

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

**TUESDAY  
November 23, 2021  
6:30 P.M.**

**RECORD OF VOTES & MINUTES**

The Town Council Meeting on Tuesday, November 23, 2021 was called to order at 6:37 p.m. There was a moment of silence and the Pledge of Allegiance was said. Councilors in attendance were Joseph A. Marrone, III, Christopher K. Shortell, Christina Tatta, Jason Zandri, and Chairman Vincent Cervoni. Councilors Fishbein, Laffin and Morgenstein were absent. Mayor William W. Dickinson, Jr., and Town Attorney Gerald E. Farrell, Sr. were also present.

3a. Consider and approve Tax Refunds totaling \$19,239.47 (#516-556)  
Acct. #1001001- 41020 - Tax Collector

3b. Consider and approve Merit Increase (2) – Human Resources

3c. Consider and approve a Transfer in the amount of \$747 from Maintenance of Vehicle,  
Acct. #10020150-54320 to EMS Response/Command Vehicles,  
Acct. #Capital 10020150-57000-01015 – Fire Dept.

3d. Acceptance of second portion of Epidemiology and Laboratory Capacity Enhancing  
detection of Cooperative Agreement funds and consider and approve Appropriation of  
funds in the amount of \$107,940 – Health Dept.

\$107,940 Revenue To: Covid-LHD-ELC Acct. #2244002-45112

\$107,940 Expenditures To: Acct. #224-TBD

3e. Acceptance of funds and consider and approve Appropriation of funds in the amount of  
\$1,872 – Wallingford 350

\$1,872 From: Revenue Fund #252  
Event or Sale Proceeds 2524002-47040

\$1,872 To: Expenditures Fund #252  
25240150-58830

3f. Consider and approve a Transfer in the amount of \$20,000 from Regular Wages, Acct.  
#10010401-51000 to Overtime, Acct. #10010401-51400 - Comptroller

- 3g. Consider and approve Appropriation for Transformer procurement in the amount of \$623,000 from Retained Earnings, Acct. #N/A to Line Transformers, Acct. #368 - Electric Div.
- 3h. Acceptance of Donation from Nucor Steel Connecticut, Inc. and consider and approve Appropriation of funds in the amount of \$15,000 to Revenue Donations-Police, Acct. #2502002-47152 and to Expense Donations-Police, Acct. #25020050-58830-10135 –Police Dept.
- 3i. Consider and approve Job Description Deputy Fire Chief – Human Resources
- 3j. Consider and approve authorizing Chairman Cervoni to write letter to all non-profits who receive Town funds (as shown on pages 44, 46 and 47 of the 2021-2022 Adopted Budget) requesting financial information by April 1, 2022 to assist the Council in its 2022-2023 budget deliberations – Councilor Shortell
- 3k. Consider and approve Town Council Meeting Schedule for 2022 – Chairman Cervoni
- 3l. Approve Town Council Minutes of October, 12, 2021, October 26, 2021 and November 9, 2021

**MOTION WAS MADE TO APPROVE CONSENT AGENDA ITEMS 3a.- 3h. and 3j.-3l.**

**MADE BY: SHORTELL  
SECONDED BY: TATTA  
VOTE: ALL AYE  
MOTION: PASSED**

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

- 3i. Consider and approve Job Description Deputy Fire Chief – Human Resources

**MOTION WAS MADE TO APPROVE JOB DESCRIPTION FOR DEPUTY FIRE CHIEF.**

**MADE BY: SHORTELL  
SECONDED BY: TATTA**

Councilor Shortell feels this is a good job description and very detailed but he questioned the word “career” in the description. Chief explained this is a change from Wallingford career Fire Department to career Fire Department.

Mr. Hutt mentioned they did run an internal exam for this position and it was not successful.

Councilor Shortell asked if the person will be disqualified if all experience is in volunteer. Mr. Hutt said they would not be qualified. Chief noted some volunteers have some of these skills, but not command. Chief went on to state we are looking for the best qualified candidate for this position.

Councilor Shortell remarked then why make the change, it seems exclusionary.

Councilor Marrone asked if the description could be amendable striking the word “career”.

<b>ROLL CALL VOTE:</b>		<b>SHORTELL: YES</b>
<b>FISHBEIN:</b>	<b>ABSENT</b>	<b>TATTA: YES</b>
<b>LAFFIN:</b>	<b>ABSENT</b>	<b>TESTA: YES</b>
<b>MARRONE:</b>	<b>YES</b>	<b>ZANDRI: YES</b>
<b>MORGENSTEIN:</b>	<b>ABSENT</b>	<b>CERVONI: YES</b>
<b>6-AYE</b>		
<b>3-ABSENT</b>		
<b>MOTION: PASSED</b>		

5. Public Question & Answer Period

Mr. Gross inquired about the ARPA consultant. There was discussion between Mr. Gross and the Mayor.

Mike Glidden, 29 Pomeroy Avenue, suggested we look to see what’s out there. He agrees with the Mayor that small businesses are really hurting and time is of the essence.

Evgenia Mays, 76 Tankwood Road, thanked Councilors Shortell and Zandri for their service.

6. Discussion and possible action regarding Agreement of the Wallingford BOE and the Educational Administrators’ Association of Wallingford 2022-2025 – BOE

In Attendance: *Francis Thompson, Assistant Superintendent, Personnel, BOE*  
*Tammy Racci, Vice Chair, BOE*

Mr. Thompson discussed changes for the proposed contract.

Chairman Cervoni stated without action this contract will go into effect.

7. Update from Police Station Steering Committee – Councilor Marrone

In Attendance: *Alison Kapushinski, Town Engineer*

Ms. Kapushinski gave an update on Wallingford Police Station Steering Committee (see attached report.)

Councilor Marrone asked if there will be a Committee.

The Mayor said they (the Steering Committee) would be the Building Committee.

Councilor Marrone asked if this would come back to Council. The Mayor stated money would have to be appropriated.

Ms. Kapushinski said she is happy to give updates.

The Mayor stated it would take one year for a complete design.

Councilor Marrone asked if Town Council could get minutes from these meetings in the agenda packet and Ms. Kapushinski stated they are online.

Councilor Shortell asked Chairman Cervoni if he is there as a private citizen. Chairman Cervoni answered no and noted he is appointed by the Mayor as Chairman of the Council. The Mayor stated if someone else wants to serve he is fine with that.

8. Discussion and possible action regarding rescinding the Host Agreement with GotSpace LLC – Councilor Marrone

Attorney Farrell indicated there were internal issues with GotSpace and he was hoping to see them cleared up.

There was discussion between Attorney Farrell and Councilor Marrone about the 36 month timeline.

Attorney Farrell stated the Agreement could be assigned to another entity.

Councilor Testa does not want anyone to think we could change our mind on this now and stated we can't because we have a legal binding agreement.

Attorney Farrell stated in the town of Bozrah advocacy was denied because GotSpace didn't show up.

Councilor Tattta wanted clarification on the Host Agreement and it being transferrable. Attorney Farrell stated almost every contract is assignable. He went on to state it's GotSpaces Agreement and it cannot be assigned to just anyone.

Councilor Marrone feels this was a big sales pitch and now we are in a situation. He stated it's not clear why Council supported this.

Attorney Farrell noted state legislature passed it within a couple weeks of it being proposed.

Councilor Zandri asked if it gets assigned, does it come back here. Attorney Farrell answered no.

Councilor Zandri stated he hopes this does come back here.

Public Comment

Evgenia Mays asked what represents a default and if any deadlines needs to be met for GotSpace for land purchase. Attorney Farrell stated there are deadlines in the contract and explained it would have to be a default with the town of Wallingford for it to be a default, not a third party.

Ms. Mays asked for clarification of successors and assignees.

Kathy Palmer, 18 Tankwood Road, feels they need to get more concrete answers.

Mr. Maturo, 1009 North Farms Road, stated he will have no privacy if this goes through. He asked the Council to do their homework.

Kelly watrous, 183 Pinehurst Drive, doesn't feel due diligence was done. She questioned why this does not have to go to P&Z first.

Jessica Polansky, 1039 North Farms Road, wanted to reiterate what neighbors said that it is reckless for this to be rushed.

Ken, 110 Washington Street, feels Town Council made a mistake and GotSpace is a bad deal for our town.

9. Discussion and possible action regarding the formation of a committee to discuss the ARPA funds and/or the setting of a special meeting to discuss same.

Councilor Tatta read aloud the purpose of this request from the back-up information on the agenda. She went on to say a consultant can let us know if our ideas can be used.

Councilor Shortell stated he is trying to see the legality in this and noted he tends to agree with the Mayor. He then gives hypotheticals.

There was further discussion between Councilor Shortell and the Mayor.

The Mayor feels a consultant will be a big help.

Councilor Marrone agrees with the Mayor's philosophy. He has concerns with bringing in the only consultant that responded to the bid. He feels the biggest issue is transparency.

Chairman Cervoni proposed a consultant can be an ARPA fund expense. Councilor Zandri thinks that is a good idea and went on to say many restaurants and businesses already received funds from the government. Councilor Zandri indicated a lot of different things can be done with this money and he feels the extra steps are worth doing.

Councilor Testa wants to be involved in establishing the program not just approving the expenditures. He wants the Town Council involved in all discussions and feels they should be establishing priorities.

Councilor Shortell asked if Council would have discussion with the consultant present.

Councilor Tatta would like to have the special meeting without the consultant. She wants to talk about options and a wish list. She then asked if there is a minimum amount the consultant needs to get. The Mayor said off-hand he does not know.

**MOTION WAS MADE TO SET A SPECIAL TOWN COUNCIL MEETING FOR THE PURPOSE OF SPENDING ARPA FUNDS.**

**MADE BY: TATTA  
SECONDED BY: SHORTELL**

Chairman Cervoni asked Town Clerk to poll the Council for December 7<sup>th</sup>.

Amy Walsh, 19 Guigley Road, proposed some ideas and stated there are way more great ideas than we have money for. She encouraged the Council to have a meeting.

Mr. Gross asked the Mayor when he is going to hire. The Mayor responded in December.

Autumn Allinson, 126 High Hill Road, feels there has been a lot of clarity on what funds can be spent on.

<b>ROLL CALL VOTE:</b>	<b>SHORTELL: YES</b>
<b>FISHBEIN: ABSENT</b>	<b>TATTA: YES</b>
<b>LAFFIN: ABSENT</b>	<b>TESTA: YES</b>
<b>MARRONE: YES</b>	<b>ZANDRI: YES</b>
<b>MORGENSTEIN: ABSENT</b>	<b>CERVONI: YES</b>
<b>6-AYE</b>	
<b>3-ABSENT</b>	
<b>MOTION: PASSED</b>	

10. 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 MOVE INTO EXECUTIVE SESSION AT 9:10 P.M.**

**MADE BY: SHORTELL  
SECONDED BY: TATTA  
VOTE: ALL ALYE  
MOTION: PASSED**

**MOTION WAS MADE TO MOVE INTO 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.

**MOTION WAS MADE TO MOVE OUT OF EXECUTIVE SESSION AT 9:19 P.M.**

**MADE BY: SHORTELL  
SECONDED BY: TATTA  
VOTE: ALL AYE  
MOTION: PASSED**

**Time of Executive Session 9:10 p.m. to 9:19 p.m.**

**Attendance at Executive Session:**

<b>MARRONE</b>	<b>MAYOR WILLIAM W. DICKINSON, JR.</b>
<b>SHORTELL</b>	<b>TOWN ATTORNEY GERALD E. FARRELL, SR.</b>
<b>TATTA</b>	<b>TIMOTHY SENA, COMPTROLLER</b>
<b>TESTA</b>	
<b>ZANDRI</b>	
<b>CERVONI</b>	

**MOTION TO ADJOURN  
MADE BY: SHORTELL  
SECONDED BY: MARRONE  
MOTION: PASSED**

The meeting was adjourned at 9:20 P.M.


Respectfully submitted,

Lisa Moss  
Council Staff  
Meeting digitally recorded

RECEIVED FOR RECORD 11-29-21  
AT 2:15 p.m. AND RECEIVED BY  
Deborah McKiernan TOWN CLERK

  
\_\_\_\_\_  
Vincent Cervoni, Chairman

18 FEB 2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Deborah McKiernan, Town Clerk

2/18/2022  
\_\_\_\_\_  
Date

## **Wallingford Police Station Steering Committee Agenda**

### **TOWN COUNCIL UPDATE**

- The Steering Committee consists of: myself, Chairman Cervoni, retired Police Chief Bill Wright, retired Fire Chief Rich Heidgard, Public Works Director Rob Baltramaitis, and Wallingford resident and retired Professional Engineer Jon Walworth. Chief Ventura, or another Police Department representative, attends all meetings.
- In August, the Town purchased 100 Barnes Road for the site of the new police station. The building was occupied by 3M and consists of a mostly wide-open floor plan with a row of offices along the west side of the building.
  - a. We plan to renovate the entire building to best suit the Police Department's needs.
  - b. One of our objectives is to deliver a building that will allow the Police Department to achieve Tier 3 and CALEA accreditations.
  - c. The proposed design will include a sally port addition and two outbuildings - a storage garage and an indoor firing range
- On November 10, the Steering Committee unanimously approved the recommendation to award the successful bidder, Jacunski Humes from Berlin CT, the RFP for architectural & engineering design services.
  - a. They have completed studies/designs for 50 police departments in Connecticut alone. They also do work in Massachusetts, Rhode Island, Pennsylvania, and Vermont adding another 40 police departments to their resume.
  - b. Jacunski Humes has a proven track record in Wallingford, as they completed a Space Needs Assessment for Wallingford PD, a Feasibility Study for the Expansion and Renovations to Wallingford PD, and the Site and Building Assessment of 100 Barnes Road for potential use by the PD.
  - c. Recent constructed designs include Stamford Police HQ, North Haven Police Department, and Bethel Police Department
  - d. We are waiting for the PO for Jacunski Humes, at which point the Purchasing Department will schedule a contract signing and we will schedule a kick-off meeting with the architect.
  - e. First task will be to revisit the conceptual floor plan to update the current programming needs of the Police Department.



- The bid for Construction Manager is currently being reviewed by various Town departments (Purchasing, Risk, Law). The Committee hopes to have that advertised in December with a tentative bid opening in mid-January.