



**MINUTES OF THE TOWN OF CHESHIRE
TOWN COUNCIL REGULAR MEETING
7:00 PM, TUESDAY, SEPTEMBER 9, 2025
COUNCIL CHAMBERS, 84 SOUTH MAIN ST., CHESHIRE, CT 06410**

Present:

Peter Talbot, Don Walsh, David Veleber, John Milone, Fiona Pearson, Tricia Cramer, Greg Wolff, Deena Allard, Jim Jinks

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:

Peter Talbot called the meeting to order at 9:18 P.M.

1. ROLL CALL

Noelle Shepard called the roll, and all Councilors were present.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMUNICATIONS

A. Public comments.

4. APPROVAL OF MINUTES

A. Minutes of the August 12, 2025 regular Town Council meeting; August 18, 2025 special meeting; August 25, 2025 special meeting.

David Veleber motioned to approve the minutes of August 12, 2025. Don Walsh seconded. All in favor, the motion passed 7-0-2, Jim Jinks and Greg Wolff abstained.

Jim Jinks motioned to approve the minutes of August 18th and 25th, and David Veleber seconded the motion. Motion passed 8-0-1, with Deena Allard abstaining.

5. CONSENT CALENDAR

- A. Acceptance and appropriation of \$1,500 from the Friends of the Public Library to the Library Gift Account to be used for digital content and adult book clubs.
- B. Acceptance and appropriation of a \$3,000 donation from the Friends of the Cheshire Public Library to the Friends Library of Things Gift Account for general purposes.
- C. Acceptance and appropriation of a \$1,000 donation from Common Goal Associates to the Police Department Gift Account for general purposes.
- D. Acceptance and appropriation of a \$50.00 donation from Severino Fasulo to the Jitney Bus Fund Account.
- E. Approval of tax refunds in the amount of \$2,483.89.

Jim Jinks motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-1

BE IT RESOLVED, that the Town Council approves the Consent Calendar for September 9, 2025, as follows:

- A. Acceptance and appropriation of \$1,500 from the Friends of the Public Library to the Library Gift Account to be used for digital content and adult book clubs.*
- B. Acceptance and appropriation of a \$3,000 donation from the Friends of the Cheshire Public Library to the Friends Library of Things Gift Account for general purposes.*
- C. Acceptance and appropriation of a \$1,000 donation from Common Goal Associates to the Police Department Gift Account for general purposes.*
- D. Acceptance and appropriation of a \$50.00 donation from Severino Fasulo to the Jitney Bus Fund Account.*
- E. Approval of tax refunds in the amount of \$2,483.89.*

The motion was seconded by Fiona Pearson. All in favor, the motion passed unanimously, 9-0.

6. ITEMS REMOVED FROM CONSENT CALENDAR

7. OLD BUSINESS

8. NEW BUSINESS

- A. Discussion and possible action regarding the potential sale of real estate of 58 +/- Acres of land formerly owned by the State of Connecticut adjacent to Interstate 691 with frontage on Route 10.

Fiona Pearson motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-2

BE IT RESOLVED, that the Town Council hereby approves the sale by the Town of the three (3) parcels of land identified as lots 31, 32 and 33 (approximately 58 acres) on the Town of Cheshire Tax Assessor Map # 4 to 3 Squared, LLC in accordance with the Term Sheet dated July 10, 2025 and RFP#2425-11.

The Town Councilors thanked both the residents in attendance and 3 Squared LLC.

The motion failed, 0-9.

After a brief recess period, the regular meeting resumed at 10:09 p.m.

B. Approval of revised 2022 and 2023 Neighborhood Assistance Act applications.

Tricia Cramer motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-3

BE IT RESOLVED, that the Town Council approves the revised Hometown Foundation, Inc. submissions for their Police K-9 project, to the State of Connecticut 2022 and 2023 Neighborhood Assistance Act Program, as presented at a public hearing on September 9, 2025.

The motion was seconded by Deena Allard. All in favor, the motion passed unanimously, 9-0.

C. Amendment to bid limits.

Jim Jinks motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-4

BE IT RESOLVED, that pursuant to Section 7-8 (C) (1) of the Town Charter and Public Act No. 25-92, the Town Council amends the requirements for sealed bids for October 1, 2025 through January 31, 2026 to a \$35,000 bid limit for both non-construction related services and construction related services, and

BE IT FURTHER RESOLVED, That, in accordance with Section 7-8 (C) (9) and Section 7-8 (C) (10) of the Town Charter, the Town Council authorizes the Town Manager, his designee and the Cheshire Public Schools to purchase goods or services for the Town without bids (1) through the State of Connecticut Department of Administrative Services (DAS) and (2) through or in conjunction with other municipalities qualified bids/RFPs, and regional and federal government purchasing entities, including but not limited to:

U.S. Government General Services Administration

Capital Regional Council of Governments and any successor organization
Connecticut Library Consortium
Library Connection, Inc.
National Joint Powers Alliance
Council of Government of the Central Naugatuck Valley and any successor organization
Capital Region Education Council
Western State Contracting Alliance (WSCA) - National Association of State Procurement Officials (NASPO) Cooperative Purchasing Organization
Houston/Galveston Area Cooperative (HGAC)
Universal Service Administration Company (USAC)
Sourcewell
Omnia Partners

The motion was seconded by Fiona Pearson. All in favor, the motion passed unanimously, 9-0.

- D. Acceptance and appropriation of \$150,000 from legislatively allocated state funds by the Connecticut General Assembly for Cheshire Town Pool Upgrades (splashpad).

Fiona Pearson motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-5

BE IT RESOLVED, that the Town Council hereby accepts and appropriates legislatively allocated state funds from the Connecticut General Assembly in the amount of \$150,000 for Cheshire Town Pool Upgrades – Splash Pad to the Capital Account #2000-20150-5800-01517, and

BE IT FURTHER RESOLVED, that the Town Manager Sean M. Kimball is authorized and directed to execute and deliver any and all documents necessary on behalf of the Town of Cheshire with the State of Connecticut, Department of Economic and Community Development.

The motion was seconded by Jim Jinks. All in favor, the motion passed unanimously, 9-0.

- E. Acceptance and appropriation of a \$30,000 donation from Linda Buckley in remembrance of Lillian Buckley for the purchase of a new exterior sign at the Cheshire Senior Center and Senior Center programming.

Deena Allard motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-6

BE IT RESOLVED, that the Town Council hereby accepts and appropriates a \$30,000 donation from Linda Buckley in remembrance of Lillian Buckley to the Human Services Gift Account for the purchase of a new exterior sign at the Cheshire Senior Center and Senior Center programming.

The motion was seconded by Don Walsh. All in favor, the motion passed unanimously, 9-0.

- F. Acceptance and appropriation of \$41,675.61 in National Opioid Settlement Funds for opioid remediation.

Deena Allard motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-7

BE IT RESOLVED, that the Town Council hereby accepts and appropriates \$41,675.61 in National Opioid Settlement Funds to the special revenue account for the continuation of the approved opioid remediation plan.

The motion was seconded by Fiona Pearson. All in favor, the motion passed unanimously, 9-0.

- G. Appointment of Town of Cheshire representative to the South Central Connecticut Regional Water Authority's Representative Policy Board for term July 1, 2025 - June 30, 2028.

Greg Wolff motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-8

BE IT RESOLVED, that the Town Council hereby appoints Deena Allard as the Town of Cheshire representative to the South Central Regional Water Authority's for a term of September 9, 2025 through June 30, 2028.

The motion was seconded by Fiona Pearson. Peter Talbot and other Councilors recognized Tim Slocum, who served for many years in this role.

The motion passed, 8-0-1, Deena Allard abstained.

- H. Approval of financing for energy performance contract.

Fiona Pearson motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-9

WHEREAS, the Town of Cheshire, Connecticut (the "Town"), desires to enter into a lease purchase financing for the acquisition and installation of Facility Improvement Measures (FIM) comprised of photovoltaic electric generating equipment and fuel cell systems from Johnson Controls, Inc. in the amount of \$23,390,804.00 (the "Equipment"); and

WHEREAS, the Town desires to acquire the Equipment and enter into a lease purchase agreement with a financing institution (the "Lessor") to finance the acquisition of such Equipment; and

WHEREAS, the Town Council, at its meeting held on August 12, 2025, has approved resolutions authorizing the entering into a Performance Contract and apply for federal and state grant programs for the Project.

NOW THEREFORE, BE IT RESOLVED,

- 1. That (i) the Town Manager and the Town Treasurer are hereby authorized to receive and review a proposal or proposals for the lease purchase financing of the Equipment, and make an award to the Lessor as the Town Manager and the Town Treasurer determine to be in the best interests of the Town, and (ii) the Town Manager is hereby authorized to enter into a lease purchase agreement (the "Lease") by and between the Town and the Lessor for the lease of the Equipment for a period of no more than twenty (20) years, in such form and having such terms and details as determined by the Town Manager and the Town Treasurer, subject to the following limitations. The amount to be financed under the Lease shall be no greater than \$23,390,804.00 and payable in installments of principal and interest, the frequency of which to be determined by the Town Manager and the Town Treasurer. At the conclusion of the term of the Lease, provided all the payments required under the Lease, including payments of rent, have been made, the Lessor's interest in the Equipment shall terminate. Payments in respect of the Lease shall be subject to annual appropriations of the Town. The Lease shall include a "non-appropriation of funds" clause allowing for termination in the event that sufficient funds are not appropriated to make payments of rent and other amounts each fiscal year.*
- 2. That the Town Manager and the Town Treasurer are hereby authorized to make such representations and covenants and to execute and deliver such contracts, financing statements, affidavits, agreements and documents, including but not limited to, an escrow agreement and a tax regulatory agreement, as are determined by the Town Manager and the Town Treasurer to be necessary or desirable to evidence and secure the Town's obligations pursuant to the Lease, to ensure the interest paid on the Lease is exempt from taxation under the Internal Revenue Code of 1986, as amended (the "Code"), and to finance the purchase of the Equipment, and that the execution of such contracts, financing statements, affidavits, agreements and documents shall be conclusive evidence of such determination.*
- 3. That the Town Manager or the Town treasurer is hereby authorized to appoint a bank or trust company to act as escrow agent in connection with the foregoing lease purchase transaction and to do or cause to be done any and all other acts and things necessary or proper to further the purposes of this resolution and the terms and obligations in respect of the Lease.*
- 4. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid up to sixty days prior to and any time after the date of passage of this Resolution in an amount not to exceed \$23,390,804.00 for the Equipment with the proceeds of the Lease. The Lease shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the purchase of the Equipment, or such later date the Regulations may authorize. The Town hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Town Treasurer or his or her designee is authorized to pay project expenses in accordance herewith pending the execution of the Lease.*
- 5. Nothing contained in this Resolution, the Lease nor any other instrument shall be construed with respect to the Town as incurring a pecuniary liability or charge upon the full faith and credit of the Town or against its taxing power, nor shall the breach of any agreement contained in this Resolution, the Lease or any other instrument or document executed in connection therewith impose*

any pecuniary liability upon the Town or any charge upon its full faith and credit or against its taxing power, except to the extent that the payments payable under the Lease are special limited obligations of the Town as provided in the Lease.

The motion was seconded by Don Walsh. All in favor, the motion passed unanimously, 9-0.

I. Approval of single Early Voting site and plan.

Greg Wolff motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-10

BE IT RESOLVED, that the Town Council hereby approves the Cheshire Registrar of Voters' plan of a single Early Voting Site located at the Town of Cheshire Town Council Chambers, 84 South Main Street, Cheshire, CT 06410, and accepts the Early Voting Plan as presented.

The motion was seconded by Fiona Pearson. All in favor, the motion passed unanimously, 9-0.

J. 8-24 Referral to Planning & Zoning Commission - 1370 Marion Road easement.

Jim Jinks motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-11

BE IT RESOLVED, that, pursuant to Section 8-24 of the Connecticut General Statutes, the Town Council hereby refers the 1370 Marion Road easement as presented to the Planning and Zoning Commission for their review and to issue a report.

The motion was seconded by Don Walsh. All in favor, the motion passed unanimously, 9-0.

K. 8-24 Referral to Planning & Zoning Commission - State of CT for property rights on Route 10.

Jim Jinks motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-12

BE IT RESOLVED, that, pursuant to Section 8-24 of the Connecticut General Statutes, the Town Council hereby refers the State of CT request for property rights on Route 10 as presented to the Planning and Zoning Commission for their review and to issue a report.

The motion was seconded by Deena Allard. All in favor, the motion passed unanimously, 9-0.

L. Approval of the Cheshire Police Union contract (tentative).

Tricia Cramer motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-13

BE IT RESOLVED, that the Town Council approves the Collective Bargaining Agreement between the Town of Cheshire and the Cheshire Police Union for the term July 1, 2024 – June 30, 2028 as presented, pursuant to approval by the Union membership.

The motion was seconded by Fiona Pearson. All in favor, the motion passed unanimously, 9-0.

David Veleber motioned to extend the meeting past 11:00 p.m., and Don Walsh seconded the motion. Motion passed 8-1, Jim Jinks opposed.

M. Approval of settlement agreement, executive session.

This item was taken up following executive session.

N. Approval of lease termination agreement with Chesprocott Health District for 1220 Waterbury Rd, executive session.

This item was taken up following executive session.

9. TOWN MANAGER REPORT AND COMMUNICATIONS

A. Monthly Status Report.

Sean Kimball presented his Town Manager's Report, and it is attached in full to the minutes.

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

10. REPORTS OF COMMITTEES OF THE COUNCIL

A. Chairman's Report.

No reports.

B. Liaison Reports.

Deena Allard updated that the Ordinance Review Committee is scheduled to meet Thursday, September 18th at 6:30pm.

Don Walsh updated that more signs at Stone Bridge were approved by the Town Beautification Committee.

C. Miscellaneous.

11. APPOINTMENTS

David Veleber motioned to appoint:

- David Pyman, Resident Tenant, Housing Authority Board, term of present through 5/31/2030
- Mike O' Donnell to fill the vacancy of Lauren Backman, Chesprocott Health District Board, term of present through 12/31/2025

The motion was seconded by Greg Wolff. All in favor, the motion passed unanimously, 9-0.

12. TOWN ATTORNEY REPORT AND COMMUNICATIONS

Attorney Donofrio updated that he, along with the Town Engineer, have been following up on those not complying with the FOG Ordinance, and the businesses have been responsive.

13. COUNCIL COMMUNICATIONS

A. Letters to Council.

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 for the purposes of discussing land acquisition, contract negotiations, pending litigation to include Town Attorney Jeff Donofrio, Town Manager Sean Kimball, Assistant Town Manager Andrew Martelli, Town Planner Mike Glidden, Finance Director Jim Jaskot, and Noelle Shepard. David Veleber so moved, and Deena Allard seconded the motion. All in favor, the Town Council entered executive session at 11:08 p.m.

The Town Council exited executive session at 11:24 p.m.

Greg Wolff motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-14

BE IT RESOLVED, that the Town Council hereby authorizes the execution of Settlement Agreement by and between the Town of Cheshire and Donna Tiriolo, and

BE IT FURTHER RESOLVED, that the Town Manager 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 David Veleber. All in favor, the motion passed unanimously, 9-0.

Fiona Pearson motioned:

BE IT RESOLVED, That the Town Council approves Resolution #090925-15

BE IT RESOLVED, that the Town Council hereby authorizes the execution of a Lease Termination Agreement by and between the Town of Cheshire and Chesprocott Health District for 1220 Waterbury Road, and

BE IT FURTHER RESOLVED, that the Town Manager 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.

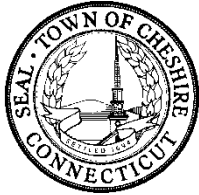
The motion was seconded by Don Walsh. All in favor, the motion passed 8-0, Jim Jinks recused himself from the vote.

- A. Land acquisition.
- B. Contract negotiations.
- C. Pending litigation.

15. ADJOURNMENT

Fiona Pearson motioned to adjourn the meeting, and David Veleber seconded the motion. All in favor, the meeting adjourned at 11:27 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 – September 2025
DATE: September 9, 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

Mark your calendars for what promises to be an amazing weekend in Cheshire! The annual Cheshire Fall Festival is scheduled for this Friday, September 12th and Saturday, September 13th. The celebration begins on “Food Truck Friday” including the Kiwanis Carnival and two concerts using the new Bartlem Park Bandshell, and continues all day Saturday with vendors on the Bartlem Park Great Lawn, followed by the annual fireworks show (sponsored by Regency Centers of the Shops at Stone Bridge). The carnival will also remain available on Sunday. For additional information and a complete schedule of events, please go to <http://cheshirefestival.com/>.

Bartlem Park Bandshell Ribbon Cutting

This **Friday, September 12th at 6:45pm** – community leaders and key individuals who supported the Bartlem Park South project will be gathering just before the concerts kick off to celebrate the substantial completion of the new Bartlem Park Bandshell, effectively wrapping up the entire park expansion project! All are invited to attend the celebration as we kick off the 2025 Cheshire Fall Festival!



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 on **Friday, September 19th at 6:00pm** featuring original big band music from the Grammy-winning Dan Pugach Big Band at Bartlem Park's new bandshell!

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>.

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.



Library 2025 Summer Reading Program

The 2025 Cheshire Library Summer Reading program was a historic success! Kudos to our entire library staff, especially the children's librarians who drummed up the excitement in the schools back starting in May. The library saw a 4% increase of sign-ups from last year with a total of 1,516 participants. But the historic part came as our biggest increase was with participants that finished the program. These are the participants who completed their hours of reading and all of the challenges we had during the summer. There was a 50% increase in participants that finished overall and a 137% increase of adults that finished- a result that is attributed to the fact that we introduced their own finishing party. This is the largest number of finishers we have ever had since we've been keeping stats for our summer reading program. It is also the largest number of participants in the program's history!

Next Generation School Building Committee August Update

The following report was received from Rich Gusenburg, Chair of the Next Generations School Building Committee, in lieu of an in-person report for September due to the number of items on the agenda:

1. We are aware that the Council enjoys hearing that the two projects are "on time" and "under budget" and I am pleased to report that we are on time and under budget.

2. Progress on the schools is noticeable. At Barnum School, the exterior, driveways and curbing are being completed with one playfield scheduled for seeding. Exterior bricks are being laid at both sites. Large crews are working throughout the sites completing roofing, running plumbing lines and ducts and electrical. In some cases, hallways are being sheetrocked. (Pictures attached)
3. We were recently informed that the company that was hired to make the bricks for Barnum School had a catastrophic event and are closed indefinitely. At this time, we are working to procure a new supplier. According to O&G this could have some effect on our timeline but should not cause any serious issue.
4. Tecton Architects continue to work with school staff to detail the bids for furniture and technology. These should come before the building committee in October.
5. The Next Generation School Building Committee recently received a report from Mike Zuba from MP Planning on progress on updated enrollment projections and redistricting options. We asked for this presentation since we are paying for the monthly invoices. The final report is expected in October/November and the school administration and BOE will then review and act on it.
6. The Next Generation School Building Committee heard from Aaron Alibrio from Johnson Controls regarding potential plans for adding solar panels to Barnum and Norton Schools as part of the town's Energy Conservation Plan. Committee members have expressed strong support for energy conservation efforts, as seen in our inclusion of geothermal systems in both buildings, but also expressed concerns regarding the aesthetics of car ports and solar panels on certain peaked roofed areas of the buildings. The architects will provide renderings for our upcoming meeting on September 25th.
7. O&G has a program entitled "O&G Builds"; This is a program run when construction is taking place on an occupied site such as Norton. In the near future meetings will set up with different trade contractors to come to the construction trailer and give a talk/presentation to a select group of older elementary students then the students will be escorted on to the construction site to see the real-world application of what was discussed/presented to the students in the trailer. O&G staff are coordinating the details with the principal on how many students they will be able to accommodate and which students would benefit most, but this is a great opportunity for students thinking of a career in the trades or construction to get some real-world experience.

Barnum School:



PreK is at the right, library and gym are to the left. Classrooms are behind.



Brickwork on the south side of the building



Play field ready for seeding

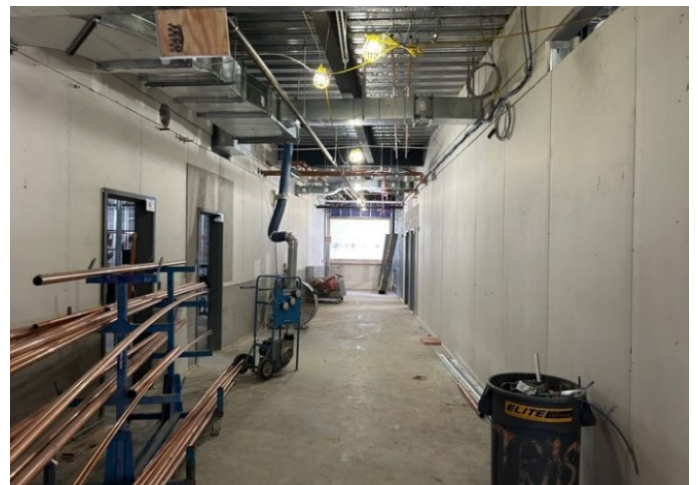
Norton School:



Brickwork in the courtyard



Sheetrocked hallways



Sheetrocked hallways

Upcoming Town Council Meetings:

Town Council Special Meeting

Thursday, September 11, 2025 at 7:00 p.m., Town Council Chambers

Town Council Ordinance Review Committee

Thursday, September 18, 2025 at 6:30 p.m., Room 207/209

Town Council Special Meeting

Tuesday, September 23, 2025 at 6:30 p.m., Town Council Chambers

Town Council Regular Meeting

Tuesday, October 14, 2025, at 7:00 p.m., Town Council Chambers