

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

**Tuesday, March 18, 2014  
TOWN COUNCIL CHAMBERS**

**RECORD OF VOTES & MINUTES**

The Special Meeting of the Wallingford Town Council was called to order at 6:32 P.M. The Pledge of Allegiance was said. Councilors in attendance were as follows: Chairman Vincent Cervoni, Craig Fishbein, Thomas Laffin, John Letourneau, Christine Mansfield, Robert F. Parisi, Larry Russo, John Sullivan and Vincent F. Testa, Jr. Mayor William W. Dickinson, Jr., Town Attorney Gerald E. Farrell, Sr. and James Bowes, Comptroller were also present at the meeting.

2. Discussion and Possible Action regarding tentative agreement between the Town of Wallingford Board of Education and the UPSEU Local 424, Unit 18 (Management Union) effective July 1, 2013 to June 30, 2016 – Board of Education

*In attendance: Dr. Salvatore Menzo, Superintendent of Schools  
Colin McNamara, Assistant Superintendent, Personnel  
Roxane McKay, Chairwoman, Board of Education*

Mr. McNamara reviewed the significant changes to the tentative agreement for UPSEU, Local 424, Unit 18, Management Union, effective July 1, 2013 to June 30, 2016. Some of the areas of the contract where changes occur include the severance pay section; vacation schedule for employees hired after July 1, 2013; an increase in the Insurance Protection Plan section; changes in medical insurance and in the insurance /waiver of coverage section; wage increase of 1.95% on July 1, 2013 and of 2.0% on July 1, 2014 with a wage re-opener slated for the third year of the contract, school year 2015-16; changes in bereavement section and negotiated bi-weekly pay upon direct deposit implementation by the town.

Councilor Cervoni noted that the Council does not need to take any action on this contract since after a certain amount of time has elapsed, this contract becomes effective automatically.

**MOTION WAS MADE TO APPROVE THE TENTATIVE AGREEMENT BETWEEN THE TOWN OF WALLINGFORD BOARD OF EDUCATION AND UPSEU, LOCAL 424, UNIT 18, MANAGEMENT UNION EFFECTIVE JULY 1, 2013 TO JUNE 30, 2016.**

**MADE BY: LETOURNEAU**

**SECONDED BY: TESTA**

**ROLL CALL VOTE:**

**FISHBEIN: NAY**

**MANSFIELD: AYE**

**SULLIVAN: AYE**

**LAFFIN: AYE**

**PARISI: AYE**

**TESTA: AYE**

**LETOURNEAU: AYE**

**RUSSO: AYE**

**CHAIRMAN CERVONI: AYE**

**8- AYE; 1- NAY**

**THE MOTION PASSED.**

3. Discussion and Possible Action regarding tentative agreement between the Town of Wallingford, Board of Education and the UE Local 222 Paraeducators Union effective July 1, 2013 to June 30, 2016 – Board of Education

*In attendance: Dr. Salvatore Menzo, Superintendent of Schools  
Colin McNamara, Assistant Superintendent, Personnel  
Roxane McKay, Chairwoman, Board of Education*

Mr. McNamara addressed the significant changes to this tentative agreement UE, Local 222, Paraeducators Union, which is effective July 1, 2013 to June 30, 2016. He noted that this contract now will align with the school's fiscal year. He pointed to areas with regard to medical and life insurances, severance and personal leave as areas of change. He noted that wages will not increase in the 2013-14 year, remaining at zero but will increase 1.9% in both of the subsequent years, year two (2) and year three (3). He reported other language changes but did not offer details.

**MOTION WAS MADE TO APPROVE THE TENTATIVE AGREEMENT BETWEEN THE TOWN OF WALLINGFORD BOARD OF EDUCATION AND UE, LOCAL 222, PARAEDUCATORS UNION, EFFECTIVE JULY 1, 2013 TO JUNE 30, 2016.**

**MADE BY: LETOURNEAU  
SECONDED BY: SULLIVAN**

**ROLL CALL VOTE:**

<b>FISHBEIN: NAY</b>	<b>MANSFIELD: AYE</b>	<b>SULLIVAN: AYE</b>
<b>LAFFIN: AYE</b>	<b>PARISI: AYE</b>	<b>TESTA: AYE</b>
<b>LETOURNEAU: AYE</b>	<b>RUSSO: AYE</b>	<b>CHAIRMAN CERVONI: AYE</b>
<b>VOTE:</b>	<b>8- AYE; 1- NAY</b>	

**THE MOTION PASSED.**

4. Discussion and Possible Action with respect to Tax Incentive Program for Winston Hospitality, Inc. – Chairman Vincent Cervoni

*In attendance: Robert Winston, CEO, Winston Hospitalities, Inc.  
Jay Davies, Managing Director, Winston Hospitalities, Inc.*

**MOTION UNDER CONNECTICUT GENERAL STATUTES 12-65(b) TO FIX THE FAIR-MARKET-REAL-PROPERTY VALUE AS UTILIZED BY THE WALLINGFORD ASSESSOR'S OFFICE FOR THE COMMERCIAL PROPERTY LOCATED AT 1181 BARNES ROAD "PARCEL A", ACCORDING TO THE FOLLOWING SCHEDULE: (i) YEAR 1, FOLLOWING CONSTRUCTION OF THE HILTON GARDEN INN AND ISSUANCE OF CERTIFICATE OF OCCUPANCY, \$2.5 MILLION, (ii) YEAR 2, 3.5 MILLION (iii) YEAR 3, \$5.5 MILLION, (iv) YEAR 4, \$6.5 MILLION, (v) YEAR 5, \$6.5 MILLION, (vi) YEAR 6, \$9.6 MILLION, (v) YEAR 7, \$10.5 MILLION.**

**MADE BY: SULLIVAN  
SECONDED BY: RUSSO**

Lengthy discussion ensued.

**MOTION TO AMEND**  
**MOTION TO REQUIRE A MINIMUM INVESTMENT TO REAL PROPERTY LOCATED AT**  
**1181 BARNES ROAD TO BE \$8 MILLION.**

**MADE BY: FISHBEIN**  
**SECONDED BY: MANSFIELD**

**ROLL CALL VOTE:**

<b>FISHBEIN: AYE</b>	<b>MANSFIELD: AYE</b>	<b>SULLIVAN: NAY</b>
<b>LAFFIN: AYE</b>	<b>PARISI: NAY</b>	<b>TESTA: NAY</b>
<b>LETOURNEAU: NAY</b>	<b>RUSSO: NAY</b>	<b>CHAIRMAN CERVONI: AYE</b>

**8- AYE; 1- NAY**

**THE MOTION FAILED.**

Attorney Farrell said that he thinks we can meet with Joe Mirra and Don Roe. It has to come back to the Council anyway; that the motion has to say in it that the details are to be worked out by the Law Department with the Economic Development Commission and that a final document has to be presented to and approved by the Town Council; otherwise the vote is not binding. You are committing yourselves to the details of the tax outline. He said that part is what you are trying to accomplish and that part is binding; then no one can say they have changed their mind for the reason that they don't like, for instance CEO instead of Managing Partner.

Mr. Winston said that he could live with that and that he hopes that the issues are legal nits and nats. He said he understands that the bones are that the Council wants Winston Hospitality to get started by a certain period of time, and that the Council wants to know that I am going to be in control, and so what I have said is what is going to happen. He said if those are the main issues that we are going to work on and that all that other stuff ... Let the lawyers go after some agreement, and it will follow that logic. Mr. Winston said that he is fine with that. Then he can rely on the fact that this is going to be done and that he will start tomorrow with the idea that we have a deal. That is what he would leave with tonight; it is certainly the way he is going to look at it.

Councilor Sullivan stated that the work the legal department and the EDC are going to do is strictly related to Mr. Winston and the CT LLC being the only ones that this would pertain to and also the start date and then anything that has to be done legally. He senses certain things that we are titter-tottering over. He does not want to see this whole thing derailed over something ridiculous.

Attorney Farrell said that he thinks one of the things that the Council needs to consider is the level of commitment. He thinks that is the key for everyone. The document should set forth what the investment is going to be before this kicks in.

Mr. Winston asked to give them some room. Whether it's \$8 million or \$9 million, he asked does it really matter? We need to finish the hotel in a manner that is accepted by the brand. He does not want to get caught up on technicalities that we spend 8.9 and you had it as 8.7. He said if you want to say to complete the hotel per the plans, then you know that we are not going to be ripping stuff out and changing it. Hilton Gardens states the requirements and the full working drawings are done.

Councilor Fishbein stated that that he thinks there needs to be a completion date, and being familiar with state processes, he thinks that Mr. Winston will hear from the state about this project in about six months. Based upon the last presentation to the Council, Winston Hospitality Inc. thought the project completion would be in about one and one-half years (1.5). Based on that if a time clock is started at April 2014 and six months is added, it puts us at October 1, 2014, and then giving you two years for completion puts it at October 1, 2016.

Mr. Winston thinks that is fair. He said that the state told him don't call them until he has gotten the town on board, and then they'll talk. He said they feels positive, and he will be on that right away.

Chairman Cervoni reminded everyone that there is a motion on the table and asked if the Council is going to consider an amendment to at least delineate the timeline, and then leave the further details to be worked out by the Law Department.

**MOTION TO AMEND**

**MOTION TO INCLUDE IN THE ORIGINAL MOTION TO APPROVE THE FIGURES FOR THE VALUATION THAT WAS PRESENTED TO THE COUNCIL AND THAT THE DOCUMENT HAS TO BE APPROVED BY THE LAW DEPARTMENT AND THEN VOTED ON BY THE COUNCIL. AS A MINIMUM THAT IT WILL INCLUDE MR. WINSTON AS THE MANAGING PARTNER OF CT WLFD, LLC, AND THAT THE CONSTRUCTION IS TO BE COMPLETED AS PER THE PLANS ALREADY APPROVED BY HILTON AND THAT HILTON IS THE BRAND NAME, AND CONSTRUCTION TO BE COMPLETED IN THIRTY (30) MONTHS FROM APRIL 1, 2014 AND A C.O. TO BE ISSUED OCTOBER 1, 2016.**

**MADE BY: TESTA  
SECONDED BY: PARISI**

**ROLL CALL VOTE:**

**FISHBEIN: AYE MANSFIELD: AYE SULLIVAN: AYE  
LAFFIN: AYE PARISI: AYE TESTA: AYE  
LETOURNEAU: AYE RUSSO: AYE CHAIRMAN CERVONI: AYE  
9 -AYE**

**THE MOTION PASSED.**

**A MOTION WAS MADE BY MR. SULLIVAN TO CALL THE QUESTION.**

**SECONDED BY: PARISI**

**ROLL CALL VOTE:**

**FISHBEIN: AYE MANSFIELD: AYE SULLIVAN: AYE  
LAFFIN: AYE PARISI: AYE TESTA: AYE  
LETOURNEAU: AYE RUSSO: AYE CHAIRMAN CERVONI: NAY  
8-AYE; 1-NAY**

**THE MOTION PASSED.**

**VOTE ON ORIGINAL MOTION AS AMENDED.**

**ROLL CALL VOTE:**

**FISHBEIN: NAY MANSFIELD: AYE SULLIVAN: AYE  
LAFFIN: AYE PARISI: AYE TESTA: AYE  
LETOURNEAU: AYE RUSSO: AYE CHAIRMAN CERVONI: AYE  
8-AYE; 1-NAY**

**THE MOTION PASSED.**

**MOTION TO ADJOURN**

**MADE BY:           RUSSO**  
**SECONDED BY:    LETOURNEAU**  
**VOTE:               9-AYE**  
**MOTION PASSED.**

**The meeting adjourned at 10:15 P.M.**

Respectfully submitted,

Sandra Weekes  
Secretary to the Town Council  
Meeting digitally recorded

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Vincent Cervoni, Chairman

Date

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Barbara Thompson, Town Clerk

Date