

Chairman  
**Hon. Anthony O. Afriyie**  
Chairman Pro Tempore  
**Hon. Lisa Carroll-Fabian**



**Council Members**  
Hon. Jean T. Collier - District 1  
Hon. Christopher Green - District 2  
Hon. William M. Boyd - District 3  
Hon. Rene M. Gibson - District 4  
Hon. Anthony O. Afriyie - District 5  
Hon. Philip L. Young, IV - District 6  
Hon. Lisa Carroll-Fabian - District 7  
Hon. Carl A. Glad - District 8  
Hon. George J. Zamary, III - District 9  
Hon. Paul T. Aurelia - District 10

# STRATFORD TOWN COUNCIL

Room 212  
2725 Main Street, Stratford, CT 06615  
(203) 385-4035

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Any individual with a disability who needs special assistance to participate in the meeting should contact the ADA Coordinator 5 days before the meeting if possible.

## NOTICE OF MEETING

The Stratford Town Council will conduct a regular meeting on MONDAY, FEBRUARY 9, 2026 at 7:00 p.m. in the Council Chamber of Stratford Town Hall, 2725 Main Street, Stratford, CT.

PUBLIC FORUM WILL BEGIN AT 6:30 P.M.

Amended AGENDA

### CALL TO ORDER

### INVOCATION AND PLEDGE OF ALLEGIANCE

### 1. APPROVAL OF MINUTES

RESOLVED: that the reading of the regular meeting of January 12, 2026 and the special meeting of January 27, 2026 be dispensed with as copies thereof have been previously provided to each Council Member and the same be and are hereby approved.

### 2. CONSENT CALENDAR

#### 2.1 Mayoral Appointments Requiring Council Confirmation

- Ethics Commission: Thomas Kulhawik, Timothy Bishop, Annette Streets (Alternate)
- Economic and Community Development Commission: Brian Oliver, Willie McAllister, Kevin O'Neill

- Longbrook Park Commission: Tom Galatie, Robert Chimini, James McGuire, Roger Salls

## 2.2 Council Appointments

- Board of Assessment Appeals: Emily Karolyi, Donna Wells, Colleen Hargrove

- Building Needs Committee: Karen Tracy, Alan Llewelyn, Jerome White, Stephen Rodriguez, Dan Senft

- Finance & Audit Committee: Paul Aurelia, Ben Barnes, Olivier Sime

- Parks and Recreation Committee: George Zamary, Ken Pugh, Tim Cepetelli, Catherine Proto, Donald Anderson, Gary Gramling, Julian Martinez, Gary Bauer, Kaitlyn Heffernan, Allie Falco (Alternate), Mike Lapia (Alternate)

- Public Safety Committee: Jim Wiltsie, Brian Sharnick, Monica Hildibrand, Corti Cooper, Dan Slaybaugh, Jon Dobos

- Public Works Committee: Lisa Carroll-Fabian

- Stratford Library Association Board: Rob Walsh, Susan Saylor, Osi Rosenberg, Karen Tracy, Emily Karolyi

- Technology, Data & Innovation Committee: Rene Gibson, Ed Kingston, Keith Fabian, Karen Tracy, Ben Karsif

- Stratford Housing Authority: Kevin Williams

## **3. CEREMONIAL, PRESENTATION AND AWARDS**

3.1 Bill Rock Commemoration

3.2 Know Your Number Proclamation

3.3 Black History Month Recognition

## **4. COMMUNICATION, BILLS, PETITIONS, REMONSTRANCES**

4.1 Communication from Stratford Board of Education Superintendent.

## **5. MAYOR'S REPORT, QUESTIONS FOR THE MAYOR, TOWN ATTORNEY'S REPORT**

### **5.1 MAYOR'S REPORT**

5.1. New appointments of CAO, Town Clerk, and Communication and Community Services Manager.

- 5.1.2 Ongoing project overview.
- 5.1.3 Audit status and reevaluation status.

## 5.2 QUESTIONS FOR THE MAYOR

## 5.3 TOWN ATTORNEYS REPORT

- 5.3.1 Success Village update.

## **6. UNFINISHED BUSINESS and/or OLD BUSINESS**

- 6.1 Volunteer Coordinator and Welcome Center Manager (TABLED 1-12-26)

### RESOLUTION REGARDING THE CREATION OF POSITIONS OF MANAGER OF VOLUNTEER SERVICES AND MANAGER OF THE TOWN WELCOME CENTER.

Sponsored by: Stratford Town Council

**WHEREAS**, it is in the best interest of the Town that the Department of Economic and Community Development be reorganized so as to better and more efficiently serve the constituents of the Town; and

**WHEREAS**, there is a need for greater volunteer engagement, and a more effective outreach to the residents of the Town of Stratford.

### **NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF STRATFORD:**

That the positions of Manager of Volunteer Services and Manager of the Town Welcome Center are hereby created.

## **7. ORDINANCES AND RESOLUTIONS**

### 7.1 ORDINANCES

#### 7.1.1 AN ORDINANCE FOR THE RENAMING OF THE COMMUNITY DEVELOPMENT SUBCOMMITTEE TO THE COMMUNITY DEVELOPMENT BLOCK GRANT SUBCOMMITTEE (#26-XX)

§ X-X Establishment; Membership.

There is hereby established a five-member committee, entitled the "Community Development Block Grant Committee," consisting of three Council members and two other electors of the Town of Stratford, together with two alternates who shall also be electors of the Town of Stratford, all of whom shall be appointed by the Town Council.

## § X-X Terms of office.

Said Committee shall serve initially until the expiration of the term of the present Town Council and thereafter for a term of two years.

## § X-X Duties.

Said Committee shall make recommendations to and advise the Economic Development Commission with regard to the operation and funding of the Community Development Block Grant program. The Committee acts as an advisory board over the federal monies the town receives from Housing and Urban Development (HUD) office for projects benefitting low to moderate income residents, focusing on affordable housing, infrastructure, and economic development, and the Committee shall oversee all of such activities.

RESOLVED: that the first reading of Ordinance #26-XX be and is hereby dispensed with as copies thereof have been previously provided to each Council Member and that the same be adopted as a first reading and the foregoing be and is hereby referred to the Ordinance Committee.

## 7.2 RESOLUTIONS

### 7.2.1 RESOLUTION ARMY ENGINE PLANT

#### RESOLUTION REGARDING COOPERATION AND DISBURSEMENT AGREEMENT FOR THE FORMER STRATFORD ARMY ENGINE PLANT

*Executive Summary: The Town and Point Stratford Renewal, LLC are partnering on a joint application to the State of Connecticut Department of Economic and Community Development (DECD) under the Municipal Brownfield Grant Program for a grant to fund eligible costs for the remediation and limited assessment of the former Stratford Army Engine Plant.*

Sponsored by: Stratford Town Council

WHEREAS, the Town and Point Stratford Renewal, LLC ("Point Stratford") are partnering on a \$6.0 million grant application to the State of Connecticut Department of Economic and Community Development ("DECD") under the Municipal Brownfield Grant Program (the "Grant"); and

WHEREAS, the purpose of the Grant is to fund eligible costs for the remediation and limited assessment of the former Stratford Army Engine Plant (the "Property"), which Point Stratford acquired on April 2, 2024 from the United States of America; and

WHEREAS, the Grant will support the planning and remediation required to transform the Property into a mixed-use development, providing significant economic and community benefits to the Town of Stratford; and

WHEREAS, the Town, as the primary applicant, requires a formal agreement with Point Stratford to outline the roles, responsibilities, and management of the Grant funds.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF STRATFORD:

1. That it is cognizant of the Town's grant application to the DECD for the Grant, for the sole purpose of eligible remediation and assessment activities as defined in the application and approved by the DECD; and
2. That it hereby authorizes, directs and empowers the Mayor, David Chess, or his designee to execute and deliver such Grant application (including any amendments thereto) and/or any and all related documents necessary to apply for and obtain funding from the DECD, to enter into an agreement with Point Stratford Renewal, LLC regarding the project, grant funding, and disbursement, in such form as shall be approved by the Town Attorney, and to implement the program once the award is secured in the name of and on behalf of the Town of Stratford.

## **8. NEW BUSINESS**

### 8.1 Mayoral Appointments and Reappointments

- Arts Commission: Theresa Manus, Aubrey Booska, Erin McLaughlin, Roger Salls, Jeff Sokolowski, Michael Todd Cohen, Kevin Williams
- Conservation Commission: Katerina Vlahos, Angela Capinera, Jen Budai, Cassandra Bryant, Marca Leigh (Alternate), Jeff Law (Alternate)
- Commission on Aging: Chair Carl Glad, Peter Adamski, Adrea Boissevain, Gus P. Csuka, Sandra Fisher, George Hangos, Louise Palumbo, Suzanne Richards, Mary Semedo, Mary Therrien
- Stratford Housing Partnership: Kathleen Kallahan, Elizabeth Sulik, Jocelyn Alt, Desmond Ndzi, Stephanie Camp, Willie McAllister, Lawrence Haddad

### 8.2 Boothe Memorial Park Basilica- Bid # 2026-08

### 8.3 Wilcoxson Elementary School HVAC & Boiler – Job # 25-044

8.4 Stratford Public Schools Administration Building Elevator Modernization – Project # 2026-12

8.5 Stratford Department of Public Works Wall Repair – Project # 2026-09

8.6 Frank DeLuca Field Repairs & Improvements – Bid # 2026-14

8.7 Proposed Sale of 993 Honeyspot Road – Executive Session Requested

**9. ADJOURNMENT**