

RECEIVED FOR RECORD 1-31-25
AT 5:00pm AND RECEIVED BY
Kristen Panzo TOWN CLERK

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

Robert F. Parisi Council Chambers

January 28, 2025

6:30 P.M.

RECORD OF VOTES & MINUTES

The Town Council Meeting on Tuesday, January 28, 2025 was called to order at 6:30 p.m. The Pledge of Allegiance was said. Councilors in attendance were Autumn Allinson, Thomas Laffin, Christina Tatta, Samuel Carmody, Vincent Testa, Christopher Regan, Jesse Reynolds, and Chairman Joseph A. Marrone. Mayor Vincent Cervoni, Town Attorney Gerald E. Farrell Sr., Comptroller Timothy Sean and Town Clerk Kristen Panzo were also present. Councilor Craig Fishbein was absent.

1. Pledge of Allegiance
2. Roll Call
3. Consent Agenda
 - 3a. Consider and approve Tax Refunds totaling \$23,226.49 (#556-631)
Acct. #1001001- 41020 - Tax Collector
 - 3b. Consider and approve a Transfer in the amount of \$51,775 from Contingency – Misc. Exp., Acct. #10019000-58820 to Town Council Exp.-PS- Consulting, Acct. #10010050-56774 – Chairman Marrone
 - 3c. Acceptance of Overtime Reimbursement Funds and consider and approve Appropriation of funds in the amount of \$8,055 to Misc. Revenue, Acct. #1009052-47040 and to Police Overtime, Acct. #10020050-51400 – Police Dept.
 - 3d. Acceptance of Operation Fuel Grant and consider and approve Appropriation of funds in the amount of \$450 to Revenue, Acct. #2134002-47152 and to Expenditures, Acct. #21340100-58830 – Y&SS
 - 3e. Acceptance of Donation for Client Assistance and consider and approve Appropriation of funds in the amount of \$500 to Revenue, Acct. #2134002-47152 and to Expenditures, Acct. #21340100-58830 – Y&SS
 - 3f. Acceptance of Donation from the Wallingford Rotary Foundation and consider and approve Appropriation of funds in the amount of \$760 to Revenue, Acct. #2134002-47152 and to Expenditures, Acct. #21340100-58830 – Y&SS

- 3g. Consider and approve Appropriation of funds in the amount of \$13,149 from Revenue - State Misc. - SOS Early Voting Nov. 2024, Acct. #1009051-45122 to Voters Payroll Labor Cost, Acct. #10010600-51000 - Registrars
- 3h. Consider and approve FY 2024-2025 Budget Amendment and Appropriation of funds in the amount of \$142,500 from Cash to Solids Handling Complex Update, Acct. #46300331 – Sewer Div.
- 3i. Consider and approve a Transfer in the amount of \$30,000 from Retiree Sick Leave, Acct. #10012100-51750 to Unemployment Insurance, Acct. #10012100-52970 – Human Resources
- 3j. Consider and approve Job Description for Chief Maintainer – Water Division/ Human Resources
- 3k. Consider and approve Modification to existing Bid Waiver with AECOM to include piloting of select screen presses – Sewer Div.
- 3l. Consider and approve Bid Waiver for FKC Co. and for PWTech to provide press piloting – Sewer Div.

MOTION WAS MADE to approve Consent items 3a-3l.

MADE BY: TATTA

SECONDED BY: REGAN

ALL MEMBERS PRESENT WERE IN FAVOR

4. **Items Removed from the Consent Agenda**

There were no Consent Agenda items removed.

5. **PUBLIC QUESTION & ANSWER PERIOD**

Paul Ciardullo of Bayberry Drive stated that at the last Town Council meeting he requested to have an item added to the agenda and he is disappointed that it was not added to this agenda. The item he wanted added was to discuss and vote upon a mandate for the council to review performance of the budget every month. He thinks it is really important to do this now before the upcoming budget is here. His hope in asking for this it to inform the public and the town of the spending in town. He discussed the budget for the last four years.

Jason Michael of Meadow Street discussed conversations that were had at the Town Council meetings in the past. One of them in particular was with the Town Engineer last spring and how the newly laid basketball courts at Doo Little Park are failing. He found out that they were having a meeting with the contractor and he asked to attend seeing how he was on the Building Maintenance Committee then and he was told he they had to check on it. A few days before the meeting was supposed to take place, he called and they told him

there is no meeting. He stated that there in fact was a meeting and that he was lied to. He mentioned that Parks & Rec stated that the basketball courts at Doo Little are in good shape, so he took it upon himself to check out the courts, proceeded to take pictures of the courts and then send the pictures to the Town Council for review. He talked about one last thing and that was the Christmas Tree pick up situation. He talked about the projects in town and what it is costing the tax payers.

Paul Ciardullo of Bayberry Drive wanted to elaborate on what Mr. Michael was talking about. Mr. Ciardullo thinks new software is a start. He also thinks it is going to take a cultural shock and a new way of looking at how the town spends money to be able to answer where certain amounts of money are going for certain projects.

6. Discussion of old business – Chairman Marrone

(a) Update on Hidden Brook Lane

Attorney Farrell stated that Corporation Counsel Small said the people she is dealing hired a different attorney and she has talked to that attorney and she thinks things will move forward quickly.

(b) Update on Community Pool

Mayor Cervoni stated that Mr. Michaels is in communications with the architect is that they are in the final review and he is hoping to see the return from the code enforcement next week.

(c) Update on Town Building Maintenance Assessment

Mayor Cervoni stated that there are seven buildings that are being looked at. They are; The Historical Railroad, The SCOW Stem Building, Town Hall, The Armory (former Police Station), Animal Control Facility, Park & Rec and the Senior Center. He mentioned that the last report that came in was the report on The Armory and it is still being reviewed by the Director of Public Works. His plan is to have comments back to the consultant next week and hopefully have the final draft reports within the month of February.

7. Update on ARPA funds – Comptroller

Mr. Sena gave a brief over view of the ARPA funds the town received, how much was spent on town projects, businesses and non-profits and how much money is left over. The remaining ARPA money will go into the General Fund and the Town Council can appropriate the money when they have an idea as how to use it.

Councilor Laffin asked if the council can get the report and numbers from Mr. Sena instead of trying to write everything down at this meeting.

8. Discussion and possible action regarding Senior Housing RFP – P&Z

**MOTION WAS MADE to accept the senior housing RFP as presented.
MADE BY: TATTA
SECONDED BY: LAFFIN**

Kevin Pagini, Town Planner spoke about the RFP. He stated the creation of this housing is a necessity in town. According to the Senior Center, there were 289 calls last year from seniors in need of housing. Approximately 36% of the population, are 55 and over and that number will most likely increase in the coming years. The site would be in close proximity to the Senior Center, train station, bus routes and other downtown amenities. The construction of the affordable units and the attractive setting will allow residents to stay in town, while opening the middle stock of houses for younger families. The quiet and natural surroundings are perfect for this use of an underutilized property. He also mentioned that it is not in the RFP but 100% of the units will be affordable but he would like the council's opinion on it.

Councilor Tatta wanted to elaborate that the housing group in town that Mr. Pagini mentioned is not a board and commission appointed by the Mayor or the council. This a group of people in town that has just gotten together on their own and created a group. She asked how many units is this affordable housing expected to be. Mr. Pagini said it can be anywhere from 200 units to more than that. She asked about the percentage of affordable housing that the State of CT requires and if all unites are affordable how would that affect it. Mr. Pagini stated to get to the 10% that the State of CT is looking for the town would need about 1,800 units. She asked what happens with the State if the town does not meet the 10%. Mr. Pagini stated that they cannot deny anyone affordable housing. There was mention to passive recreation on the property in the RFP and the question was brought up if that use is for anyone in town or just people who live at the affordable housing units. Mr. Pagini stated that the use is for everyone not just residents who live at the affordable housing units. She asked if the town would still maintain the property either through a land lease, or if the property is being sold. She wanted clarification on this. Mr. Pagini said they are still discussing this with the Mayor and that the RFP is more of a design concept.

Mayor Cervoni stated that the use of the property that Mr. Pagini is referring to is was part of a grant that was used to buy the piece of property. It has to be a passive recreation use open to the public. The section of the property that goes away from the boat house. He stated as far as ownership they will explore what the options are going forward.

Councilor Reynolds stated that the property in question is a really nice parcel. He asked about the term on the length of affordable housing and if that is something the council can dictate. Mr. Pagini stated that the town can dictate the number of years through a deed restriction.

Councilor Regan asked about a portion in the RFP where it stated that three different master concepts are to be submitted. He wanted clarification on that. He wanted to have that portion of the RFP fixed to not be so broad of an idea that consultants come back with. He talked about the map that is provided with the back up and asked about a piece of property and who owns it. He wanted to know if any of the other properties on the map would be able to be used to expand

the affordable housing from 200 to more.

Councilor Tatta asked about connecting the trail behind Oak Street to the Linear Trail. Mr. Pagini stated that there is a way to connect the trail for now without having to go over any bridges and such.

Councilor Testa asked Mr. Pagini to clarify on the map in the backup, a particular parcel. There are three parcels that can be used in the RFP and councilor was just trying to figure out what parcels were what. There was a discussion about the parcels and what they are.

Steve Knight of Ivy Street stated he is a member of the informal housing group. He said there are varying numbers of them. There are some realtors, a person from the Senior Center, and many other people. This group was formed from a consultant from SCROG. He stated the group's main issue is to bring to light the fact that affordable housing is needed in Wallingford.

Jason Michael of Meadow Street asked about the 1,800 affordable housing units to make up the 10% that the State of CT would be looking for. He was told the town would 1,800 more affordable housing units than what the RFP is proposing at 200 units.

Richard Partesano of Highland Avenue stated he is also part of the informal housing group. Wallingford Works for Housing is the name of the group. He said they are in favor of moving forward with the RFP. He gave demographics about the town and why the town of Wallingford needs affordable housing.

Sean Doherty, YMCA Director. He is also part of the informal housing group in town. He discussed conversations that seniors at the YMCA are having about affordable housing and how they are saying they need to get out of their current homes but do not know where to go.

ROLL CALL

ALLINSON: AYE

CARMODY: AYE

FISHBEIN: ABSENT

LAFFIN: AYE

REGAN: AYE

REYNOLDS: AYE

TATTA: AYE

TESTA: AYE

MARRONE: AYE

8- AYE

0- NAY

1- ABSENT

MOTION: PASSED

9. Executive Session pursuant to State of Connecticut General Statutes §1-200(6)(E), §1-200, §1-210 (b)(5)(B) and §7-232a to discuss Power Supply Agreements – Electric Div.

MOTION WAS MADE to go into Executive Session at 7:42 p.m.

MADE BY: TATTA

SECONDED BY: LAFFIN

ALL MEMBERS PRESENT WERE IN FAVOR

Attendance in Executive Session is Allinson, Laffin, Regan, Tatta, Marrone, Carmody, Reynolds, Testa PU Commissioner Bob Beaumont, Director of Public Utilities Rick Hendershot, Mayor Cervoni and Town Attorney Gerald Farrell Sr.

10. Discussion and possible action regarding Power Supply Agreements as discussed in Executive Session – Electric Div.

MOTION WAS MADE to come out of Executive Session and go back into Regular Session at 7:54 p.m.

MADE BY: TATTA

SECONDED BY: ALLINSON

ALL MEMBERS PRESENT WERE IN FAVOR

MOTION WAS MADE to go accept the Power Supply Agreement as discussed in Executive Session.

MADE BY: TATTA

SECONDED BY: LAFFIN

ALL MEMBERS PRESENT WERE IN FAVOR

11. Executive Session pursuant to Section 1-200(6)(D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property – Mayor

MOTION WAS MADE to go into Executive Session at 7:25 p.m.

MADE BY: TATTA

SECONDED BY: LAFFIN

ALL MEMBERS PRESENT WERE IN FAVOR

Attendance for Executive Session is Allinson, Laffin, Regan, Tatta, Marrone, Carmody, Testa, Reynolds, Engineer Alison Kapushinsky, Mayor Cervoni and Town Attorney Gerald Farrell Sr.

The meeting adjourned at 7:57 p.m.

Respectfully Submitted,

Kristen Panzo
Town Clerk

Meeting digitally recorded

Joseph A. Marrone III, Chairman

Date

Kristen Panzo, Town Clerk

Date