

30.

**TOWN OF WALLINGFORD, CONNECTICUT
TOWN COUNCIL MEETING**

**TUESDAY
SEPTEMBER 27, 2022
6:30 P.M.**

RECORD OF VOTES AND MINUTES

The Town Council Meeting on Tuesday, September 27, 2022, was called to order at 6:35 p.m. There was a moment of silence and the Pledge of Allegiance was said. Councilors in attendance were: Samuel Carmody, Craig Fishbein, Joseph A. Marrone, III, Christina Tatta, Vincent F. Testa, Jason Zandri, and Vice Chair Thomas Laffin. Mayor William W Dickinson, Jr., Town Attorney Janice Small, Corporation Counsel Janis Small, and Controller Timothy Sena were also present.

1. Pledge of Allegiance
2. Roll Call

Congratulations and Presentation of jackets to Lyman Hall School Indoor Track Team winning the 2022 CIAC Class M Indoor Track Championship – Mayor

The Mayor and Vice Chair Laffin congratulated the team and assisted Coach Dave Palmer with the presentation of jackets to the four members present of the Indoor Track Team. This is the first team since 1995 to win this championship.

3. Consent Agenda
 - 3a. Consider and Approve Tax Refunds totaling \$10,014.06 (#89 - #151) Acct. #1001001-41020 – Tax Collector
 - 3b. Acceptance of State of CT Dept. of Public Health for infectious disease case management and consider and approve Appropriation of funds in the amount of \$1,291 from Revenue-Misc., Acct. #1009052-47040 to Health Overtime, Acct. #10040050-51400 – Health Dept.
 - 3c. Consider and approve the Acceptance of the 2021 Small Cities Community Development Block Grant from the State Dept. of Housing and consider and approve the Appropriation of funds in the amount of \$1,500,000 from Revenue, Acct.# 247-TBD to Expense, Acct. #247-TBD – Mayor
 - 3d. Consider and approve Appropriation of ARPA funds in the amount of \$15,000 from Revenue-Federal, Acct. #2391002-45200 to Expense-Admin., Acct. #23910401-58590 – Comptroller
 - 3e. Consider and approve a Transfer in the amount of \$1,054 from Office Supplies, Acct. #10040100-56100 to Capital, Acct. #10040100-57000-TBD – Y&SS
 - 3f. Consider and Approve Write-offs Uncollectible Accounts in the amount of \$171,145.59 – FY Ending 6/30/2022 – Electric Div.

- 3h. Consider and Approve the Resolution authorizing the Mayor to enter into an agreement with the State of Connecticut Department of Public Health and accept funds in the amount of \$177,960 for the Epidemiology and Laboratory Capacity Supplement (ELC2) Grant and designate the Director of Health as the administrator of the program for the purpose of ELC2 activities – Health Dept.
- 3i. Approve Town Council Minutes of September 13, 2022.

MOTION WAS MADE TO APPROVE CONSENT AGENDA ITEMS 3a – 3f and 3h and 3i.

MADE BY: FISHBEIN
SECONDED BY: ZANDRI
VOTE: ALL AYE
MOTION: PASSED

4. Items Removed from the Consent Agenda:
- 3g. Consider and authorize Police Station Steering Committee to obtain quotes for Electrical Switchgear Bid Waiver Request in the estimated amount of \$80,000 - \$100,000 – Mayor

In attendance were Alison Kapushinski, Chair of the Police Station Steering Committee, and Jeff Anderson, VP of Pre-construction for Downes, the Construction Manager

Councilor Tatta asked why they want to do a quote instead of a bid and how will this be done. Councilor Tatta indicated that she is uncomfortable having the town ask specific people for quotes instead of using the bid process.

Ms. Kapushinski stated that she discussed this with the Purchasing Agent and the Comptroller and they agree with the proposal.

Mr. Anderson explained that they are attempting to order the electrical switchgear as soon as possible to avoid delays and maintain the construction schedule. He explained the timeline with the normal bid process, which could take 8 weeks. There are extreme lead times on this component. They typically partner with an experienced electrician he has done this with before to go to the main vendors of switchgear. The money will just be spent sooner and can mitigate costs on the back end. The resulting price would be part of the Guaranteed Maximum Price to be submitted by December 5th. He stated that he has done this with other municipalities. This could save two to three months on the project and will help them develop a well-defined construction schedule. Mr. Anderson stated that he has begun the preliminary process and could be priced out by the next Steering Committee Meeting. He noted that soliciting a separate bid for the switchgear would not be desirable to vendors as they would want the full electric package. He plans to be out to bid on the whole project in the next few weeks. The Guaranteed Maximum Price will be presented to the Town in early December. They would authorize contractors in Mid-January. If we can release the switchgear in the next month, we will pick up that time.

Councilor Fishbein stated a concern with creating a precedent. Since Mr. Anderson is representing the Town, Councilor Fishbein asked if Mr. Anderson has signed the Town's ethics code. Mr. Anderson stated that he has signed a contract with the Town and that there will be no financial gain on his part if we do this. Councilor Fishbein stated that this is unusual.

Hearing no public comment Vice Chair Laffin called the public hearing adjourned.

MOTION WAS MADE TO authorize the Police Station Steering Committee to obtain quotes for Electrical Switchgear Bid Waiver Request in the estimated amount of \$80,000 - \$100,000.

**MADE BY: MARRONE
SECONDED BY: ZANDRI**

ROLL CALL VOTE:	MARRONE: YES
CARMODY: NO	TATTA: NO
FISHBEIN: NO	TESTA: YES
LAFFIN: YES	ZANDRI: YES
4 – AYE	
3 - NAY	
MOTION: FAILED	

Mayor Dickinson noted that the law covers what was proposed. Our ethics code is one thing but we are adequately protected.

5. **PUBLIC QUESTION AND ANSWER PERIOD**

Bob Gross, Long Hill Road, asked questions regarding the grant for the train station and if this is the first application under this grant to be submitted by the town. The Mayor responded that it is a new grant, so he doesn't believe so. Mr. Gross asked how much of the ARPA money has been spent so far and if any has gone to people in need. Mr. Sena replied that \$25,000 has been spent on the consultant and the software. He added that nothing has been approved.

Bill Comerford, 5 Broadview Drive, asked about the demolition of the Brother's building. He stated that the contractor did not complete the job because the town had to remove the foundation. He asked if the Mayor was aware of this or had discussed it with the head of Public Works. Mayor Dickinson replied that he is aware of the project in general but leaves the details to the department. The departments should be following proper legal and customary construction practices. If a problem arises then he will get involved. Mr. Comerford stated that the contractor did not do the job so the taxpayers paid twice. Mr. Comerford also asked who owns the rights to the meetings broadcast on YouTube. He asked if there were backup files. This question came up when he asked for a copy of a meeting video and was unable to get one. Atty. Small replied that she doesn't know about the rights but understood that the problem was that the Town couldn't create the requested DVD. She noted that the minutes and the audio are the records and the video is not required. It was noted that the audio and video are stored on a server. Mr. Comerford also asked about the town's sale of the property between Center Street Brewery and the Thrift Store. He was not in support of that sale. He asked if the Town retained a right of way over that property because it is frequently used by townspeople. Mayor Dickinson replied that there is an easement between the church property and Mr. Caplan's property, but not a right of way. That is private property and has always been private property. He stated a concern that Mr. Caplan can close off that access from Wallace Avenue.

Vice Chair Laffin closed the Public Comment session.

6. 6:30 p.m. Conduct a Public Hearing and Consider and Act on the following Ordinance Entitled:
AN ORDINANCE AMENDING "AN ORDINANCE APPROPRIATING \$460,000 FOR SCHOOL SYSTEM CAPITAL IMPROVEMENT PROGRAM PHASE IV AND AUTHORIZING THE ISSUE OF \$460,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE HEREOF THE MAKING OF

TEMPORARY BORROWINGS FOR SUCH PURPOSE” TO INCREASE THE APPROPRIATION AND BOND AUTHORIZATION THEREIN BY AN ADDITIONAL \$438,000.

Vice Chair Laffin convened the public hearing for the Amendment of the \$460,000 School System Capital Improvement Program Phase IV Ordinance adopted on April 27, 2021, to increase the appropriation and bond allocation by an additional \$438,000 for security vestibules at schools within the Town. The Ordinance which is the subject of this public hearing is available to the public and may be obtained at this meeting or from the Town Clerk.

Councilor Zandri moved, and the motion was seconded by Councilor Marrone, to read the title of the ordinance and to waive the reading of the remainder of the ordinance, incorporating its full text into the minutes of this meeting.

VOTE: ALL AYE
MOTION: PASSED

AN ORDINANCE AMENDING “AN ORDINANCE APPROPRIATING \$460,000 FOR SCHOOL SYSTEM CAPITAL IMPROVEMENT PROGRAM PHASE IV AND AUTHORIZING THE ISSUE OF \$460,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE HEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE” TO INCREASE THE APPROPRIATION AND BOND AUTHORIZATION THEREIN BY AN ADDITIONAL \$438,000.

Hearing no public comment, Vice Chair Laffin called the public hearing adjourned.

MOTION WAS MADE TO ADOPT the proposed Ordinance.

MADE BY: MARRONE
SECONDED BY: ZANDRI

Councilor Fishbein asked if someone from the Bond Council should be present. Mr. Sena replied they are not present and that this is just an amendment to the previous ordinance. No bonds have been issued yet.

ROLL CALL VOTE:	MARRONE: YES
CARMODY; YES	TATTA: YES
FISHBEIN: YES	TESTA: YES
LAFFIN: YES	ZANDRI: YES

7 – AYE
0 – NAY
MOTION: PASSES

Vice Chair Laffin declared the ordinance adopted.

7. 6:30 p.m. Conduct a Public Hearing and Consider and Act on:

Amendments to Chapter 173, Salon and Personal Service Establishments of the Code.

In attendance, Eloise Hazelwood, RS, MPH, Interim Director, Health Department
Vice Chair Laffin convened the public hearing for the Amendments to Chapter 173, Salon and Personal Service Establishments of the Code.

Councilor Testa moved, and the motion was seconded by Councilor Marrone, to read the title of the ordinance and to waive the reading of the remainder of the ordinance, incorporating its full text into the minutes of this meeting.

VOTE: ALL AYE
MOTION: PASSES

AN ORDINANCE AMENDING CHAPTER 173, SALON AND PERSONAL SERVICE ESTABLISHMENTS OF THE CODE

Hearing no public comment, Vice Chair Laffin called the public hearing closed.

MOTION WAS MADE TO adopt the proposed ordinance.

MADE BY: TESTA
SECONDED BY: MARRONE

Councilor Tatta noted that the fees were lowered for most businesses.

Councilor Fishbein asked about Chapter 173.7, Section C, 'suspending without warning, prior notice or hearing, the license'. He asked if we provide for a hearing process afterward. Ms. Hazelwood replied that if there was an imminent health concern they would be closed. They can come forward and present why they should be reopened. Atty. Small noted that Section F has the appeal.

Councilor Zandri reiterated that Council had the opportunity to increase the fees from \$50 to \$100. He noted that the State allows charging up to \$250. Council chose to lower the fee so that all are paying \$50 to offset some of the burdens on small businesses.

Ms. Hazelwood explained the rationale for increasing it to \$100. Our licensing fees are the lowest of all the surrounding towns. She stated that some business owners have asked for a moratorium on salons and nail facilities to slow competition.

Councilor Zandri stated that we want to encourage business. If small businesses need assistance, they can reach out to town services. He added that the consumers decide the saturation point in the market.

Councilor Marrone noted that the fees bring in such a small amount that it doesn't affect the cost of running the department. The goal of the Council was to help businesses.

ROLL CALL VOTE:	MARRONE: YES
CARMODY: YES	TATTA: YES
FISHBEIN: YES	TESTA: YES
LAFFIN: YES	ZANDRI: YES

7 – AYE

0 – NAY

MOTION: PASSES, The Ordinance is adopted.

8. Discussion and Action regarding Resolution authorizing Mayor William W. Dickinson to file an application to the State of CT Department of Economic and Community Development (DECD) CT Communities Challenge Grant for up to \$3,000,000 for the rehabilitation of the exterior and interior of the Town's Historic Railroad Station building, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of CT DECD for financial assistance if offered, to execute any amendments, rescissions, and revisions thereto, to carry out approved activities and to act as the authorized representative of the Town of Wallingford – EDC

In attendance were Anthony Bracale, EDC, William Silver, Silver Petrucelli and Associates, and Tammy Raccio, Chair, Board of Education

MOTION WAS MADE TO authorize Mayor William W. Dickinson to file an application to the State of CT Department of Economic and Community Development (DECD) CT Communities Challenge Grant for up to \$3,000,000 for the rehabilitation of the exterior and interior of the Town's Historic Railroad Station building, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of CT DECD for financial assistance if offered, to execute any amendments, rescissions, and revisions thereto, to carry out approved activities and to act as the authorized representative of the Town of Wallingford.

MADE BY: ZANDRI

SECONDED BY: MARRONE

Mr. Bracale gave a summary of the project. The Town has an opportunity for a challenge grant to cover 50% of the cost. The building will be repaired and upgraded regardless of the grant. The Town can create something special in the Town Center. This area is still being transformed. The restoration of the historic Railroad Station will connect the upper and lower parts of the Town Center.

Mr. Silver stated that he is a registered historic architect. He showed photos from the 20s and 30s showing that it is a unique building. He showed drawings of the recommended exterior restoration to stabilize the building. Since the building is on the National Register, not much can be changed to the exterior appearance. There will be repairs to the slate roof, and some brick and brownstone need to be replaced. He proposes simplifying the interior layout so that there could be a separate second-floor tenant. The windows and entrances will remain the same. He explained the budget which includes \$860,000 for exterior stabilization and restoration and \$650,000 for interior structural changes, stair tower, lift, restrooms, mechanicals, and current code standards. They will be providing a shell for the future tenant.

Councilor Fishbein asked if there has been a discussion of a Fanueil Hall type of use, with multiple shops and restaurants. Mr. Silver replied that with the many entrances, there could be multiple tenants. Councilor Fishbein stated that he likes what he sees.

Councilor Tatta stated that the drawing of the interior looks like it is designed for two tenants. She asked why there is so much interior design before we know who the tenants will be. Mr. Silver explained that the core spaces are designed for any user. The restrooms, stairs, and lifts are centrally located for ADA accessibility. Councilor Tatta asked if the design can be changed for a tenant. Mr. Silver replied yes.

Councilor Zandri asked about the mezzanine and the basement. Mr. Silver replied the mezzanine was just a service area and the basement is primarily for utilities. Mr. Silver explained that one of the last items in the budget is the developer build-out which is for customizing lighting or duct systems, etc. for a tenant. Councilor Zandri asked if there is any interest from tenants yet. Mr. Bracale replied that there is nothing solid yet. This is a marquee building and a prime location. Councilor Zandri asked about the flexibility of the space with Health codes. Mr. Bracale replied that we should have multiple options for tenants.

Councilor Testa noted that at the same time we are facing decisions about the Armory and the Police Station. We need to look at the whole infrastructure and what we want to do with Adult Education. We might need to slow down to make a comprehensive decision. He stated that he likes what he sees. He asked how the RFP would be proposed. He asked if we are looking for a developer to lease the building for 10 years. He likes that we are open to suggestions for the RFP. We don't want to be forced into a decision that might affect the Board of Education. He asked about the model railroad group that is using the basement. Mr. Silver stated that they have half the space. Councilor Testa stated that this could be a central marketplace. He stated that maybe the model railroad can stay. He noted that one idea is to include the Board of Ed's transition program. He wants Council to make the decision and be involved in what's going into the building. Possibly the RFP would be for a building manager. He asked if the grant would go before the RFP and what the time frame would be.

Mayor Dickinson stated that first, we have to get the grant. The proposal today is for permission to apply. If we get it then the RFP can be discussed.

Councilor Testa asked how long we would have to spend the money. Mayor Dickinson replied that he doesn't know the timeframe, but we will want to move as soon as possible. Mr. Silver stated that it will take 3 months to bid for the exterior and approximately 6 months to finish the exterior. Then do the RFP for the interior. They would customize the interior core facilities to meet the needs of the tenant. Councilor Testa stated that it sounds like 9 months to a year before we have to decide on what to do with the building. We want to make sure we don't limit our options. We need time to give it thought. He stated that this is a great idea. Mr. Bracale replied that once it kicks off we will see a lot of interest in the building.

Councilor Tatta asked if there is a specific tenant in mind. Mr. Bracale replied no. Councilor Testa asked who will write the RFP. Mr. Silver replied that he would help write the technical side. The use criteria would come from the EDC and City Hall. Atty. Small stated that it comes back to Council. The decision is made here. The RFP asks developers or tenants to make a pitch to the Town. Councilor Tatta asked where the other 50% of the funding will come from. Mayor Dickinson replied that the Town would have to appropriate funds to cover the \$1.75M, maybe do a bond authorization.

Councilor Carmody stated that this is an exciting project. He asked about the timeline for the grant. The Mayor replied that he understands that the grant may be awarded in January. Councilor Carmody stated a concern with relocating Adult Education. Ms. Raccio noted that if the grant were awarded, the Town would have 3 years to commit the funds and 5 years to finish the project.

In that time, she hopes to have Town space for the Adult Education program. The Superintendent is looking into potential space if there is a more immediate need. Councilor Carmody stated that he takes the relocation of the Adult Ed program seriously.

PUBLIC COMMENT

Bob Gross, Long Hill Road asked if this will be funded using ARPA money. Mayor Dickinson replied that there will be a \$1.75M appropriation. He didn't know if the ARPA money would be an available source. Mr. Gross noted that we could get parallel grants. He asked about electric vehicle charging stations at the Station. Mr. Silver stated that for now, we are focusing on core issues, so they are not currently in the plan. Mr. Gross suggested electric vehicle charging stations are included in the parking lot and the state will pick up half of the cost. The State wants transit-oriented projects. He asked why we don't wait to let the developer design the interior. He also noted that there could be tax credits from the State for renovations. Vice Chair Laffin stated that it is usual to provide the shell and a basic interior. Mr. Gross asked if the model trains will stay. Mayor Dickinson stated that there is no determination yet. It may depend on the use and/or the developer and access to the utilities. Mr. Gross asked what happens if there are cost overruns. Mayor Dickinson stated that there is no assurance that we can go back to the State for more money.

Ray Ross, Silver Pond Apartments, 656 Center Street, asked if the railroad station is on the national register of historic buildings. Mr. Silver replied yes. Mr. Ross noted that that limits modifications to the exterior and would prevent a restaurant from using it. Mr. Silver stated that the developer will have to accept the exterior as it is.

Lucille Trzcinski, Southview Drive, asked why are you doing this. The primary goal in the past was to get permanent residents downtown to create a vibrant, long-lasting, successful downtown. Money should be spent to purchase properties and sell them to developers for incentive housing. She gave examples of other towns that worked with Smithcraft. She suggested looking long-term. She stated that you will regret this decision. Mayor Dickinson noted that there is a memo from the Town Planner stating that this fits in with the Plan for Conservation and Development.

Bill Comerford, 5 Broadview Drive, asked if the Town looked at selling the building. Mayor Dickinson replied no, that this is a symbol of Wallingford. Vice Chair Laffin added that it was brought up but they decided not to sell it. Mr. Comerford asked why they are making so many changes and investing that much money when they don't know what it's going to be. He asked if traffic patterns were considered, such as trucks delivering supplies to a restaurant. He asked if a feasibility study was done. Vice Chair Laffin replied that this is one of many stages to develop the site. Mr. Comerford asked for verification that part of the grant is due October 7th. Mayor Dickinson said yes. Mr. Comerford asked why the rush. He has not seen a vision or a feasibility study that has to be part of the application. Mayor Dickinson replied that the drawings will be submitted. Mr. Comerford pointed out additional sections of the grant application that he didn't think we had answers for. He asked if we don't get the grant, are we prepared to spend the money to get the exterior fixed? Mayor Dickinson replied that we are obligated to maintain the building. Mr. Comerford noted that if we had the Building Maintenance Committee, the deterioration would not have happened. He asked about the gutters. Mayor Dickinson replied that it was determined that there were no gutters originally, so they were removed. Later it was determined that there were gutters so they will be put back. Mr. Comerford stated that he is against this. Our biggest recent project with DECD was the Center Street Cemetery ... He asked that it be on record that 3 years after the sign-off, there were problems and the whole exterior of the building had to be redone. This was an oversight by all that signed off (architect, administration, public

works, and contractor). He wants his testimonial, documents, and photos submitted with the grant application.

Bob Gross, Long Hill Road, asked why just this building. He noted that other Towns included more than one building so they could include housing. We could partner with land owners. We are missing a big opportunity.

Vice Chair Laffin stated that the use of this building has been talked about for a long time. Area landlords have been included in the discussions. The project has been discussed for years. This is the project chosen.

Lucille Trzcinski, Southview Drive, asked what the long-term goal is for developing this building. Vice Chair Laffin stated that it is part of the POCD. Ms. Trzcinski stated that you should have a vision of a vibrant downtown. This project is not it.

Vice Chair Laffin called the public hearing closed.

Councilor Fishbein stated that this building is currently used by the government, and it has a purposeful use. His vision is that it looks better, is brought up to code, and has a non-government function. This is the first step. This will bring the shell to a state where we can partner with a 3rd party. This is similar to the project to revitalize the American Legion Building. He believes this project will make the area more vibrant.

Councilor Zandri agreed. His vision is a lot more businesses that are street worthy. He agrees that there needs to be a population that lives there. There is an ancillary population but we need something to draw them downtown. He noted that the town has been buying properties around the Brother's parking lot over the years. There is only so much the Town can do. He questioned if we need something to bring people downtown or is it more people living there. He suggested doing both and adding other elements. This building is a piece of the plan. He looks forward to this moving forward.

Vice Chair Laffin called the public hearing adjourned.

ROLL CALL VOTE:	MARRONE: YES
CARMODY: YES	TATTA: YES
FISHBEIN: YES	TESTA: YES
LAFFIN: YES	ZANDRI: YES

7 – AYE

0 – NAY

MOTION: PASSES

9. Discussion and possible action on the process of notifying local nonprofit and business entities of the opportunity and procedure to apply for ARPA funds – Councilor Carmody.

Councilor Carmody explained that progress is being made but we have not discussed how we will notify nonprofits and business entities of the available funds. The process needs to be transparent and allow nonprofits and businesses to apply. The portal is due to go live the first week of October. He suggested that the easiest way is to insert notifications in electric bills. Vice Chair

Laffin noted that the EDC has a marketing plan. We can also go to the press and social media. Councilor Carmody asked if we need a motion to insert something in the electric bills.

**MOTION WAS MADE FOR all electric customers to receive notification of the opportunity to apply for ARPA funds and instructions on how to access the portal.
MADE BY: CARMODY
SECONDED BY: TESTA**

Councilor Fishbein stated that he supports the notification. He added that he expected to see the proposed insert at this meeting. Atty. Small stated that the portal goes live on October 10th and will be available for 60 days. She suggested checking with the Electric Division to see if they can isolate the business bills vs. individual bills. Nonprofits would be in that category. Councilor Fishbein stated that there is no harm in informing private individuals as well. He asked if there is an approved flyer, as the Council should review it. Atty. Small replied that the EDC is doing marketing to businesses, but there is no flyer yet. Councilor Fishbein stated that he agrees with the spirit. He asked if the Consultant has a standard memo that can be used and associated with the marketing campaign. He stated that he supports the motion.

Councilor Tatta noted that the 3rd aspect which is government projects. She asked what the process is to apply for those. Vice Chair Laffin noted that the general public wouldn't have the information to submit a public project. Mayor Dickinson stated that municipal projects follow the same process as always. The Administration provides suggestions that have to be agreed to by the Council and the Administration. The Council can propose projects to the Mayor's office.

Councilor Testa asked what happens next. He noted that government projects are a discussion for another meeting. Atty. Small replied that she has drafted what she thought Council wanted, so that can go on the portal. Vice Chair Laffin agreed that the government projects should not be on the portal at this time. There was a question about the recording of the meeting where this was discussed. Councilor Fishbein stated that he gave that meeting video to the town. That meeting determined that there has not been enough direction from this body for that aspect.

Councilor Marrone suggested removing the politics of what projects get approved or ranked. This body is not necessarily the best to make the decisions. Council wanted to give that authority to the Committee, though it comes back to the Council for a final say. Vice Chair Laffin stated that Council is the legal authority.

PUBLIC COMMENT

Bob Gross, Long Hill Road, asked how many businesses and 501(c)3s are in town. He noted that some don't get electric bills. Jim Wolf, EDC, replied that there are 2,100 small businesses but he doesn't know if that includes nonprofits. Mr. Gross stated that the Town must have that data. The easiest way would be to send everyone a letter – in English and Spanish. That would be fair and equitable.

Riley O'Connell, Edgerton Road, stated that 60 days is not a lot of time. Multiple businesses missed out on the PPE funds. The Town failed them. He implored the town to leave no stone unturned to get the word out. He noted that many non-profits don't have physical addresses in Wallingford. Time is of the essence.

Sean Doherty, Wallingford Family YMCA, asked about technical assistance for businesses and nonprofits. He asked what happens after the deadline and to include that information in the marketing.

Vice Chair Laffin reviewed the process and noted that the Committee will not begin reviewing until the portal closes. Mayor Dickinson suggested that the committee review applications as they come in but maybe not make decisions.

Councilor Tatta asked if the Consultant has ideas for marketing from other towns they have worked with. We will need multiple methods. Atty. Small stated that the Consultant is not involved in marketing but she can ask. She noted that a memo with the new timeline will be provided.

Councilor Fishbein noted that the motion is a direction to a town department that is not here. He asked if this is doable and if a motion is necessary. Mayor Dickinson replied that he will pursue getting it done. Atty. Small stated that she will notify Council if there is a problem.

Councilor Carmody withdrew the motion.

Councilor Zandri asked if there will be a link to the portal on the town website. Atty. Small replied yes. Councilor Zandri stated that he thinks we are hitting all the bases.

Vice Chair Laffin called the public hearing adjourned.

10. Review and Consideration of the evaluation of the Fire Department done by Shoreline Associates completed in or around 2011 – Councilor Marrone

Vice Chair Laffin stated that no action is taken on this item.

11. Executive Session pursuant to Section 1-225(f) and Section 1-200(6)(B) regarding strategy and negotiations with respect to the following pending litigation:
 - (a) Wallingford Group, LLC v. Town of Wallingford;
 - (b) 350 North Cherry Street Extension, LLC v. Town of Wallingford; and
 - (c) Yalesville Properties, LLC v. Town of Wallingford

/Law Dept.

MOTION WAS MADE TO move to Executive Session pursuant to Section 1-225(f) and Section 1-200(6)(B) regarding strategy and negotiations with respect to the following pending litigation:

- (a) Wallingford Group, LLC v. Town of Wallingford;**
- (b) 350 North Cherry Street Extension, LLC v. Town of Wallingford; and**
- (c) Yalesville Properties, LLC v. Town of Wallingford**

**MADE BY: FISHBEIN
SECONDED BY: ZANDRI
VOTE: UNANIMOUS
MOTION: PASSED**

Vice Chair Laffin declared the Council in Executive Session at 9:15 p.m.

Attendance at Executive Session

Carmody	Mayor William W. Dickinson Jr.
Fishbein	Corporation Counsel Janis Small
Laffin	Comptroller Timothy Sena
Marrone	
Tatta	
Testa	
Zandri	

MOTION WAS MADE TO conclude Executive Session and return to the public session.

MADE BY: ZANDRI
SECONDED BY: FISHBEIN
VOTE: UNANIMOUS
MOTION: PASSED

Vice Chair Laffin declared the Council in Public Session at 9:25 p.m.

12. Discussion and possible action to authorize settlement in the pending tax appeal matter of Wallingford Group, LLC v. Town of Wallingford as discussed in Executive Session – Law Dept.

MOTION WAS MADE TO consider and authorize settlement in the pending tax appeal matter of Wallingford Group, LLC. V. Town of Wallingford as discussed in Executive Session.

MADE BY: FISHBEIN
SECONDED BY: TESTA
VOTE: UNANIMOUS
MOTION: PASSED

13. Discussion and possible action to authorize settlement in the pending tax appeal matter of 350 North Cherry Street Extension v. Town of Wallingford as discussed in Executive Session – Law Dept.

MOTION WAS MADE TO consider and authorize settlement in the pending tax appeal matter of 350 North Cherry Street Extension. V. Town of Wallingford as discussed in Executive Session.

MADE BY: FISHBEIN
SECONDED BY: TESTA
VOTE: UNANIMOUS
MOTION: PASSED

14. Discussion and possible action to authorize settlement in the pending tax appeal matter of Yalesville Properties, LLC v. Town of Wallingford as discussed in Executive Session – Law Dept.

MOTION WAS MADE TO consider and authorize settlement in the pending tax appeal matter of Yalesville Properties, LLC. V. Town of Wallingford as discussed in Executive Session.

**MADE BY: FISHBEIN
SECONDED BY: TESTA
VOTE: UNANIMOUS
MOTION: PASSED**

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Cheryl-Ann Tubby
Recording Secretary
Meeting digitally recorded



Vincent Cervoni, Chairman

25 OCT 2022

date



Deborah McKiernan, Town Clerk

date

RECEIVED FOR RECORD 10-3-22
AT 12:00 p.m. AND RECEIVED BY
Deborah McKiernan TOWN CLERK