



**MINUTES OF THE TOWN OF CHESHIRE
TOWN COUNCIL REGULAR MEETING
7:00 PM, TUESDAY, AUGUST 12, 2025
COUNCIL CHAMBERS, 84 SOUTH MAIN ST., CHESHIRE, CT 06410**

Present:

Peter Talbot, Don Walsh, David Veleber, John Milone, Fiona Pearson, Tricia Cramer, Deena Allard

Staff/Guests: Sean M. Kimball, Town Manager; Andrew Martelli, Assistant Town Manager; Noelle Shepard, Management Specialist; Town Attorney Jeffrey Donofrio; Jim Jaskot, Finance Director

Absent:

Greg Wolff, Jim Jinks

Peter Talbot called the meeting to order at 9:34 p.m.

1. ROLL CALL

Noelle Shepard called the roll, and a quorum was present.

Peter Talbot asked for a motion to continue the public hearing concerning the consideration of the potential sale of 58 +/- Acres of real property formerly owned by the State of Connecticut adjacent to Interstate 691 to the September 9, 2025 regular meeting. Patricia Cramer so moved, and Deena Allard seconded the motion. All in favor, the motion passed unanimously by those present, 7-0.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMUNICATIONS

A. Public comments.

Rob Brucato, Cheshire, commented his belief that a second School Resource Officer should be put back into the schools.

Jeff Natale, 512 Cardinal Lane, Cheshire, explained that at the last meeting, a resident had commented asking why Planning & Zoning Commissioners (PZC) could comment on the Animal Control issue but the Town Council. He expressed disappointment that Councilors did not clarify that the PZC is not privy to any more information and not involved in any way. He clarified that the comments were not made as Commissioners, and they were on private accounts. He explained that Peter Talbot contacted

him via private messaging and read the alleged communication.

Jeen Melendez thanked Acting Police Chief Jortner for meeting with her and talking about the pound and reforms along with the Town Manager. She also thanked Town Council members for reaching out and working with the group to discuss pound reform. She discussed the need for accountability.

Holly Fontaine, Vernon, CT, thanked the Town for communicating with Jeen Melendez. She asked if the Town Council is concerned that the ACO is still there. Peter Talbot expressed that the Town's goal is to make the Cheshire Animal Shelter gold standard.

Jim Block, 60 Contour Drive, expressed his concern that the process has been going on for nearly a year.

Andrea Kerin, 801 Eleven O'Clock Road, Fairfield, CT, expressed her belief that the Town needs to start fresh with a new ACO.

4. APPROVAL OF MINUTES

Fiona Pearson motioned to approve the July 9, 2025 regular meeting minutes, and Deena Allard seconded. All in favor, the motion passed unanimously by those present, 7-0.

5. CONSENT CALENDAR

- A. Acceptance and appropriation of a \$250.00 donation from Phil Giampietro to the Police Gift Account for the Police Explorer/Cadet Program.
- B. Acceptance and appropriation of a \$250.00 donation from Kathleen Maloney to the Police Gift Account for the Police Explorer/Cadet Program.
- C. Acceptance and appropriation of a \$398.00 donation from Cheshire Pizza and Ale to the Police Gift Account for the Police Explorer/Cadet Program.
- D. Appropriation of \$794.50 from the Jitney Bus Fund to fund the FY 2026 paratransit municipal match for dues to the Greater Waterbury Transit District.
- E. Acceptance and appropriation of \$1,657.50 from the Greater Waterbury YMCA to support the Cheshire Juvenile Review Board program.
- F. Approval of tax refunds in the amount of \$9,349.91.

Fiona Pearson motioned:

BE IT RESOLVED, That the Town Council approves Resolution #081225-1

BE IT RESOLVED, that the Town Council approves the Consent Calendar for August 12, 2025, as follows:

- A. Acceptance and appropriation of a \$250.00 donation from Phil Giampietro to the Police Gift Account for the Police Explorer/Cadet Program.*
- B. Acceptance and appropriation of a \$250.00 donation from Kathleen Maloney to the Police Gift Account for the Police Explorer/Cadet Program.*
- C. Acceptance and appropriation of a \$398.00 donation from Cheshire Pizza and Ale to the Police Gift Account for the Police Explorer/Cadet Program.*
- D. Appropriation of \$794.50 from the Jitney Bus Fund to fund the FY 2026 paratransit municipal match for dues to the Greater Waterbury Transit District.*
- E. Acceptance and appropriation of \$1,657.50 from the Greater Waterbury YMCA to support the Cheshire Juvenile Review Board program.*
- F. Approval of tax refunds in the amount of \$9,349.91.*

The motion was seconded by Patricia Cramer. All in favor, the motion passed unanimously by those present, 7-0.

6. ITEMS REMOVED FROM CONSENT CALENDAR

7. OLD BUSINESS

- A. School Building Committee construction update.

Rich Gusenburg updated that the projects remain on time and under budget. He showed the Council updated photos including those of the topping ceremony at Barnum Elementary School.

8. NEW BUSINESS

- A. Call for public hearing re: revised Neighborhood Assistance Act applications.

Deena Allard motioned:

BE IT RESOLVED, That the Town Council approves Resolution #081225-2

BE IT RESOLVED, that the Town Council will hold a public hearing at 7:00 p.m. on Tuesday, September 9, 2025 in Council Chambers, Town Hall, 84 South Main Street, Cheshire, Connecticut, to consider revised applications to the 2022 and 2023 Neighborhood Assistance Act Program, and

BE IT FURTHER RESOLVED, that the Town Manager shall cause a notice of said public hearings to be posted and published according to law, and

BE IT FURTHER RESOLVED, that the date, time, and place or any further postponements thereof shall be determined by the Town Manager with the approval of the Chair of the Council.

The motion was seconded by Tricia Cramer. All in favor, the motion passed unanimously by those present, 7-0.

- B. Call for public hearing on the proposed FY 2025-2026 Annual Capital Expenditure Budget and Five-Year Capital Plan.

Fiona Pearson motioned:

BE IT RESOLVED, That the Town Council approves Resolution #081225-3

BE IT RESOLVED, that the Town Council will hold a public hearing at 6:30 p.m. on Monday, August 18, 2025 in Council Chambers, Town Hall, 84 South Main Street, Cheshire, Connecticut, to consider the proposed Fiscal Year 2025-2026 Five Year Capital Expenditure Plan and Annual Capital Expenditure Budget, and

BE IT FURTHER RESOLVED, that the Town Manager shall cause a notice of said public hearings to be posted and published according to law, and

BE IT FURTHER RESOLVED, that the date, time, and place or any further postponements thereof shall be determined by the Town Manager with the approval of the Chair of the Council.

Deena Allard seconded the motion. All in favor, the motion passed unanimously by those present, 7-0.

- C. Discussion and possible action re: EPA 2.0 projects.

Vincent Masciana explained that on July 24th, they attended the School Building Committee and introduced the idea of adding solar arrays at Barnum and Norton. They received a consensus from the Committee to move forward. The electrical infrastructure is already being installed. He explained that on August 11, 2025, they all met with Town Attorney Donofrio to review the contract along with counsel for Johnson Controls. At this time, they are seeking permission to move forward with the contract.

Fiona Pearson motioned:

BE IT RESOLVED, That the Town Council approves Resolution #081225-4a

BE IT RESOLVED, that the Town Council authorizes the Cheshire Board of Education to apply to the Department of Administrative Services and to accept or reject a grant for the Solar Project for Cheshire High School and

BE IT FURTHER RESOLVED, that the Town Council designates the Board of Education as the School Building Committee for the Solar Project for Cheshire High School and

BE IT FURTHER RESOLVED, that the Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Solar Project for Cheshire High School.

BE IT RESOLVED, That the Town Council approves Resolution #081225-4b

BE IT RESOLVED, that the Town Council authorizes the Cheshire Board of Education to apply to the Department of Administrative Services and to accept or reject a grant for the Solar Project for Dodd Middle School, and

BE IT FURTHER RESOLVED, that the Town Council designates the Board of Education as the School Building Committee for the Solar Project for Dodd Middle School, and

BE IT FURTHER RESOLVED, that the Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Solar Project for Dodd Middle School.

BE IT RESOLVED, That the Town Council approves Resolution #081225-4c

BE IT RESOLVED, that the Town Council authorizes the Cheshire Board of Education to apply to the Department of Administrative Services and to accept or reject a grant for the Solar Project for Highland Elementary School, and

BE IT FURTHER RESOLVED, that the Town Council designates the Board of Education as the School Building Committee for the Solar Project for Highland Elementary School, and

BE IT FURTHER RESOLVED, that the Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Solar Project for Highland Elementary School.

BE IT RESOLVED, That the Town Council approves Resolution #081225-4d

BE IT RESOLVED, that the Town Council authorizes the Cheshire Board of Education to apply to the Department of Administrative Services and to accept or reject a grant for the Solar Project for Doolittle Elementary School, and

BE IT FURTHER RESOLVED, that the Town Council designates the Board of Education as the School Building Committee for the Solar Project for Doolittle Elementary School, and

BE IT FURTHER RESOLVED, that the Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Solar Project for Doolittle Elementary School.

BE IT RESOLVED, That the Town Council approves Resolution #081225-4e

BE IT RESOLVED, that the Town Council authorizes the Cheshire Board of Education to apply to the Department of Administrative Services and to accept or reject a grant for the Solar Project for Barnum Elementary School, and

BE IT FURTHER RESOLVED, that the Town Council designates the Board of Education as the School Building Committee for the Solar Project for Barnum Elementary School, and

BE IT FURTHER RESOLVED, that the Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Solar Project for Barnum Elementary School.

BE IT RESOLVED, That the Town Council approves Resolution #081225-4f

BE IT RESOLVED, that the Town Council authorizes the Cheshire Board of Education to apply to the Department of Administrative Services and to accept or reject a grant for the Solar Project for Norton Elementary School, and

BE IT FURTHER RESOLVED, that the Town Council designates the Board of Education as the School Building Committee for the Solar Project for Norton Elementary School, and

BE IT FURTHER RESOLVED, that the Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Solar Project for Norton Elementary School.

The motions were seconded by Deena Allard. Aaron Alibrio, Johnson Controls, provided a high-level summary. He presented a timeline showing that they are now at the August 12th Town Council approval. He then provided highlights of the energy performance contract and reviewed the timeline moving forward. He explained that for now, they decided to remove the fuel cell at the Wastewater Treatment Plant from the scope, as it will take approximately 4–6 weeks to do a cost benefit analysis.

All in favor, the motions passed unanimously by those present, 7-0.

Fiona Pearson motioned:

*BE IT RESOLVED, That the Town Council approves Resolution #081225-5a
BE IT RESOLVED, that the Town Council approves the Performance Contract with Johnson Controls, Inc., pursuant to the scope of work and terms and conditions as presented, and
BE IT FURTHER RESOLVED, that the Town Council authorizes Town Manager Sean M. Kimball to execute said contract subject to the approval by the Town Attorney as to form and function.*

*BE IT RESOLVED, That the Town Council approves Resolution #081225-5b
BE IT RESOLVED, that the Town Council authorizes the application for and acceptance of financial incentives related to the project scope of work as presented in the Performance Contract with Johnson Controls, Inc. under the programs available through the Inflation Reduction Act, the NRES Program and the School Construction Grant Program, and
BE IT FURTHER RESOLVED, that the Town Manager is authorized and directed to execute on behalf of the Town any documents for the commitment to this grant program as presented and discussed.*

The motion was seconded by Tricia Cramer. All in favor, the motion passed unanimously by those present, 7-0.

D. Approval of tax appeal settlement, possible executive session.

Don Walsh motioned to extend the Town Council meeting after 11:00 p.m., and Fiona Pearson seconded the motion. All in favor, the motion passed unanimously by those present, and the meeting continued.

9. TOWN MANAGER REPORT AND COMMUNICATIONS

A. Monthly Status Report.

Sean Kimball read his Town Manager's Report, which is attached to the minutes.

B. Department Status Reports: Police, Fire, Economic Development, Blight.

10. REPORTS OF COMMITTEES OF THE COUNCIL

A. Chairman's Report.

Sean Kimball spoke about the reorganization, and that Andrew Martelli, Assistant Town Manager, will be taking over the direct oversight of the Planning, Building, Recreation, Public Works, and Engineering departments moving forward.

i. Referral of Code of Ordinance's Chapter 3 Article II Blight Prevention to the Ordinance Review Committee.

- ii. Referral of Local Scenic Road Designation Process to the Planning Committee.

Peter Talbot referred the Code of Ordinance's Chapter 3 Article II Blight Prevention to Ordinance Review Committee for their review and recommendation.

He further referred the Local Scenic Road Designation Process to the Planning Committee for their review and recommendation.

- B. Miscellaneous.

- C. Liaison Reports.

Don Walsh updated that the Town Beautification Committee approved more signs for the North End development. John Milone updated that at the Retirement Board, they announced the Town's investment gains had reached over \$100 million for the first time.

11. APPOINTMENTS

Deena Allard motioned to appoint:

- George Battle, U, to the Public Safety Commission to fill the vacancy of Matt Hall for a term of 8/12/2025-1/31/2029

The motion was seconded by David Veleber. All in favor, the motion passed unanimously by those present, 7-0.

12. TOWN ATTORNEY REPORT AND COMMUNICATIONS

No report.

13. COUNCIL COMMUNICATIONS

- A. Letters to Council.

No letters.

- B. Miscellaneous.

14. ITEMS FOR EXECUTIVE SESSION

Upon 2/3 vote, convene in executive session, pursuant to C.G.S. §1-200(6) to discuss matters concerning:

Peter Talbot asked for a motion to enter executive session pursuant to CGS Section 1-200(6) for the purposes of discussing a tax settlement agreement to include Town Attorney Jeffrey Donofrio, Town Manager Sean Kimball, Finance Director Jim Jaskot, and Noelle Shepard. Fiona Pearson so moved, and Deena Allard seconded the motion. All in favor, the motion passed unanimously by those present,

7-0. The Town Council entered executive session at 11:02 p.m.

The Town Council exited executive session at 11:07 p.m. Fiona Pearson motioned:

BE IT RESOLVED, That the Town Council approves Resolution #081225-6

BE IT RESOLVED, that the Town Council hereby authorizes the execution of a tax appeal Stipulated Agreement by and between the Town of Cheshire and Cheshire Huskies/Civita Care Center of Cheshire for property located at 745 Highland Ave, and

BE IT FURTHER RESOLVED, that the Town Attorney is authorized and directed to execute on behalf of the Town said Agreement in the form and upon the terms and conditions as presented at this meeting.

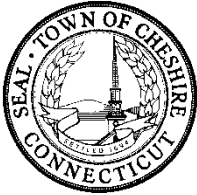
The motion was seconded by Don Walsh. All in favor, the motion passed unanimously by those present, 7-0.

15. ADJOURNMENT

Fiona Pearson motioned to adjourn the meeting, and Don Walsh seconded the motion. All in favor, the motion passed unanimously by those present, 7-0. The meeting adjourned at 11:08 p.m.

Attest:

Noelle Shepard, Management Specialist



TOWN OF CHESHIRE
84 SOUTH MAIN STREET, CHESHIRE, CT 06410
Telephone (203) 271-6660 FAX (203) 271-6639

TO: Town Council
FROM: Sean M. Kimball, Town Manager
SUBJECT: Town Manager's Report – August 2025
DATE: August 12, 2025

2025 Cheshire Fall Festival



Friday, September 12th, 2025– Food Trucks and Music
Saturday, September 13th, 2025 – Cheshire Fall Festival
Sunday, September 14th, 2025 – Carnival 12pm-6pm

The highly anticipated annual Cheshire Fall Festival has been scheduled for Friday, September 12th and Saturday, September 13th. The celebration begins on “Food Truck Friday” including the carnival and two concerts, and continues all day Saturday with vendors on the Bartlem Park Great Lawn, culminating with the annual fireworks show (sponsored by Regency Centers of the Shops at Stone Bridge). For additional information and a complete schedule of events, please go to <http://cheshirefestival.com/>.

Bartlem Beats Summer Concerts

If you have not been able to attend the Bartlem Beats concerts yet this summer, you still have the chance! The final concert will be held on **Sunday, September 21st from 6-8pm** at the Bartlem Park Great Lawn. We hope to see you there as we wrap up the 2025 season with a very exciting performance from American Girl, a Tom Petty and The Heartbreakers Tribute Band.



Dan Pugach Big Band at the Bartlem Park Great Lawn

Ball & Socket Arts is partnering with the Friends of the Cheshire Public Library on a very special edition of Live @ the Factory with Dan Pugach Big Band! Bring your lawn chairs and a picnic dinner for an evening of original big band music from the Grammy-winning Dan Pugach Big Band at Bartlem Park's new bandshell!

Grab your spot and start your picnic at 5:30. Music from 6:00-8:00pm. In the event of rain, the concert will be moved to the Cheshire High School Thorpe Auditorium.

Advance registration encouraged. Register through Ball & Socket Arts at <https://ballandsocket.org/events/2025/danpugachbigband>.

Honeypot Disc Golf Course at Cheshire Park

As of today, thirteen of the eighteen basket ground sleeves have been installed at the future disc golf course location at Cheshire Park. Basket installation will begin once the remaining five ground sleeves are installed. The Town is hopeful that the course will be playable for mid-September 2025.

Remaining items for the project team include finalizing signage and the kiosk along with “GPSing” the course layout.

Thank you to the dedicated group of local disc golf enthusiasts for their hard work along with the assistance of Cheshire DPW and Recreation staff.



Projects Around Town Updates

- **Bartlem Park Parking Lots and Access Drives**

Milling and paving of the main driveway into and through Bartlem Park, the northern parking lot near the grass fields and the pool parking lot, began on August 4th. All visitors are encouraged to enter into the park into the new parking lots near the turf field and utilize the sidewalks to access facilities and areas within the park. Public Works staff will be on site to facilitate access to those that require accommodations. Please allow extra time when attending programs and visiting the pool and park as there may be brief driveway closures, and some parking areas will be temporarily closed. The grading is being completed this week with the paving binder coat scheduled to follow. The main drive into Bartlem will be closed Wednesday August 13th for grading. The final top coat paving will begin the last week of August and should conclude by the first week of September.

Thank you for your patience as we work to improve Bartlem Park for the community!

- Bartlem Park South – Bandshell Update

As reported last month, the contractor for the bandshell experienced some delays in the assembly of the steel frame of the band shell but has committed to the Town that it will be completed before the Fall Festival. The tongue and groove wood roof decking and metal outer shell has been completed. Concrete pouring for the top of the stage area began today and should conclude tomorrow. The remaining steps include site work, construction of the rear walls and electrical/lights installation.



Upcoming Town Council Meetings:

Town Council Capital Budget Workshop & Public Hearing
Monday, August 18, 2025 at 6:30 p.m., Town Council Chambers

Town Council Special Meeting (Tentative Capital Budget Adoption)
Tuesday, August 26, 2025 at 7:00 p.m., Town Council Chambers

Town Council Regular Meeting
Tuesday, September 9, 2025, at 7:00 p.m., Town Council Chambers