the following Ordinance:

§ 39.050 Municipal Employment of Elected Officials.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

15. RAFAEL FELICIANO-ROMAN
Alderman – 5th District

MICHAEL DIGIOVANCARLO
BOA President

RE: Recommendation of filers (s):
Send to the Law Department for review
Official Filing: That the following
Sections of the City Code of Ordinances
Be amended: **§38.072 EXECUTION OF CONTRACTS.**

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

16. JOHN GOGGIN
Director of Community Development

RE: Requesting approval of an Agreement between the City of Waterbury and Ambassador Wheelchair Services, Inc., for Senior Shuttle Services

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

17. MICHAEL LEBLANC
Director of Finance

RE: Requesting approval of Second Amendment to Option Agreement for Municipal Virtual Net Metering Offtake between The City and Greenskies Clean Energy, LLC.

REFERRED TO THE INTERGOVERNMENTAL COMMITTEE

18. MICHAEL LEBLANC
Director of Finance

RE: Submittal of notification of a Public Hearing on Tuesday, September 8, 2026 at 6:00 P.M. to receive public comments on a proposed **$5,000,000** Appropriation and Bond Authorization for a Matching Grant to capitalize the Waterbury Land Bank Authority.

The Waterbury Land Bank submitted a presentation to provide the Board of Aldermen and the Public with additional supplemental background information on the Waterbury Land Bank Authority, the State Grant and Strategic Priorities for the Capitalization Funding.

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19. MICHAEL LEBLANC
Director of Finance

RE: Requesting approval of a Contract for Energy Procurement & Contract Management Services with **NORESCO**.

REFERRED TO THE FINANCE COMMITTEE

STANDING COMMITTEE

CASSIE GORMAN
Tax Collector

RE: Request for refunds for Tax Overpayments in the amount of **$99,063.43 & 17,669.97.**

REFERRED TO THE FINANCE COMMITTEE

UNFINISHED BUSINESS:

1. MICHAEL LEBLANC
Director of Finance

RE: Requesting approval of Granting of a Purchasing and Sale Agreement to sell 36 Welton Street, a vacant .43-acre Parcel in consideration of **$25,000** and an Association Tax Assessment with Laing Capital Partners, LLC. (**Received on Monday, January 05, 2026 and referred to Finance Committee). Public Hearing set for January 20, 2026. (Tabled until 02/09/2026)**

2. - RAFAEL FELICIANO-ROMAN
Alderman – 5th District

RE: Requesting to approval for cultural district establishment, bond reporting, and Rolling Mill Playground plan, Including:

A. Puerto Rican Heritage Cultural District
(**Received on Monday, December 15, 2025 and referred to Intergovernmental Committee postponed until Monday December 14, 2026).**

3. - RAFAEL FELICIANO-ROMAN
Alderman – 5th District

RE: Requesting to approval for updates to City Boards and Commissions.

A. Arts, Culture and Tourism Commissions
(**Received on Monday, December 15, 2025 and referred to Intergovernmental Committee) Referred to Corporation Counsel.**

4 - RAFAEL FELICIANO-ROMAN

Alderman – 5th District

RE: Requesting to approval for updates to

City Boards and Commissions structure and transparency, including:

B. Transparency of Boards and Commissions

(Received on Monday, December 15, 2025 and referred to Corporation Counsel and postpone until March 9, 2026.)

5 - RAFAEL FELICIANO-ROMAN

Alderman – 5th District

RE: Requesting to approval to establish a Gentrification Mitigation Zone Ordinance and create Youth Alderman positions, including:

A. Gentrification Mitigation Zone Ordinance

(Received on Monday, December 15, 2025. - Referred to Intergovernmental Committee. Refer to Corporation Counsel and to amend the timetable to postpone consideration until Monday, December 14, 2026.

6. - RAFAEL FELICIANO-ROMAN

Alderman – 5th District

RE: Requesting to approval to establish a Gentrification Mitigation Zone Ordinance and create Youth Alderman positions, including:

B. Youth Alderman Positions

(Received on Monday, December 15, 2025. - Referred to Intergovernmental Committee). Referred to Corporation Counsel.

7. - RAFAEL FELICIANO-ROMAN

Alderman – 5th District

RE: Requesting a Hobart Welton Carriage Shed Historic Recognition Resolution.

(Received on January 05, 2026 and referred to Intergovernmental Committee) Referred to Corporation Counsel).

8. KENNETH J. CURRAN

Alderman, 1st District

JOHN DREWRY

Alderman, 3rd District

Co -Sponsor

RE: Submittal of a Loneliness and Social Isolation Commission Resolution.

(Received on March 9, 2026). (Referred to Intergovernmental).

9. IAN T. BLAKE

Alderman 2nd District

BELINDA WEAVER

Alderwoman 2nd District

(Co-Sponsor)

RE: Submittal of an Ordinance Proposal to include and implement an itemized distribution statement on taxpayers' bills. Taxpayers would benefit from clear, consistent, plain-language information showing how the property tax levy is allocated across major City services.

(Received on February 9, 2026 and referred to the Finance Committee).

10. MICHAEL RINALDI
Alderman, 1st District

RE: Submittal of Codification of Fire Hydrant Rules and Regulations Resolution. **(Received On May 11, 2026 and referred to Intergovernmental Committee. Referred to Corporation Counsel).**

KENNY CURRAN
Alderman, 1st District'
Lead Sponsors

MICHAEL DIGIOVANCARLO
SEAN MOSLEY
BELINDA WEAVER
IAN BLAKE
JOHN DREWRY
MICHAEL GROSSO
SANDRA MARTINEZ-MCCARTHY
KELLY ZIMMERMANN
BRYAN MCENTEE
GEORGE NOUJAIM
JEFF HUNTER
RAFAEL FELICIANO-ROMAN
ADRIAN SANCHEZ
Alderman/Alderwoman/Co-Sponsors

11. RAFAEL FELICIANO-ROMAN
SANDRA MARTINEZ-MCCARTHY
ADRIAN SANCHEZ
KELLY ZIMMERMANN

RE: Requesting a legislative inquiry concerning financial reporting and documentation for certain Capital Projects and Special Program accounts. **(Received on May 11, 2026 and referred to The Intergovernmental Committee and tabled until October 05, 2026).**

12. ANGELA R. JULIANI
Corporation Counsel

RE: Requesting approval of a Proposed Ordinance Creating a Loneliness and Social Isolation Commission. **(Received June 22, 2026, referred to the Intergovernmental Committee, PH set for August 17, 2026).**

13. MICHAEL LEBLANC
Director of Finance

RE: Requesting approval of a **$5,000,000** Appropriation and Bond Authorization for a Matching Grant to the Waterbury Land Bank Authority, Inc. **(Received on August 17, 2026, referred to the Finance Committee, PH set for September 8, 2026).**

ADJOURNMENT:

MJD:dd