

RECEIVED FOR RECORD 9-16-25
AT 5:00pm AND RECEIVED BY
Kristen Panzo TOWN CLERK

TOWN OF WALLINGFORD, CONNECTICUT
TOWN COUNCIL MEETING
Robert F. Parisi Council Chambers
September 9, 2025
6:30 P.M.
RECORD OF VOTES & MINUTES

The Town Council Meeting on Tuesday, September 9, 2025, was called to order at 6:30 p.m. The Pledge of Allegiance was said. Councilors in attendance were Thomas Laffin, Craig Fishbein, Christina Tatta, Autumn Allinson, Jesse Reynolds, Christopher Regan, Vincent Testa, Samuel Carmody and Chairman Joseph A. Marrone. Mayor Vincent Cervoni, Corporation Council Janis Small, Comptroller Tim Sena and Town Clerk Kristen Panzo were also present.

1. Pledge of Allegiance
2. Roll Call
3. Consent Agenda
 - 3a. Consider and approve Tax Refunds totaling \$39,622.09 (#47-#158) – Tax Dept.
 - 3b. Acceptance of overtime reimbursement funds and consider and approve Appropriation of funds in the amount of \$1,245 to Misc. Revenue, Acct. #1009052-47040 and to Police Overtime, Acct. #10020050-51400 – Police Dept.
 - 3c. Acceptance of Federal/State Highway Safety Grant and consider and approve Appropriation of funds in the amount of \$7,697 to Misc. Revenue Highway Safety, Acct. #1002001-45208 and to Police Overtime, Acct. #10020050-51400 – Police Dept.
 - 3d. Consider and approve a Transfer in the amount of \$4,600 from Exp-GATV-Salaries, Acct. #10010250-51000 to Exp-GATV-Capital Streaming Computer, Acct. #10010250-57000-TBD – Government TV
 - 3e. Consider and approve a Transfer in the amount of \$15,000 from Regular Salaries & Wages, Acct. #10030000-51000 to Purch Svcs.- Engineering, Acct. #10030000-56730 – Public Works
 - 3f. Consider and approve bid waiver request for MES-Shipman's Fire Equipment Co. Inc. as an authorized Holmatro Rescue Tools repair and service vendor – Fire Dept.
 - 3g. Consider and approve bid waiver request for Zo Slovenskeho Dvora Kennel to purchase two canines – Police Dept.

- 3h. Consider and approve bid waiver request for EUNA Solutions to purchase Procurement Software – Purchasing
- 3i. Consider and approve FY 2024-2025 Transfer in the amount of \$54,775 – Water Div.
- | | | |
|----------|-------------------------------------|-----------------|
| \$54,775 | From: Customer Installation Expense | Acct. #43100664 |
| \$ 2,475 | To: Maint. of Misc. Water Plant | Acct. #43100617 |
| 12,600 | To: Pumping & Labor Expense | Acct. #43100624 |
| 18,750 | To: Maint. of Water Treat Equipment | Acct. #43100652 |
| 20,950 | To: Meter Expense | Acct. #43100663 |
- 3j. Consider and approve FY 2024-2025 Budget Transfer in the amount of \$35,600 – Sewer Div.
- | | | |
|----------|--|-----------------|
| \$35,600 | From: Customer Records & Collection Expenses | Acct. #46100903 |
| \$ 8,750 | To: Meters Expenses | Acct. #46100663 |
| 600 | To: Maintenance of Meters expense | Acct. #46100676 |
| 26,250 | To: Administrative Salaries | Acct. #46100920 |
- 3k. Consider and approve FY 2025-2026 Budget Amendment and:
- Appropriation of funds in the amount of \$68,930 from Miscellaneous Income, Acct. #461 00421 to Retained Earnings, Acct. # N/A – Sewer Div.;
- Appropriation of funds in the amount of \$71,959 from Retained Earnings, Acct. #N/A to Transportation Equipment, Acct. #46300392 – Sewer Div.
- 3l. Consider and approve a Transfer in the amount of \$5,800 (FY 2025) – Town Clerk
- | | | |
|---------|------------------------------------|-----------------------|
| \$5,800 | From: Contingency-Misc. Expenses | Acct. #10019000-58820 |
| \$4,000 | To: Exp-Town Clerk-Office Supplies | Acct. #10010650-56100 |
| \$1,800 | To: Exp-Town Clerk-PS-Indexing | Acct. #10010650-56758 |
- 3m. Approve Minutes of August 12, 2025 Regular Town Council Meeting.
- 3n. Acceptance of Gifts Donated to the Wallingford Public School for the 2024-2025 school year \$91,543/BOE

**MOTION WAS MADE TO approve Consent items 3a-3n.
MADE BY: TATTA
SECONDED BY: FISHBEIN**

ALL NINE TOWN COUNCIL MEMBERS WERE IN FAVOR

4. Items Removed from the Consent Agenda

There were no items removed from the Consent Agenda.

5. PUBLIC QUESTION & ANSWER PERIOD-

Bill Comerford of Broadview Drive spoke about wanting the Town Council to create an agenda item for the next Town Council meeting about the post tension concrete courts. He discussed emails he received from various departments in the town about the courts and how they needed to be fixed. He wants the Town Council to look at the proof that the courts in town need to be fixed correctly. He also discussed emails he received from the Police Department pertaining to the data center and how excessively hot temperatures could ruin the equipment in the data center.

Darrell Stancuna of Old Village Center spoke about how happy he is that an unused building in town will be used for a great purpose for affordable housing. He thinks the town needs it and wants to see more than one affordable housing building. He mentioned the need for a skate park so that the kids in town can have a recreational activity to do. He discussed the need for a civilian review board in which to monitor what the police officers are doing.

John Beecher of Seiter Hill Road expressed his concern about Connecticut being a sanctuary state. He is also concerned that the federal government has decided that they will be focusing on sanctuary states. He wanted to know if the town had a plan in place in case masked ICE agents come into town and start taking people and deporting them. Chairman Marrone stated that he does not know what role the town would play if federal agents tried to enforce federal laws in town other than to cooperate with them. John Beecher stated that he has lived in Wallingford a long time and has never seen mass police and that thought worries him. He feels that the people enforcing these laws should be identifying themselves when coming into towns. He mentioned how the federal government is now taking a position when it comes to vaccinations. He asked if the town has any plans to join other town departments of health to come up with a plan of action. Mayor Cervoni stated that our town Health Department has been regularly in touch with the State Health Department. He does not have specific knowledge as to what Mr. Beecher is concerned about. John Beecher stated that the overall question that he is raising here is that all politics are local and the Town Council is the town's representative.

Keith Massamino asked why each person who comes up to the microphone during public comment needs to state their name and address before speaking. He asked if that is a request or requirement. Chairman Marrone stated that is a requirement of the Town Council according to the Town Council rules. Keith Massamino asked why a citizen would have to give up their fourth amendment right to be able to participate in their first amendment right. Chairman Marrone stated that FOI requirements do not

state that there needs to be public comment at a meeting. The Town Council values the public comment and the rule for approaching the microphone is that you state your name and address for the record. Keith Massamino stated that if someone did not state their name and address before participating in the public comment, then that person cannot not speak. Chairman Marrone stated that is correct. Keith Massamino stated that this matter has been ruled on through the Supreme Court and that they ruled that citizens have the right to anonymously voice their opinion. The case in question was Watch Tower Bible v. Village of Stratton in 2002. Chairman Marrone stated that he is using the guidelines given by the FOI Commission. He stated that the FOI Commission says that whether the Town Council takes public comment or not is the option of the Town Council. Keith Massamino wanted to request that the Town Council to consider that fact that some people do not feel comfortable giving their name and address as public record at meetings. Chairman Marrone stated that he can consult with the Law Department after the meeting, research the case stated and go from there.

Nick of Highland Ave spoke about the speeding cars and accidents that happen on Highland Ave and how frequently this is happening. He would like something to be done to stop these things from happening. He is very worried about the safety crisis in Wallingford. He mentioned he has spoken to the Police Department numerous times. He explained numerous incidents that have happened on his street to him and his neighbors. He suggested the town buying speed cameras to help with the speeding incidents. He mentioned that Middletown has these speed cameras, and it has helped with speeding in certain areas of town. Chairman Marrone stated that the town has not talked about the Police Department purchasing speed cameras. He mentioned that the Police Department have a number of strategies that they use when it comes to speeding. He stated he can talk to the Police Chief about this matter.

Judith Lopez of Academy St. spoke about her interest in the affordable housing that will be coming to Wallingford. Herself and another resident have been talking to residents who are interested in the affordable housing, who are not ready to come to a Town Council meeting and speak though. They have been collecting their stories to share in an upcoming workshop at the town library in October. She talked about transplants to Wallingford and college kids coming back home and how they would be a good fit for the affordable housing.

6. Discussion of old business – Chairman Marrone

(a) Update on Hidden Brook Lane

Corporation Council Small mentioned they have obtained another easement, and she has two more in progress.

7. Executive Session pursuant to Connecticut General Statutes §1-200(6)(B) with respect to Workers' Compensation claim settlement of Donald Comstock – Human Resources

MOTION WAS MADE TO go into Executive Session pursuant to Connecticut General Statutes 1-200 (6)(B) with respect to Worker's Compensation claim settlement of Donald Comstock at 6:57 p.m.

MADE BY: TATTA

SECONDED BY: FISHBEIN

ALL NINE TOWN COUNCIL MEMBERS WERE IN FAVOR

Attendance in Executive Session was Councilor Allinson, Councilor Laffin, Vice Chair Tatta, Chairman Marrone, Councilor Fishbein, Councilor Reynolds, Councilor Regan, Councilor Carmody, Councilor Testa, Mayor Cervoni, Joe Passaretti and Kurt Trieber-Risk Manager.

MOTION WAS MADE TO come out of Executive Session and go back to Regular Session at 7:18p.m.

MADE BY: TATTA

SECONDED BY: FISHBEIN

ALL NINE TOWN COUNCIL MEMBERS WERE IN FAVOR

8. Discussion and possible action regarding the Workers' Compensation claim settlement of Donald Comstock – Human Resources

MOTION WAS MADE TO accept the Workers' Compensation claim settlement of Donald Comstock as discussed in Executive Session.

MADE BY: TATTA

SECONDED BY: ALLINSON

Councilor Fishbein suggested spending more time looking at these claims more carefully. He mentioned that he does intend to vote no on this matter because of a clause issue. He thinks if the town accepted the liability early on, they would be in a different place.

ROLL CALL

ALLINSON: AYE

CARMODY: AYE

FISHBEIN: NAY

LAFFIN: AYE

REGAN: AYE

REYNOLDS: AYE

TATTA: AYE

TESTA: AYE

MARRONE: AYE

7- AYE

1-NAY

0-ASBENT

MOTION: PASSED

9. Discussion and possible action regarding Collective Bargaining Agreement between the Wallingford Board of Education and Wallingford BOE Food Service (United Electrical, Radio and Machine Workers of America) from July 1, 2025 to June 30, 2028 – BOE

Danielle Bellizzi, Superintendent of schools and Dominic Barone, Business Manager for BOE were present to present the changes to the contract.

Ms. Bellizzi discussed the changes to the contract. She explained that it is a 3-year contract from July of 2025 through June of 2028. There are 35 members in the group which includes 21 full time members and 15 part time members. The wages were adjusted as part of the wage increase. There were changes to the insurance plans which only go to the employee. There are no family plans available. The premium cost share will stay at 12% in the first year and then go to 13% in the second year followed by 14% in the third year. The prescription medicine portion of this contract was updated to match what was on the town side for prescriptions. The probationary period changed to 30 working days down from 60. The CT paid sick leave law was added. The employees agreed to be paid by weekly by direct deposit. They added more support structures for workers.

10. Discussion and possible action regarding Collective Bargaining Agreement between the Wallingford Board of Education and Wallingford School Nurses (CT Health Care Assoc. District 1199, National Union of Hospital and Health Care Employees) from July 1, 2025 to June 30, 2028 – BOE

Danielle Bellizzi, Superintendent of schools and Dominic Barone, Business Manager for BOE were present to present changes to the contract.

Ms. Bellizzi discussed the changes to the contract. She explained that they have 13 nurses. This is a 3-year contract from July of 2025 through June of 2028. They eliminated steps 1 and 2 for the wages in the first year of the contract and added another step at the top step. The annual deductible plan changed from the \$2,500 to \$5,000. The prescription plan changed to allow all 4 prescription edits to be available. The CT paid sick leave law was added. They expanded the death in the family portion.

11. Presentation by David Kooris regarding Connecticut Municipal Development Authority (CMDA) – EDC

David Kooris, Executive Director Connecticut Municipal Development Authority and Don Crouch, Economic Development Specialist spoke about Connecticut Municipal Development Authority.

Mr. Crouch introduced Mr. Kooris to the Town Council. Mr. Kooris leads a public state agency dedicated to helping Connecticut communities build more housing and walkable downtowns and transits authority areas. He provides planning and technical access to funding to support vibrant economic growth and stronger local neighborhoods. His background as Deputy Commissioner at the Connecticut Department of Economic and Community Development has helped.

Mr. Kooris spoke about CMDA and how it can help Wallingford grow. CMDA is established by Legislation statute of the Connecticut Assembly. The statute that formed CMDA was established in 2019 but they were not funded, the board was not populated and they did not commence operations until 2024. He has been in his position for just over one year. They provide a sweep of tools to help municipalities achieve their development objectives in their downtowns and or the areas around their train stations. They are only allowed to operate within a half a mile of a rail road station or within a downtown mixed use walkable area. They have to be invited in by the town to be able to work with them. The first step is a resolution by the local legislative body which is the Town Council, to join them and embark down a path together. The town will get access to the technical assistance and financial resources if they partner with CMDA. They have a \$90 million bond authorization from the State. They are allowed to allocate those funds to projects that fall into certain categories. They can support technical assistance to municipalities, they can support transit authority development which is mixed use development within a half a mile from a train station, they can support housing, they can support building demolition or rehabilitation or they can support anything within the geographical area that they deem needs attention to. He mentioned the way this happens is to first opt in to joining them. Once that happens then they meet with the CEO and staff to talk about where the focus should be. They would look at the town's zoning regulations to see if they can certify that the town's zoning regulations will result in any housing development. They can give recommendations if needed. The Planning and Zoning Commission can take these recommendations, if any and accept them or deny them. Once zoning is certified the town will enter into a memorandum of agreement with the CEO that establishes the boundaries of the development district. Once the boundaries of that zoning are established they can move onto the funding aspect of the project. The funds usually would be in the form of a grant if coming from CMDA.

Councilor Fishbein asked if this arrangement is available to all towns in CT. Mr. Kooris stated that as of today 162 out of the 169 towns in CT are able to reach out to CMDA for assistance. All that are not covered by the Capital Regional Authority, as of October 1 that will change and every municipality except for Hartford and East Hartford will be able to so that will total to 167 towns in CT. The towns will have to have an existing or a planned rail or bus route transit station or a downtown. He stated that it might be more like 100 towns that would be able to benefit from using CMDA. Councilor Fishbein stated that he went onto the CMDA website and found a list of towns not eligible to participate in using CMDA because of geographic reasons. He wanted to know what that list of towns is. Mr. Kooris stated that the list is a list of either members or towns that have called a public hearing. He mentioned the eight towns that are not eligible are Hartford and the surrounding towns. Councilor Fishbein stated that towns cannot be part of CMDA and wanted clarification on why. Mr. Kooris stated that when the statute was originally written, it made a distinction between the eight municipalities in and around Hartford had access to the Capital Regional Development Authority. The Connecticut Municipal Development Authority was available to the other municipalities. A new State statute goes into effect on October 1, 2025 that allows the other municipalities to be able to join. Councilor Fishbein asked if the town decides to work with them and the process gets rejected, is that information available for FOI. Mr. Kooris stated that someone can FOI that information. Councilor Fishbein asked who decides what municipality gets the money. Mr. Kooris stated that projects that are submitted to them are reviewed by staff, vetted by their board and then it goes to the State Bond Commission. Councilor Fishbein mentioned that town

members are not on the board, and the members of the board are appointees of the leaders of the legislature. There are three appointees by the Governor and seven CAD members that are appointed by the legislature. He stated that if the town joins this group they look at our zoning regulations and makes recommendations and if the town doesn't follow the recommendations that it will get reported to the board. The town cannot apply for funding unless the recommendations are met to change the town's zoning.

Vice Chair Tatta asked if the main goal of this group is to increase housing in town. Mr. Kooris stated that the first purpose is economic and transit development and to increase tax base and vibrancy and activity in and around the railroad station. The second purpose is housing. The active train station would be the starting point for the housing within a half mile of it. Vice Chair Tatta asked what the town would be agreeing to if they went with this company. Mr. Kooris stated that at this step it is simply to let the company know the Town of Wallingford wants to work with them. Vice Chair Tatta asked once the town agrees to join if the statute is the only thing the town is agreeing to.

Mr. Crouch stated that one thing they have not been able to work with Mr. Kooris on is the technology assistance. He said Planning and Zoning has changed their middle housing regulations which is covering a lot of that area on Route 5 and would include the incentive housing.

Councilor Testa said that his understanding is that there is a certain amount of money that was set aside to be used by CMDA to help improve towns. The only way to get any of the money is to either have CMDA certify the zoning regulations already in place or go with their recommendations if they have any. He likes the idea. He agrees with the concept of what CMDA is presenting to the council. He asked who is eligible to receive the funding. Mr. Kooris stated that no, any implementation entity that is operating within the boundaries of the development district can apply to CMDA so that it can be the town itself, one of the town's agents, nonprofit, a developer or property owner.

Councilor Reynolds stated he looked on the CMDA website to see if there were any funded projects already and could not find any. Mr. Kooris stated that that is because there aren't any. The earliest a municipality could have opted in was in early February of this year. The estimate to establish the first districts this month and move towards project funding later this year.

Councilor Carmody asked how long it would take to make recommendations to the town's zoning. Mr. Kooris stated that right now there is a little bit of a back log because of the amount of requests from 2024 that came in all at once. That process was about five months. He expects the time frame to more about three months now from the time the town accepts working with CMDA to the time feed back is sent out. Councilor Carmody thinks this is a great idea and thinks the town should opt in and wait to at least see what the recommendations are if any then go from there. He thinks there is an opportunity here to increase the housing downtown.

Councilor Fishbein thinks the town should know about the zoning regulations and if they fit with that the town is trying to accomplish by revitalizing the town. He mentioned that the resolution they have does not give the town an option to do anything if the recommendations are not

agreed upon. It gives the Mayor's Office the ability to sign off on things and not the Town Council. He mentioned he would like to see the analysis of the zoning regulations done before the town opts into any type of agreement. Mr. Kooris stated that CMDA will not do the zoning analysis before the town opts in and approves the resolution to opt in and work with CMDA. Councilor Fishbein asked where that language is in the statute. Mr. Kooris stated that is the sequence in the statute. They have limited capacity. The company will not look at zoning regulations and make recommendations for a town who has not opted in to work with CMDA. Councilor Fishbein stated that the representation of the language is that if the town does not meet CMDA's requirements the town can opt out. Mr. Kooris stated that there is no opting out. The mayor would not be able to enter into an MOA with CMDA unless the zoning has been certified. If there were recommendations they would go before the Zoning Commission. He stated that there is nothing to opt out of. It is just that the town does not move forward with projects. Councilor Fishbein mentioned that if the town opts in to work with CMDA that the town will always be opted in with CMDA. He said there is nothing in the resolution giving the town the option to opt out of the agreement with CMDA ever. He also mentioned that the state statute can change. He asked what control the town has if the state statute changes and states that everyone who has opted to work with CMDA now has to change their zoning regulations. He stated as a legislative body for the Town of Wallingford would have no control at all. He would be more comfortable if he himself knew what the town was getting into by opting into an agreement with CMDA. Mr. Crouch does not believe that CMDA is dictating to the town what they have to do. He mentioned that this is just the first step in a conversation. He said that the town still needs to work together to work on the zoning regulations and CMDA can help with that. Right now, the town cannot get any technical assistance without the agreement in place. Councilor Fishbein asked if Mr. Kooris had any sample templates for zoning regulations from any other towns to show. Mr. Kooris stated that the zoning regulations for towns are not a one size that fits all and that each town's zoning regulations will be different.

Councilor Laffin thinks it is a good idea to have an agency work with the town to maximize the development around town.

Vice Chair Tatta asked if the resolution before them tonight can be amended to add a line to be able to opt out of the agreement if they deem so. Mr. Kooris stated that the council can add language stating to opt out of the agreement if they want to. He did mention that if they town receives funding for any project the opting out at that can be a problem then.

Councilor Allinson likes the idea of a partnership with CMDA. She is taking Councilor Fishbein's concerns into consideration. She wants to make sure that if the town opts into this agreement that the agreement cannot be added to. Mr. Kooris stated that opting in is just that. That is the only action required to begin to work with CMDA. If a development district is established then all that does is gives the municipality or developers have the ability to ask for funding. Councilor Allinson stated that the areas that need to develop are areas she has said all along needs helps with development. She mentioned why develop an area that has no transportation. She can agree with what CMDA is trying to do here.

Chairman Marrone asked the Law Department if amending this resolution or creating a new resolution was in the scope of what the council can do. Corporation Council Small stated that the council would have to be concerned if the resolution was asking about distributing any type of funds. They are not in that position though. She stated that this resolution is opting in to an agreement. It shows a serious attempt by the town to want to develop and revitalize the downtown area. The council is not losing any power by accepting the resolution. The power is in the Planning and Zoning Commission who will be deciding as to have the zoning regulations in place certified or to update the zoning regulations as recommended. If that does not happen then the town does not go any further in working with CMDA. They have limited funds and over 100 towns want to work with them, and they want to know who is committed to going through this process and then perhaps it will become an opportunity for the town or developers to fund a project in the town.

Councilor Fishbein said as a body, the council would be losing power because of the power would be given to the mayor. He mentioned the data center language and how it originally did not give any power to the legislative bodies and he was unwilling to sign it unless it stated that the Town Council or legislative bodies of the towns had the power. He stated that the stipulation of Planning and Zoning rejecting the recommendations is not stated in the resolution.

Mayor Cervoni stated that if there was a grant award then that decision would come back to the council for approval.

Vice Chair Tatta asked if the decision to develop a half mile from the train station and new development in town be determined by the mayor or could the council have that decision. Mr. Kooris stated that the statute states that the MOA be with the CEO. He mentioned whether the Council is involved in that process or not is local prerogative.

12. 6:30 p.m. To conduct a public hearing and consider and act on the Town of Wallingford joining the Connecticut Municipal Development Authority.

John Beecher of Seiter Hill Road spoke about the agreement with CMDA. He stated he has received State grants before for a 20-year period and within those 20 years he could not do anything to that piece of property of which he asked for the grant. He wanted to know what the terms are for this agreement if the town should opt in. Mr. Kooris stated it is very well possible that the municipality would have something in exchange for the grant money. The amount is any would be negotiated at the time of receiving the cost to do the project.

Austin Macenernie of Sunrise Circle spoke about the town opting into an agreement with CMDA and he thinks they should just do it because in the long run it will benefit the town.

Jim Skicker of Grieb Road who is the chairperson for the Planning & Zoning Commission. He spoke about the opportunity for someone to come in and look at what the town is doing and see if improvements can be made.

Larry Kellogg of Steston St spoke about the funding for any of this would be taxpayer money that would be used. He discussed that when talking about grants and such you are initially talking about

the taxpayers money and how taxes would go up again if this opting in turns into working together with CMDA.

13. Consider and approve a Resolution regarding joining the Connecticut Municipal Development Authority as a Member Municipality – EDC

MOTION WAS MADE TO approve a Resolution regarding joining the Connecticut Municipal Development Authority as a Member Municipality.

MADE BY: TATTA

SECONDED BY: LAFFIN

Councilor Fishbein proposes two additions to the motion.

MOTION WAS MADE TO amend the Resolution to add an addition to state that the Wallingford Town Council shall be required to approve all agreements related to the CMDA and retains the right to opt out of this relationship.

MADE BY: FISHBEIN

SECONDED BY: TATTA

Councilor Laffin asked about being told earlier that they had to approve the funding anyway.

Councilor Fishbein stated that he was thinking about this even before the town would get to the funding part of the agreement. He said if the council signs the resolution without the amendment than the mayor would be solely responsible for the decisions about the agreement. He is just asking that the MOA comes to the council and not the mayor for approval.

Councilor Laffin asked is this not what the council does with other grants when approving them and how the mayor is in charge of the paperwork and the council is in charge of approving the funding options.

Councilor Fishbein talked about the Daycare in town. The council authorizes the executive branch to handle everything. He is just asking for the same power they have in other relationships they have.

Councilor Testa stated that the issue with the data center had to do with a financial agreement. He does not see anything in the charter, having the responsibility of the mayor vs the Town Council that justifies this amendment. He said the mayor enters into agreements on behalf of the town. He feels that the council is not giving up power by having the mayor enter into this agreement.

Vice Chair Tatta said by agreeing to the amendment the town might have more councilors be in favor of this.

Councilor Carmody asked for clarification about whether or not the state statute said that the CEO of the municipality is the one who enters into the agreement. Mr. Kooris stated that yes but it does not preclude from how that happens. How that happens is local process but the

statute says the opt in is by the legislative body and the MOA is executed by the CEO.

Councilor Fishbein stated that he cannot think of another situation like this one here with the resolution and how it reads. Adding the amendment would make the resolution more favorable to him.

ROLL CALL ON THE FIRST AMENDMENT

ALLINSON: NAY

CARMODY: NAY

FISHBEIN: AYE

LAFFIN: NAY

REGAN: NAY

REYNOLDS: NAY

TATTA: AYE

TESTA: NAY

MARRONE: AYE

3- AYE

6-NAY

0-ASBENT

MOTION: FAILED

MOTION WAS MADE TO amend the Resolution to add an addition to state if the Planning and Zoning Commission rejects the recommended changes from the CMDA this opt in shall be null in void.

MADE BY: FISHBEIN

SECONDED BY: TATTA

Chairman Marrone asked what happens if the Planning and Zoning Commission does not approve the recommendations. Mr. Kooris stated that then the next step just would not be taken.

Councilor Regan asked if they can do an amendment that said the agreement expires in a period of time, give it five years in the event that there is zero activity regarding to funding.

Councilor Laffin stated when it comes to government, if there is no action then the agreement dies. There is no need for the addition of an extended period of time with no action taken place.

Vice Chair Tatta asked if the State statute changes to say that towns have to opt into an agreement With CMDA can the Town Council then pass another resolution stating that the statute has changed. Coporation Council Small stated that if the Town hasn't agreed to move forward with projects and funding of money because she cannot see the Hartford saying this is manditory. It is an opt in option at the moment. She would hate to see the council opt out of the agreement if the Planning and Zoning said no to option A but is willing to entertain option B.

Councilor Fishbein stated that is why he had two suggestions. Corporation Council Small stated that the authority is the Planning & Zoning Commission. She also said if it money that the Town needs from a grant, the town will follow the normal procedures. Councilor Fishbein is concerned about the long term opt in option.

ROLL CALL ON THE SECOND AMENDMENT

ALLINSON: NAY
CARMODY: NAY
FISHBEIN: AYE
LAFFIN: NAY
REGAN: NAY
REYNOLDS: NAY
TATTA: AYE
TESTA: NAY
MARRONE: NAY
2- AYE
7-NAY
0-ASBENT
MOTION: FAILED

ROLL CALL ON THE ORIGINAL MOTION

ALLINSON: AYE
CARMODY: AYE
FISHBEIN: NAY
LAFFIN: AYE
REGAN: AYE
REYNOLDS: AYE
TATTA: AYE
TESTA: AYE
MARRONE: AYE
8- AYE
1-NAY
0-ASBENT
MOTION: PASSED

14. Presentation by Honeycomb Real Estate regarding 55 Kondracki Lane Affordable Housing Proposal – EDC

Lewis Brown of Honeycomb Real Estate who is partner and founding managing principle, Kurt Montagno of Montagno Construction who is partners with Honeycomb and the general contractors and Steve Capriana who is the Vice President of Honeycomb Real Estate.

Mr. Brown, Mr. Montagno and Mr. Capriana introduced themselves to the council. Mr. Brown talked about and showed projects they have done throughout Connecticut during the power point presentation. Mr. Capriana talked about the affordable housing they want to put at 55 Kondracki Lane. 66 units that

are being proposed. He discussed the three options for the fixed tax assessment proposal. There was a slide that had the full analysis broken down by year. Their operating expenses were discussed. The Low Income Housing Tax Credit Program was discussed. The debt service cover ratio for the project was discussed.

Councilor Fishbein asked if Homeycomb Realty would consider that they restrict rentals to residents who have lived in Wallingford for at least 10 years. Mr. Brown stated that you have to be careful with who you restrict rent to. They create a resident's selection plan that has to be approved by the state and needs to be compliant with fair housing. Councilor Fishbein is worried about the need for Wallingford residents and them being able to get the affordable housing over people who do not live in town. He asked who owns the property now. Mr. Brown stated that it is privately owned but they are under contract to purchase the property.

Councilor Allinson asked what the status of the building is. Mr. Brown stated that it is just a vacant building right now. It was a skilled nursing facility. Councilor Allinson asked who would manage the property after it is built. Mr. Brown stated that Honeycomb Realty will still be the owner and it will be professionally managed. Councilor Allinson asked if these units would be designed for families to live there. Mr. Capriana stated that there will be a total of eight 2-bedroom units. The 2-bedroom units are the only units that can allow for a family to live there.

Vice Chair Tatta said that she was not happy with the amount of taxes being collected. She mentioned the huge tax increase the town had because of the re-evaluation on the residential side. She is not against the project, she is against the tax abatement which she knows needs to happen.

Councilor Reynolds mentioned that because most of these units are studio and 1-bedroom units they most likely will not have kids in the school systems. He wanted to know if the increase in traffic was considered. He is also sensitive to the tax increase as well as the need to develop commercial real estate.

Mr. Brown stated that in order to develop this type of housing there needs to be relief somewhere. He said they will be collecting more taxes each year than what the current facility was paying to the town.

Mr. Capriana mentioned that these affordable housing units are valued in a different manner than a residential home is.

Mr. Brown mentioned that single family homes burden a town more than a multi family home does.

Vice Chair Tatta agrees that the town would be getting more taxes collected but for zero services. She said the town would have gotten a lot more if this building was used for regular housing without the tax breaks. She mentioned that whatever tax break someone gets, it will cost another person more to live in Wallingford.

Councilor Testa mentioned the only way the council can consider this is to realize the need for affordable housing in town. He said this presentation from Honeycomb Realty is a way to get there. There is a need for seniors and young people to stay in the community and this is the way to do that.

Chairman Marrone asked what the next step would be and what to anticipate for the future. Mayor Cervoni stated that Honeycomb Realty is here trying to gauge the perspective of the council to see what they are going to face and if the developer has the appetite for this project. If everyone is in agreement with the project then they will come back to the council for a vote. He mentioned that there is a huge rise for housing needs in CT and the housing shortage makes it difficult for people to find homes. The housing costs are so high that it is difficult for people especially first time home buyers or even renters to be able to afford something.

Councilor Allinson mentioned that a project like this affordable housing allows people the ability to live on their own and not have to live with family members because they cannot afford rent or a house.

Mr. Brown stated that this affordable housing project is not just about the money being paid for taxes or whatnot it is about providing something that is mutually beneficial for the community.

Councilor Fishbein mentioned that you have the state telling the towns that they will lose a level of control if projects like these aren't done. He mentioned the developers are saying that these projects are not viable without the tax relief. He also mentioned who the CMDA gets \$90 million of tax payer dollars.

Councilor Regan asked if there would be 60 or more parking spots for this affordable housing location. He mentioned if you take the average cost per vehicle and times that by 60, you can add that to the tax role. He said there was no mention of the water, sewer bills being added or the aspects that the people living in the affordable housing units would be spending money shopping for groceries, going to restaurants and just in general boosting the economy by spending money in Wallingford.

15. Executive Session pursuant to Connecticut General Statutes §1-225(f) and §1-200(6)(B) to discuss a pending claim in the matter of *Town of Wallingford v. Russell Larivierre* – Law Dept.

Executive Session agenda items #15, #16 and #17 were combined into one motion.

MOTION WAS MADE TO go into Executive Session pursuant to Connecticut General Statutes 1-225 (f) and 1-200 (6)(B) to discuss a pending claim in the matter of Town of Wallingford v. Russell Larivierre, go into Executive Session pursuant to Connecticut General Statutes 1-225 (f) and 1-220 (6)(B) to discuss a pending foreclosure matter of Town of Wallingford v. Barnes Road Associates LLC, et al, go into Executive Session pursuant to Connecticut General Statutes 1-225 (f) and 1-200 (6)(B) regarding strategy and negotiations with respect to the following pending tax appeal matters, Agree Eastern LLC v. Town of Wallingford and Harvest Park Associates LLC v. Town of Wallingford at 9:46 p.m.

MADE BY: TATTA

SECONDED BY: FISHBEIN

ALL NINE TOWN COUNCIL MEMBERS WERE IN FAVOR

Attendance in Executive Session was Councilor Allinson, Councilor Laffin, Vice Chair Tatta, Chairman Marrone, Councilor Fishbein, Councilor Reynolds, Councilor Regan, Councilor Testa, Mayor Cervoni and Corporation Council Janis Small. Councilor Carmody was absent.

**MOTION WAS MADE TO come out of Executive Session and go back to Regular Session at 10:05p.m.
MADE BY: TATTA
SECONDED BY: FISHBEIN**

**EIGHT OF THE NINE TOWN COUNCIL MEMBERS WERE IN FAVOR
COUNCILOR CARMODY WAS ABSENT.**

16. Executive Session pursuant to Connecticut General Statutes §1-225(f) and §1-200(6)(B) to discuss a pending foreclosure matter of *Town of Wallingford v. Barnes Road Associates, LLC*, et al – Law Dept.
17. Executive Session pursuant to Connecticut General Statutes §1-225(f) and §1-200(6)(B) regarding strategy and negotiations with respect to the following pending tax appeal matters – Law Dept.
 - (a) *Agree Eastern LLC v. Town of Wallingford*
 - (b) *Harvest Park Associates LLC v. Town of Wallingford*
18. Discussion and possible action regarding the matter of *Town of Wallingford v. Russell Larivierre* as discussed in Executive Session – Law Dept.

**MOTION WAS MADE TO authorize the Law Department to act on the matter of Town of Wallingford v. Russell Larivierre as discussed in Executive Session.
MADE BY: TATTA
SECONDED BY: LAFFIN**

THERE WAS A VOICE VOTE AND SEVEN OUT OF THE NINE TOWN COUNCIL MEMBERS WERE IN FAVOR. COUNCILOR FISHBEIN WAS NOT IN FAVOR OF THIS MOTION AND COUNCILOR CARMODY WAS ASBENT.

MOTION PASSES

19. Discussion and possible action with respect to the pending foreclosure matter of *Town of Wallingford v. Barnes Road Associates LLC*, et al as discussed in Executive Session – Law Dept.

Councilor Fishbein stated that this matter is a result of a blight lien noncompliance with the town's blight ordinance. He spoke about his frustration with this matter and the impact it has on the neighbors who have to live next to these situations. He would like to see some kind of process for those who had to endure looking at or driving by and living with such liens to

somehow be compensated.

MOTION WAS MADE TO authorize the Law Department to act with respect to the pending foreclosure matter of Town of Wallingford v. Barnes Road Associates LLC et al as discussed in Executive Session.

MADE BY: TATTA

SECONDED BY: LAFFIN

THERE WAS A VOICE VOTE AND EIGHT OUT OF THE NINE TOWN COUNCIL MEMBERS WERE IN FAVOR. COUNCILOR CARMODY WAS ASBENT.

MOTION PASSES

20. Motion to consider and authorize settlement in the pending tax appeal matter of *Agree Eastern LLC v. Town of Wallingford* as discussed in Executive Session – Law Dept.

MOTION WAS MADE TO authorize the settlement in the pending tax appeal matter of Agree Eastern LLC v. Town of Wallingford as discussed in Executive Session.

MADE BY: TATTA

SECONDED BY: LAFFIN

THER WAS A VOICE VOTE AND EIGHT OUT OF THE NINE TOWN COUNCIL MEMBERS WERE IN FAVOR. COUNCILOR CARMODY WAS ASBENT.

MOTION PASSES

21. Motion to Consider and authorize settlement in the pending tax appeal matter of *Harvest Park Associates LLC v. Town of Wallingford* as discussed in Executive Session – Law Dept.

MOTION WAS MADE TO authorize the settlement in the pending tax appeal matter of Harvest Associates LLC v. Town of Wallingford as discussed in Executive Session.

MADE BY: TATTA

SECONDED BY: LAFFIN

THERE WAS A VOICE VOTE AND EIGHT OUT OF THE NINE TOWN COUNCIL MEMBERS WERE IN FAVOR. COUNCILOR CARMODY WAS ASBENT.

MOTION PASSES

The meeting adjourned at 10:09 p.m.

Respectfully Submitted,

Kristen Panzo
Town Clerk

Meeting digitally recorded

Joseph A. Marrone III, Chairman

Date

Kristen Panzo, Town Clerk