# 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

# SUMMARY MINUTES

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. to 6:19 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.**

Speaker (s) 1. James C. Smith, 255 Bank Street, Waterbury, CT
2. Fred Luedke, 10A Joshua Town Road, Waterbury, CT
3. Paul Kondash, 413 Harpers Ferry Road, Waterbury, CT

**CLOSED AT 6:19 P.M.**

**CALLED TO ORDER: 6:20 P.M.**

**PLEDGE OF ALLEGIANCE & PRAYER: Observed**

**ROLL CALL:**

| | | | | | |
|---|---|---|---|---|---|
| **PRESENT:** | **Blake** | **Curran** | **Drewry** | **Feliciano-Roman** | |
| | **Hunter** | **Martinez-McCarthy** | **McEntee** | **Mosley** | |
| | **Noujaim** | **Rinaldi** | **Sanchez** | **Zimmermann** | **(12)** |
| **Absent:** | **Grosso** | **Weaver** | **DiGiovancarlo *(President)*** | | **(3)** |

**On the Motion of Alderman Feliciano-Roman, Seconded by Alderwoman Martinez McCarthy, the Board of Aldermen voted unanimously to RECESS for 5 minutes.**

**OFFICIALLY SCHEDULED PRESENTATION (s):**

**PUBLIC SPEAKING:**

**Speakers:** 1. Allen Leon, 3221 East Main Street, Unit H
2. Tammie Jones, 175 Stonefield Drive, Waterbury, CT
3. Rev. Ollie Grey, 2929 East Main Street, Waterbury, CT
4. Paul Kondash, 413 Harpers Ferry Road, Waterbury, CT
5. Kelly O'Connor, 84 Glenbrook Ave., Waterbury, CT
6. Marianna Codianni, 61 Sharon Road, Waterbury, CT
7. James C. Smith, 255 Bank Street, Waterbury, CT

**EXECUTIVE SESSION: 6:55 P.M. – 7:20 P.M.**

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.

**On the Motion of Alderman Mosley, Seconded by Alderwoman Weaver, the Board of Aldermen voted unanimously to <u>RETURN TO THE REGULAR ORDER OF BUSINESS</u> at 7:20.**

**<u>NO VOTES WERE TAKEN DURING EXECUTIVE SESSION</u>**

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

**On the Motion of Alderman Hunter, Seconded by Alderman Blake, the Board of Aldermen voted unanimously to <u>APPROVE</u> the aforementioned minutes.**

**MAYOR'S REPORT: None**

## RECESS INTO COMMITEES:

**NEW BUSINESS*:***

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

**RE:** Submittal of **FY2025-2026** 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**

**<u>RECEIVE AND PLACE ON FILE</u>**

**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.

**<u>RECEIVE AND PLACE ON FILE</u>**

**<u>Non-Consent</u>**
**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 the City of Waterbury and Silver Petrucelli in the amount of

**$579,077. Corrected amount.**

**REFERRED TO THE FINANCE COMMITTEE**

**On the Motion of Alderman Rinaldi, Seconded by Alderman Drewry, the Board of Aldermen voted unanimously to APPROVE New Business Item #3 with corrected amount.**

**Non-Consent**

**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**

**On the Motion of Alderman Rinaldi, Seconded by Alderman Drewry, the Board of Aldermen voted unanimously to APPROVE New Business Item #4.**

**Non-Consent**

**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**

**On the Motion of Alderman Rinaldi, Seconded by Alderman Drewry, the Board of Aldermen voted by a 11 Yea – 1 abstention vote to NOT TO DISAPPROVE New Business Item #5.**

**Yeas:** Alderman Blake, Curran, Drewry, Feliciano-Roman, Hunter, McEntee, Mosley, Noujaim and Rinaldi, Sanchez and Zimmermann (11)
**Abstained:** Alderwoman Martinez-McCarthy (1)

**Non-Consent**

**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**

**On the Motion of Alderman Rinaldi, Seconded by Alderman Drewry, the Board of Aldermen voted with one abstention to APPROVE - New Business Item #6. Alderman Alderman McEntee abstained.**

**Non-Consent**

**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**

**On the Motion of Alderman Hunter, Seconded by Alderman Blake, the Board of Aldermen voted unanimously to APPROVE New Business Item #7.**

**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**

**On the Motion of Alderman Rinaldi, Seconded by Alderman Noujaim, the Board of Aldermen voted unanimously to SET A PUBLIC HEARING ON SEPTEMBER 21, 2026 AT 6:00 P.M. - New Business Item #8.**

**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: 0237-0181-00 46)
- 190 Walnut Street (MBL: 0276-0601-0 149)
- 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: 0215-0691-0I 19)
•572 Baldwin Street (MB L: 0369-029 8-0491)
•49 William Street (MBL: 0276-0090-0202)
•25 Poplar Place (MBL: 0390-0686-0009)
•115 Bishop Street (MBL: 0236-0173-0046)
•Bis hop 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**

**On the Motion of Alderman Hunter, Seconded by Alderman Curran, the Board of Aldermen voted unanimously to TABLE UNTIL THE NEXT MEETING ON SEPTEMBER 21, 2026 P.M. - New Business Item #9.**

**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**

**On the Motion of Alderman Rinaldi, Seconded by Alderman Drewry, the Board of Aldermen voted unanimously to APPROVE - New Business Item #10.**

**Non-Consent**

**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**

**On the Motion of Alderman Hunter, Seconded by Alderman Curran, the Board of Aldermen voted by 8 Yea – 4 Nay non-consent roll call vote to APPROVE New Business Item #11.**

**Yeas: Alderman Blake, Curran, Drewry, Hunter, McEntee, Mosley, Noujaim and Rinaldi (8)**
**Nays: Alderman Feliciano-Roman, Martinez-McCarthy, Sanchez and Zimmermann (4)**

**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**

**On the Motion of Alderman Hunter, Seconded by Alderman Curran, the Board of Aldermen voted by 8 Yea – 4 Nay non-consent roll call vote to APPROVE New Business Item # #12.**

**Yeas: Alderman Blake, Curran, Drewry, Hunter, McEntee, Mosley, Noujaim and Rinaldi (8)**
**Nays: Alderman Feliciano-Roman, Martinez-McCarthy, Sanchez and Zimmermann (4)**

**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**

**On the Motion of Alderman Hunter, Seconded by Alderwoman Curran, the Board of Aldermen voted by 8 Yea – 4 Nay non-consent roll call vote to APPROVE New Business Item #13.**

**Yeas: Alderman Blake, Curran, Drewry, Hunter, McEntee, Mosley, Noujaim and Rinaldi (8)**
**Nays: Alderman Feliciano-Roman, Martinez-McCarthy, Sanchez and Zimmermann (4)**

**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**

**On the Motion of Alderman Hunter, Seconded by Alderman Curran, the Board of Aldermen voted unanimously to APPROVE & FORWARD TO CORPORATION COUNSEL - New Business Item #14.**

**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**

**On the Motion of Alderman Hunter, Seconded by Alderman Roman, the Board of Aldermen voted unanimously to APPROVE & FORWARD TO THE LAW DEPARTMENT - New Business Item #15.**

**Non-Consent**

**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**

**On the Motion of Alderman Hunter, Seconded by Alderman Curran, the Board of Aldermen voted unanimously to APPROVE New Business Item #16.**

**Non-Consent**

**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**

**On the Motion of Alderman Hunter, Seconded by Alderman Curran, the Board voted by 8 Yea – 4 Nay non-consent roll call vote to APPROVE - New Business Item #17.**

**Yeas: Alderman Blake, Curran, Drewry, Hunter, McEntee, Mosley, Noujaim and Rinaldi (8)**
**Nays: Alderman Feliciano-Roman, Martinez-McCarthy, Sanchez and Zimmermann (4)**

**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.

**RECEIVE AND PLACE ON FILE**

**Non-Consent**

**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**

**On the Motion of Alderman Rinaldi, Seconded by Alderman Drewry, the Board of Aldermen voted unanimously to APPROVE New Business Item #19.**

**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**

**On the Motion of Alderman Rinaldi, Seconded by Alderman Drewry, the Board of Aldermen voted unanimously to APPROVE the aforementioned Refunds in the amount of $99,063.43 & $17,699.97.**

**Consent Calendar:**
**NEW BUSINESS ITEMS #1, #2 & #18 RECEIVED AND PLACED ON FILE**
**ITEM #5 NOT TO DISAPPROVE**
**ITEM #8, SET A PUBLIC HEARING ON OCTOBER 5, 2026**
**ITEM# 9 TABLED UNTIL SEPTEMBER 21ST.**
**ITEMS #10 APPROVED**
**ITEMS #14 & #15 REFERRED TO CORPORATION COUNSEL**
**STANDING COMMITTEE – APPROVED**
**On a motion of Alderman Rinaldi, duly seconded by Alderman Noujaim, the Board of Aldermen**
**voted unanimously to** *Approve*
**the Consent Calendar**
**MINUS ITEMS #3, #4, #5, #6, #11, #12, #13, #15, #16, #17- & #19**
**Unfinished Item #4 SET A PUBLIC HEARING ON OCTOBER 5, 2026**

**11 Vote Threshold Items #3, #4, #5, #6, #7, & #19**

**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.) Set a Public Hearing on October 5, 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**

**RE:** Requesting to approval to establish a

*Alderman – 5th District*

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*

**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*

**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).**

**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).**

## For the Good of the Order:

**Alderman Feliciano-Roman** invited everyone to attend the **Greater Waterbury Puerto Rican Weekend** in celebration of Hispanic Heritage Month. She noted that the three-day event will be held September 17th, 18th, and 19th and will feature a variety of activities. Thursday's events will be held at the Mattatuck Museum, Friday will kick off the Borifest with a jazz band, and Saturday will feature the Puerto Rican Parade, with Tito Puente Jr. as the headliner.

**Alderman Blake** stated that on Thursday, September 10th, from 5:00 p.m. to 7:00 p.m., Trinity Health and Bridge to Success will host a Community Conversation regarding housing at the Brass Mill Mall.

**Alderman Curran** asked if anyone was interested in co-sponsoring the **Loneliness and Social Isolation Commission Resolution**.

**Alderman Mosley** announced that on Saturday, September 12th, the Waterville Reunion will host an event at the Waterville Fire House from 1:00 p.m. to 5:00 p.m.

**Alderman Mosley** also reminded everyone to remember those who lost their lives on September 11th.

An announcement was made regarding a **pasta dinner to be held on September 23, 2026, at the Italian American Club**, in recognition of the 10th anniversary of the passing of Alderwoman Martinez-McCarthy's daughter.

## ADJOURNMENT:

**On the Motion of Alderman Rinaldi, Seconded by Alderman Hunter, the Board of Aldermen Voted Unanimously to ADJOURN at 9:55 P.M.**

**MJD:dd**