

**MINUTES OF THE CHESHIRE TOWN COUNCIL SPECIAL MEETING HELD ON TUESDAY, FEBRUARY 28, 2017 AT 7:00 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Robert J. Oris, Jr., Chairman; Paul A. Bowman, Vice-Chairman; Councilors - Patti Flynn-Harris, Liz Linehan, Sylvia Nichols, Thomas Ruocco, Tim Slocum, Peter Talbot.

Absent: Michael Ecke

Staff: Town Manager Michael A. Milone; Town Attorney Alfred Smith; Finance Director James Jaskot; Economic Development Coordinator Gerald Sitko; Vincent Masciana, BOE Chief Operating Officer.

Guests: EDC Chairman David Pelletier; EDC Members Dan O'Connell, Derek Gronko, Louis Nero; Tripp Muldrow, Consultant from Arnett Muldrow Co.

**1. ROLL CALL**

The Clerk called the roll and a quorum as determined to be present.

**2. PLEDGE OF ALLEGIANCE**

The group Pledged Allegiance to the Flag.

Before opening the meeting to Council business, Chairman Oris welcomed comments from the public.

Cindy Kleist, 251 Lancaster Way, said she reviewed the consultant's report, and displayed cards from architects and developers. The report was good, but Ms. Kleist said she disagreed with some of it. She said Cheshire population is getting older; the town needs more elderly/affordable apartments; I-691 needs more retail business which will help the town; and Cheshire needs to be self sufficient with people staying in town to get everything they need.

**3. Economic Development Commission consultant report.**

A copy of the Arnett Muldrow Consultants Report was given to the Council members. Chairman Oris welcomed the EDC members and Mr. Muldrow. He commented on the hard work done on the report, and appreciation from the Council and the community for this important work.

A copy of the report is a supplemental document to these minutes.

EDC Chairman Pelletier stated the Commission supports the process for economic development in Cheshire. For the study, three firms submitted proposals; the EDC chose Arnett Muldrow as the lowest bidder and a firm that has done work in similar towns to Cheshire in Connecticut. A "Steering Committee" was formed, and met with Tripp Muldrow to review his findings. EDC members have reviewed and accepted the plan at the January 2017 meeting, is pleased and proud of the report and plans which can be implemented at a low cost to the Town.

Mr. Gronko reported that Tripp Muldrow spent three (3)+ days in Cheshire in September 2016, met with 20+ individuals, town officials, small groups of business owners and stakeholders, had sessions with key industry groups, did lots of research, and submitted a great report.

Mr. O'Connell, Vice Chair of the EDC, stated that the consultant worked arduously on the project, met with community members, Town Council members, and the consultant has put forth a good plan going forward for the Town.

Tripp Muldrow, Consultant from Arnett Muldrow, stated his firm has been in the economic development field for 24+ years, has worked in small and medium sized communities in 37 states, including Connecticut.

Mr. Muldrow reviewed the report, briefly highlighting sections, and then commented on needs and recommendations for Cheshire.

Observations Page 23 - Cheshire has an affluent, skewed, older population, showing signs of changing over time to a younger population base. Housing stock is single family detached houses; there is opportunity to explore a variety of housing types to keep or attract empty nesters and young professionals.

Town Government - the community has high regard for its professional government, quality school system, great location, good quality of life. The community lacks a traditional downtown center where people can gather on a regular basis; this is a hindrance to attracting younger families, clustered retail, restaurants, bioscience firms and other types of businesses wanting walkable mixed use districts.

Cheshire has a unique job migration pattern with net importing jobs and exporting jobs; people leave town to work in other areas; people come to town to work in traditional businesses, farming, warehousing and farming in bedding plants.

In the past Cheshire has had success in attracting economic development, and continues to be a location for consideration by new businesses. The EDC looks to do things better and looks to advantages and growth. There has been market leakage for retail trade in Cheshire, with over a third of a billion dollars spent within a 10 mile drive of the Town. The potential for retail and restaurant development is strong, should be cultivated and promoted.

Recommendations - Page 24. To achieve proactive economic development, retain new business, attract new business, enhance the quality of life while maintaining a fiscally sound community, the Town will work towards the following:  
Developing the North End; Market Cheshire's economic development opportunities;  
Build a Sense of Place: West Main Street as a walkable commercial district; Foster the Environment and Ensure Proactive Policies to Encourage Economic Development.

North End Development - the north end is the employment center of Town; the area should be looked at again and the use expanded, with retail and ancillary uses such as retail, hotel, residential, distribution, industrial, technology, medical.

Interchange Zone - commission a master plan for the I-C properties.

Floating Zoning District over the North End - page 25. This zone is a tool authorized by the State that allows local governments to create a zone that does not have a geographic relationship when it is adopted. It allows for flexible use; parameters allow for a mixture of uses from a developer's plan.

Marketing Cheshire's Economic Development - page 26. Prepare information that helps people living in Cheshire understand where their budget comes from; understand who are the significant tax payers; citizens should have a baseline analysis of the tax burden relief by retail, service, office and industrial uses in Town.

Develop a Marketing Package for Cheshire - page 27. There should be enhancement of the Town web site; economic development should have a landing page on the web site that becomes an analytical tool for staff and the EDC; understand who is looking at Cheshire; have a brand identity for economic development process in Town. The "Bedding Plant Capital" designation is important for the community.

Building a Sense of Place/West Main Street Concept Plan - page 28. A conceptual master plan for West Main Street area should be completed with private and public sector working together, and be engaged in the process. This is not neglecting the center of Town, as this should continue to thrive as a civic, business and traditional center for the community. West Main Street is different and apart from the core area of the Town.

Consider a co-working space for those who may telecommute - page 29. This is a growing phenomenon in the U.S. and a change in the way people work. We are seeing more open space where different people work together. It can be scaled small and expand over time.

Take a Proactive Role in the Mixed Use Redevelopment of the Ball and Socket Property - page 30. The site is attractive, manageable, but is not a simple project. It represents a key opportunity for mixed use development in the community and future opportunities for Cheshire.

Ensuring Proactive Policies to Encourage Economic Development - page 31. People were enthusiastic about the proactive approach to economic development in Cheshire. People cited the professionalism of Town staff and commitment to a transparent process that is demanding yet fair.

Continue to Examine Regulatory Framework at the Local Level - page 31.

The recommendation is to clarify the industrial zoning classification, eliminate confusion between two similar zones; relaxation of lot coverage requirements for more development flexibility and future investment.

Consider an Economic Development Authority for Cheshire - page 32.  
CGS, Chapter 130, Section 8 allows for creation of a Redevelopment Agency. These agencies are creatures of local government and exist at the pleasure of the governing body. They are able to enter into agreements, hold land, and participate in projects. As the revision of the Town Charter is in process, there may be an opportunity to create an Economic Development Authority.

Examine Tax Increment Financing as a tool for Economic Development - page 32.  
In October 2015 the State of Connecticut passed an act establishing a new tax increment policy. It allows financing districts that capture incremental revenue from development projects, and use the revenue for improvements to facilitate development within a district. This is not a new tax or special levy. It allows a community to declare a district that qualifies under the statute. The developer pays for improvements it creates. Cheshire has two prime locations for these districts - the Interchange area and West Main Street area.

Continue Economic Development Retention Efforts - page 33.  
Retention and expansion of existing businesses remains paramount for a community's success. Proactive development efforts are also critical to an economic development program. The Town should continue to conduct surveys with existing businesses, and partner with the Chamber of Commerce, EDC and Town staff.

Implementation Strategy and Action Plan - pages 34 and 35.  
Mr. Muldrow commented on the need to articulate goals, know why things are being done, what is being done, and who is responsible. Since completion of the study, the EDC has started working on more plans.

Mr. Muldrow talked about strategies, visions, and time frames (a multi-year process). He referred to the Economic Development Strategy Chart on page 35, which sets out the strategy, time frame and goals for the Town of Cheshire.

Councilor Slocum asked about the floating zone, and how it impacts the design and the I-C zone.

Mr. Muldrow is proactively saying to create a floating zone, taking time for what would be a typical rezoning process. It still enables vetting development and engaging the public in the process. What other towns are doing with floating zones is a great model for Cheshire.

Chairman Oris said one of the floating zone benefits is that it does not impact the zoning already in place on those properties. People in the zone do not have to change it

unless they choose to do so. This type of zone creates flexibility on sale and redevelopment, and probably adds value to the properties in the zone.

Ms. Linehan agreed with development in the west end of Cheshire, as it is a growing artist community. Looking at everything, something is missing; retention of business is important. She sees nothing to encourage residents to spend their money in town that is going out to other towns, i.e. having a loyalty program, community involvement programs for residents to spend locally. Ms. Linehan noted restaurants come and go in Cheshire, and she supports a loyalty program.

Under 7.3.1 Mr. Muldrow said this section explains the value of businesses, and what spending money in town means. We want people to see the variety, personal service, choices they have in their community, without guiltting them in shopping locally...it is done through positive means. The town wants people who work in Cheshire to spend money in Cheshire...and this can be done with partnering with the Chamber of Commerce.

Stating his agreement, Mr. Gronko said last year the Chamber of Commerce had a local loyalty campaign and EDC and Chamber worked together.

As a long-time 30 year retail owner in Cheshire, Ms. Nichols said this has been a problem since the 1970's, and the Chamber is the best group to undertake this effort. It is sometimes hard to get retailers to agree on things of value, due to concerns about competition. The perception of retail owners must see the value of the local programs, and often many retailers do not participate in them. This is a Chamber of Commerce issue and is not a new issue.

Ms. Flynn-Harris met with consultants and stated her support of the EDC program. She likes the creative ideas. When the north end was looked at for the last development, a floating zone was talked about rather than doing the Interchange Zone. The PZC members looked into flexibility, but did not go into it too much. Ms. Flynn-Harris likes the idea of looking into the taxing fund for development. She said the "messaging" is very important along with the marketing. Throughout the northeast, Ms. Flynn-Harris sees small towns with glossy professionally done brochures to get their marketing out there. Cheshire has never invested in this marketing tool with a constant message.

In the report, Mr. Ruocco noted it mentions making the north end more palatable for development, i.e. bring in utilities, water mains, sewer lines, power lines, WiFi...and he asked what this would cost. If this was done he asked about the impact on the assessment of the properties...increasing the assessments.

Mr. Gronko said part of the EDC work plan is to update estimates of the north end utilities, what is required and where to go.

Regarding the tax incremental financing, Mr. Ruocco asked about this versus the standard mill rate assessment.

There is a difference, and Mr. Muldrow said a 10 acre vacant parcel, assessed at \$100,000, with a building added increases the assessment to \$3 million. The incremental investment flows towards debt retirement for general obligation bonds that are issued...the money goes to retire the debt.

Mr. Oris said that whatever taxes are normally paid go to paying off the bond. It would be a net zero income to the town while the bond is in place. There is the benefit of the developed property, and once the bond is paid off, the town sees the strain of tax revenue coming into the general fund. He asked Mr. Muldrow if this is correct.

Stating that is correct, Mr. Muldrow said the statute permits structuring the deal in a manner so the town does not have to forfeit the entire amount. The deal can be structured in a way with some money flowing into the general fund and some flows to debt service...there is lots of flexibility in the statute.

Mr. Oris looks at this as an opportunity to enhance development of land that might not otherwise be developed. The town may not see the real benefit in the short run of huge tax increases, but will see this as the bond is paid off. As suggested by Mr. Muldrow, he said there could be portions of the tax revenue going to the general fund, not all has to go to offsetting the bonds. There is no an additional assessment or mill rate increase to the tax payers, but it is a potential tool to be used for economic development.

Mr. Ruocco said it is investing in this region, declare it a zone, and the proceeds would be allocated towards the investments made specifically in that region. There is still borrowing. But, the obligation is directed at the parcels.

According to Mr. Muldrow, some states use the term "self financing bonds" and he wishes every state would use this clearer term. We are not levying any tax but creating bonds that are self financed by the investment.

With regard to mixed use development comments in the South and Midwest, Ms. Nichols said a community was built with restaurants, hotels, homes, commercial development, creating small mini-communities. She asked about the long term history of these developments. In the north end Cheshire has seen proposals for big malls which are not effective. The EDC plan is a long term plan, and she questioned development of things with an eye towards long term rather than those with a short window of popularity.

Mr. Muldrow said the EDC and Mr. Sitko helped craft the language in this section. We wanted to make sure there was enough flexibility in terms, not pin it down to one particular thing. It would not be a single development, but probably a mix of things happening over time. Nationally, we are seeing mixed use development stability and increases in value, and Mr. Muldrow cited West Hartford as an example of diversity of scale. The EDC crafted the language so the town was not backed into a corner. It is unlikely in 2017 that a developer will come in and wholesale redevelop the site.

Mr. Talbot thanked everyone involved for getting the plan to this point and opportunity for participation in the process. With regard to the incentive package, he asked if surrounding towns have been examined, what Cheshire is doing with incentives...and how the town stacks up.

Right now things are fairly competitive with surrounding towns, and Mr. Muldrow said there was a meeting with economic development coordinators from other towns and Mr. Sitko. There was a discussion on what is going on in these communities, including floating zones, and Cheshire wants to keep the door open for additional change.

Mr. Sitko talked about the current status of the incentive policy. He is obtaining information from many Connecticut municipalities. The incentive program expires in June 2017. The EDC will be back to the Council on the issue. Cheshire is competitive, is looking for ways to tweak it and provide distance between Cheshire and other towns.

The different context of the EDC and EDA model and change in the chain of command was raised by Mr. Talbot.

According to Mr. Muldrow, there is statutory and agreement authority with an EDA, and it serves at the pleasure of the Town Council. Statutes give an EDA broader powers to do things which the Council can pick and choose to have. The EDA can be as broad or narrow as the Council chooses. The EDA can hold land; an EDC cannot hold land; and EDA can enter into negotiations with private investors, and not be beholden to local regulations such as the low bidder. There is more flexibility with public/private partnerships, and an EDA must be viable and work on public/private partnerships.

Mr. Oris stated it is the end result of what a property generates in tax dollars, quality of life and preserving the character of the community.

The Council was told by EDC Chairman Pelletier that the Commission is not looking for a change in the way it operates. The EDA is a new tool to be used in the future.

The point about people working in the north end of Cheshire and being underserved for services in this area of town was raised by Mr. Slocum. He asked about a floating zone being expansive enough to make Route 10 a corridor to have more economic development, on an incremental basis.

The EDC meets with north end Cheshire businesses on a monthly basis, and Mr. Sitko advised that there have been continued requests for more public transportation, more retail and restaurant service to employees. He said there must be a way to accomplish this.

Chairman Oris thanked everyone for their hard work, the many meetings which he attended, and their serious participation in this important community work. It is clear to Mr. Oris that to have growth it must be consistent with the character of the community, grow the grand list through quality development. There is a large burden on residential

taxpayers. Mr. Oris asked how to take this to the next step, following the suggestions in the report...some which can be implemented, pull stuff together and make it cohesive and move forward. He cited the report statement about Cheshire being, predominantly, single family detached housing, and asked if there should be consideration of multi-family, apartments, based on this statement.

In reply, Mr. Muldrow said it all of those stated. Apartments are being financed these days; look at townhouse type development; be respectful of the Town plan which addresses housing options.

It was stated by Mr. Oris that the point is changing demographics, and millennials having a different viewpoint on housing. A portion of the market could be captured and fill that demographic gap, creating opportunities for quality economic development and grow the grand list.

This type of development does not tend to demand many services, and Mr. Muldrow said it is a net gainer.

The "marrying" of this with Planning and Zoning was raised by Mr. Oris. There are some things suggested in the report, town center area and West Main area...and having restaurants clustered in areas. However, PZC regulations do not allow this: they must be separated by cited distances; and there is a conflict in the report and zoning regulations. He asked how to deal with this issue.

Mr. Sitko said the PZC and town planner are turning attention to West Main Street. There are some changes out there, opening things up more, and keep the character of the area in tact.

Much in the report depends on making changes in the zoning regulations, and Mr. Oris said unless PZC agrees with the report and decides to move forward with some changes, we are somewhat stymied. He looks for recommendations, and asked if PZC has been involved relative to the ideas in the report.

Mr. Pelletier reported that has been a meeting with Town Planner Voelker and PZC Chairman Kurtz. There was discussion implementation of the plan, and issues which PZC may have to deal with. The EDC and PZC are looking to have ongoing discussions; will met once a quarter to discuss issues, and open up dialogue. Clustering of restaurants was discussed, but it will not happen overnight.

Ms. Flynn-Harris informed the Council and EDC that PZC is looking at its POCD, with expected changes in the updated Plan. It is assumed the PZC will continue looking at POCD changes.

Discussions with the PZC and Council will move forward and Mr. O'Connell said the plan is sustainable going forward, is all inclusive, we want retainment (for millennials

who leave town in the future), retain the character of the town, and have expansion for different generations.

Work Plan - Mr. Gronko reviewed the proactive strategy for economic development as a result of the report.

- Create a state of the economy, annual report, from the Economic Development Department; first report in June 2017.
- Start dialogue with PZC; this has already started; there will be more meetings scheduled; this is where zoning changes and visions come together.
- Review of the Incentive Policy; this expires in June 2017; review and make recommendations by May; return to the Council in June.
- Tell the economy story in Cheshire; the web site redesign for EDC; clear economic development marketing package to be handed out; will market commercial growth.
- Master vision plan for the I-C Zone; be more proactive; explore options; look at utility update estimates, floating zone, funding options.
- EDA - this is a good time to consider this Authority as the Charter is under revision; will meet with CRC in March; not sure if EDA would be a stand alone or arm of the EDC.
- Many people engaged in the process; comments included not losing the charm of the town, i.e. look like Southington; without any change it does not look good now with State aid reduction; something has to change; and it can be accomplished with grant list growth.

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Mr. Oris stated growth of the grand list includes growth of the zones; zoning applications are not approved or disapproved by right; proper design of the overlay zone gives the town much input as to what can and cannot happen in the I-C zone. There is need for a streamlined process is important. If a user wants to build a distribution facility...how long will it take to get the building up and open for use is critical to them. Anything that can be done to streamline the process is an advantage to Cheshire, with shovel ready facilities ready.

Regarding the TIF, Mr. Oris asked who sets the area/properties to be used under TIF.

The State statute is no specific in designation of properties, and Mr. Muldrow said there is a planning component to the TIF in that statute mandates the established boundaries must conform to definition of blight conditions or undeveloped parcels. The legislation is broad, designed to address parcels without infrastructure not otherwise developed...i.e. inner city blighted section. For areas to be marked for the TIF, Mr. Muldrow would

have to dig into the legislation...but, Council makes the final decision...initiates it and finishes it.

Mr. Slocum asked about the POCD being put on hold. When the I-C zone was proposed for change to allow for development, the POCD had to be revised, and discussed with Council. With contemplation of possible floating zones and other things, he said the development community must be incorporated into the Plan through PZC.

Stating that is a good suggestion, Ms. Flynn-Harris noted the Town is up against a statutory deadline for completion of the POCD, and the State already pushed the date forward.

It was stated by Mr. Slocum that PZC is a reactive organization, reacts to fix things, is proactive, and we must work together on the plan.

Mr. Oris said PZC is a separate board; Council has no oversight or influence on PZC; but suggestions can be made. Putting the Plan on hold could be an issue.

Mr. Ruocco asked who makes the final decision on how zoning will look. He said there are concerns about people not wanting heavily commercial strips; they want the north end occupied by commercial type tenants; they want limited and not intrusive development. This is a reservation about the I-C zone. Mr. Ruocco expressed appreciation for the report.

Louis Nero, EDC Member, commented on the importance of marketing this report of everyone, including the importance of growth of the grand list to reduce taxes. EDC did a good job; the report opens the eyes of people; many good ideas can be implemented; there can be marketing with mailings and on the web site; we must retain businesses; provide more services (i.e. the Dunkin Donuts in the north end); provide more transportation for people working in the north end (at Macys) who must walk part of the way to work; the grand list must grow in light of State aid reductions; and there is a need for lower income homes for retirees.

The recent manufacturing boom was an issue which Ms. Linehan raised, along with the need for Cheshire to grow and attract new manufacturing companies. EDAC Technologies is looking to fill 200 jobs; Consolidated Industries had an upgrade and investment of \$10 million and needs to fill 60 new jobs. There was nothing in the report about manufacturing. There are people who are not college bound; they are looking to the education pipe line, which is booming right now.

According to Mr. Pelletier EDC has met with the Education Department in the past few years, stressed the need for exposure at the middle school level to careers in high tech manufacturing. Not all students are geared towards college, but they need a good paying job. EDC talked to businesses in town which are willing to bring in students and expose them to other careers.

Mr. O'Connell talked about meeting with the BOE about STEM and manufacturing careers. There are infrastructure concerns for manufacturing companies...roadways, utilities etc. to be considered for manufacturing businesses. This could be part of the floating zone consideration. Conversations with the BOE will continue. The manufacturing boom is in competitive status; Connecticut has a disadvantage because of not having the infrastructure in place; there must be consideration of importing those jobs to Cheshire, and these people need transportation to work.

Ms. Linehan said she is looking to bring transportation to Cheshire's office park.

The Council was informed by Mr. Sitko that there are some positive manufacturing developments in Cheshire. He cited some of the companies - EDAC took over Pratt-Whitney site; WANHO Manufacturing moved to town; HYLIE Products is now in Cheshire.

Chairman Oris thanked the EDC and Mr. Muldrow for a job well done on the study and report.

Mr. Pelletier expressed appreciation to the Town Council for its continued support of the EDC.

**4. Waiver of bid for the final phase of the Cheshire High School Window Replacement Project.**

MOTION by Mr. Bowman; seconded by Ms. Flynn-Harris

BE IT RESOLVED, that the Town Council approves Resolution #022817-1

RESOLUTION #022817-1

WHEREAS, the Board of Education has requested a bid waiver for the final Cheshire High School Window Replacement Project, and

WHEREAS, the Board of Education has been happy with the work of J.A. Rosa in the previous phases of this project, and said vendor is familiar with the work, and

WHEREAS, J.A. Rosa has agreed to honor their bid price from 2015, for a total price for this project phase of \$268,372, which includes asbestos abatement by a subcontractor,

NOW, THEREFORE, BE IT RESOLVED, that the Town Council finds that a bid waiver for this project is in the best interest of the Town, and hereby approves a waiver of bid and the hiring of J.A. Rose for the final Cheshire High School Window Project.

Discussion

Mr. Masciana informed the Council that this is the third and final phase of the window replacement project. The BOE is requesting a bid waiver to hire the same contractor

who has held to his 2015 price for the project work. Approval from the Council will start the abatement work as soon as the school year ends, with work beginning on June 12th. This is a good contractor, a good price, and this is why the BOE is requesting the bid waiver approval.

Given the tough economic environment, Mr. Ruocco said this project should go out to bid.

In response, Mr. Masciana said he checked with Silver Petrucelli, the architect, and they expected a 10% to 15% price increase to complete this project. This is why the BOE asked for the bid waiver to complete the project at 2015 prices. Mr. Masciana commented on the excellent work of this company, with their project work on time and on budget.

VOTE The motion passed 7-0; Ruocco opposed.

**5. Authorization to apply for a Department of Transportation grant for Funding for a senior and disabled bus.**

MOTION by Ms. Linehan; seconded by Mr. Bowman.

BE IT RESOLVED, that the Town Council approves Resolution #022817-2

RESOLUTION #022817-2

BE IT RESOLVED, that the Town Council authorizes application for a Section 5319-A 80% matching grant from the Connecticut Department of Transportation (CDOT) grant for the purchase of a wheelchair accessible vehicle, authorizes Town Manager Michael A. Milone to execute any and all documents for said grant application, and certifies that the Town of Cheshire has sufficient resources available to provide the additional 20% funding needed for the purchase and operation of a wheelchair accessible vehicle.

Discussion

Mr. Milone reported that Cheshire has had success with this grant program for the last six (6) buses purchased. The maximum has increased to \$50,000. If the grant is received, staff will return to the Council with information on how the rest of the cost of the bus will be funded. It is expected that matching funds will come from the jitney bus fund. This is the fund under which seniors pay for their bus rides.

Mr. Ruocco noted there are four (4) vans accessible vans available to transport seniors.

It was explained by Mr. Milone that three (3) vans are used for transport; and the oldest van is the spare vehicle. There is also a car, which is an old police department vehicle. The new van will replace the spare van; and the oldest of the three (3) vans on the road will be come the spare vehicle. The new van becomes part of the operating fleet.

Mr. Ruocco commented on the [recent](#) need to hire a dispatcher to handle these vehicles, and the need to reconsider having four (4) vehicles for the Senior Center.

There have been four (4) vehicles for a long time, and Mr. Milone explained the dispatcher situation. There was a volunteer who helped with the dispatching services, but the person was unreliable. He came to the Council about this situation, and the hours of the paid dispatcher were increased by four hours a week.

Mr. Oris talked about these four (4) buses running regularly and being filled most of the time with passengers. He noted there would be one van on hold in the event there is an issue or problem with one of the vehicles on the road.

Stating that is correct, Mr. Milone informed the Council that many senior citizens use the van transportation service for medical appointments. With three (3) buses in the cycle there is less disruption to the seniors and their needed appointments.

Mr. Oris stated this is money well spent to insure the elderly get the services they deserve.

VOTE The motion passed unanimously by those present.

## **6. EXECUTIVE SESSION**

### **a. Personnel Matters**

### **b. Land Acquisition**

MOTION by Ms. Linehan; seconded by Mr. Ruocco.

MOVED that the Town Council enter Executive Session at 8:45 p.m. to include Town Manager Milone, Attorney Smith, and Attorney Matthew Hall for land acquisition issues; and Personnel Director Zullo for personnel matters.

VOTE The motion passed unanimously by those present.

Attorney Hall left the executive session at 9:15 p.m.

Town Attorney Smith left the executive session at 9:25 p.m.

MOTION by Ms. Flynn-Harris; seconded by Ms. Nichols.

MOVED to exit Executive Session at 9:45 p.m.

VOTE The motion passed unanimously by those present.

MOTION by Mr. Slocum; seconded by Ms. Nichols.

MOVED that the Cheshire Town Council approves to amend the Purchase Agreement on the Chapman Property to allow for an extension on the departure period to include enforcement provisions.

VOTE           The motion passed 6-2; In favor 6 - Slocum, Nichols, Ruocco, Talbot, Flynn-Harris and Linehan.  
                  Opposed - 2; Oris and Bowman.

**7.    ADJOURNMENT**

MOTION by Ms. Flynn-Harris; seconded by Sylvia Nichols

MOVED to adjourn the special meeting at 9:45 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk