

RTM Ed & Rec Committee Meeting
Board of Education Building, Kings Highway, Fairfield and via WebEx
September 12, 2022
Minutes

1. Call to Order

Meeting Called to Order at 9:32 pm.

2. Roll Call

Members	Present/Absent
Mark A. McDermott, District 7	Present
Marcy Spolyar, District 4	Present
Margaret Horton, District 9	Present
Steve M. Berecz, District 6	Present
Kelly Scinto, District 9	Absent
Jim Meyers, District 8	Present
Alex Durrell, District 3	Present

2. Representative Spolyar reported that a new Vice Chair of the Committee was needed due to the recent resignation of Peter Tallman.

A motion to nominate Representative Berecz was made by Representative Spolyar, and seconded by Representative McDermott. The motion carried unanimously.

3. To consider and act upon the minutes of the Education and Recreation Committee Meeting held on June 20, 2022.

A motion to approve the minutes was made by Representative Meyers, seconded by Representative McDermott. The motion carried unanimously.

Discussion: None

3. To hear, consider and act upon the following reappointment to the Ethics Commission as recommended by the Board of Selectmen: Nancy S. Billington (R), 25 Fleming Lane, Term July 2022 – 2024

A motion to approve was made by Representative Meyers, seconded by Representative Durrell. The motion carried 5-0-1.

Discussion: None

Members	Vote
Mark A. McDermott, District 7	In favor
Marcy Spolyar, District 4	In favor
Margaret Horton, District 9	Abstain
Steve M. Berecz, District 6	In favor
Kelly Scinto, District 9	Absent
Jim Meyers, District 8	In favor
Alex Durrell, District 3	In favor

4. To hear, consider and act upon the following resolution as recommended by the Board of Selectmen and the Town Plan & Zoning Commission, and in accordance with a recommendation from the Conservation and Engineering Directors: "WHEREAS, the Town of Fairfield wishes to exercise its option to purchase approximately 1.79 acres of real property commonly known as 150 Villa Avenue, Fairfield, Connecticut, for the sum of \$400,000, as more particularly set forth in the real estate sales agreement between Benedict and Vanessa Sinnott (Seller) and the Town of Fairfield (Buyer) for passive and/or open space and to serve as a detention area with environmental, water quality and culvert access benefits to the Town and Neighborhood; and WHEREAS, funds for the purchase of said property may be taken from Acct # 14501010- 59996-81007 - ARPA Rooster River Detention Area, as approved by the Conservation Commission and the Town Administration; and

WHEREAS, said real estate sales agreement also stipulates the Seller will donate to the Buyer the three adjacent lots comprising of approximately 1.92 acres of real property commonly known as 150 Villa Avenue, Fairfield, Connecticut, owned by said Seller, as more particularly described in the Letter Agreement between said parties and as shown in the 'Proposed 3-Lot Subdivision' prepared by Fuller Engineering & Land Surveying. NOW, THEREFORE BE IT RESOLVED, that First Selectwoman Brenda Kupchick, be, and hereby is, authorized to enter into and sign contracts and expend such monies on behalf of the Town of Fairfield for the purpose of purchasing and receiving donation of said real properties in accordance with the above agreements between Benedict and Vanessa Sinnott and the Town of Fairfield; and BE IT FURTHER RESOLVED, that said purchased and donated real properties, together commonly known as 150 Villa Avenue, are hereby designated for passive and/or recreational use and to serve as a detention rea with environmental, water quality and culvert access benefits to the Town and Neighborhood; and BE IT FURTHER RESOLVED, that, subject to RTM approval, the

First Selectwoman is authorized to pursue an agreement with the Aspetuck Land Trust to collaborate on the future development and maintenance of such real property dedicated to passive recreational purposes.”

A motion to approve was made by Representative McDermott, seconded by Representative Berez. The motion carried unanimously.

Discussion: Representative Spolyar expressed that she would be abstaining given that there would potentially be an amendment proposed next week to strike the words “future development” from the resolution.

Members	Vote
Mark A. McDermott, District 7	In favor
Marcy Spolyar, District 4	Abstain
Margaret Horton, District 9	In favor
Steve M. Berez, District 6	In favor
Kelly Scinto, District 9	Absent
Jim Meyers, District 8	In favor
Alex Durrell, District 3	In favor

5. To hear, consider and act upon the following resolution as recommended by the Board of Selectmen: “WHEREAS, the Board of Selectpersons approved the Final Report of the Charter Revision Commission on August 11, 2022; and WHEREAS, the Board of Selectpersons, in accordance with C.G.S. §7-191(e) and (f) hereby adopts the following question to be placed on the ballot for a referendum to be held on the general election of November 8, 2022: ‘Shall the Town of Fairfield Charter be reorganized to: (A) make it easier to use and understand; (B) modernize language and references throughout; (C) update and expand definitions; and (D) make substantive changes, including but not limited to the following: (1) uniform standards of conduct, civility and operations; (2) streamlined budget and contract approval procedures; (3) allow for greater competition in Board of Education elections; (4) modify Board of Selectperson vacancy process; (5) codify the current forty-member RTM with ten districts; (6) appointment of Constables; (7) codify the positions of Town Administrator and Chief of Staff; (8) modify residency and qualification standards for certain department heads; (9) update the Board of Library Trustees responsibilities; and (10) amend the process for updating the Town Seal,’

and WHEREAS, the General Statutes provide for an explanatory text to explain to the voters of the Town the contents of the Proposed Revised Charter; and WHEREAS, the Representative Town Meeting believes that the voters deserve the opportunity to review the contents of the Proposed Revised Charter with the benefit of explanatory text; NOW, THEREFORE, BE IT RESOLVED: That pursuant to C.G.S. §9-369b(a) the Representative Town Meeting authorizes

the Town Clerk, with the assistance of Charter Counsel, to prepare an explanatory text specifying the intent and purpose of the Proposed Charter Revisions that are the subject of the ballot question that will be voted upon on November 8, 2022.

A motion to approve was made by Representative Horton, seconded by Representative Meyers. The motion carried 5-0-1.

Discussion : Representative Horton expressed that she felt that the language of the ballot question itself was very subjective. Representative McDermott expressed his wish that all the charter revision items had not been grouped together in the same question, and this was echoed by Representative Meyers who agreed it could be more challenging for voters and that not all voters would necessarily be reviewing the explanatory text.

Members	Present/Absent
Mark A. McDermott, District 7	In favor
Marcy Spolyar, District 4	Abstain
Margaret Horton, District 9	In favor
Steve M. Berecz, District 6	In favor
Kelly Scinto, District 9	Absent
Jim Meyers, District 8	In favor
Alex Durrell, District 3	In favor

No other matters were presented.

6. Adjournment

A motion to adjourn was made by Representative Durrell, and seconded by Representative Berecz. Motion passed unanimously.

The meeting was adjourned at 9:44 p.m.

Respectfully submitted by:

Margaret Horton
Secretary, Ed & Rec Committee
September 13, 2022

Finance Committee of the RTM - Meeting Minutes

September 12, 2022

Ed Bateson (R) present	
William Gerber (D) present	
John Kuhn (D) present	Secretary
Melissa Longo (R) present	
Sharon Pistilli (D) present	Chair
Amy Ruggiero (R) present	
Joseph Siebert (D) absent	Vice-Chair
Elizabeth Zezima (D) present	

4. To hear, consider and act upon the following reappointment to the Ethics Commission as recommended by the Board of Selectmen: Nancy S. Billington (R), 25 Fleming Lane, Term July 2022 - 2024

Liz Zezima – made the motion to approve

Amy Ruggiero – seconded

In favor: Ed, Melissa, Amy

Abstain: Bill, Liz, Sharon, John

5. To hear, consider and act upon the following resolution as recommended by the Board of Selectmen and the Town Plan & Zoning Commission, and in accordance with a recommendation from the Conservation and Engineering Directors:

“WHEREAS, the Town of Fairfield wishes to exercise its option to purchase approximately 1.79 acres of real property commonly known as 150 Villa Avenue, Fairfield, Connecticut, for the sum of \$400,000, as more particularly set forth in the real estate sales agreement between Benedict and Vanessa Sinnott (Seller) and the Town of Fairfield (Buyer) for passive and/or open space and to serve as a detention area with environmental, water quality and culvert access benefits to the Town and Neighborhood; and

WHEREAS, funds for the purchase of said property may be taken from Acct # 14501010- 59996-81007 - ARPA Rooster River Detention Area, as approved by the Conservation Commission and the Town Administration; and REPRESENTATIVE TOWN MEETING September 19, 2022 Page 2 of 3

WHEREAS, said real estate sales agreement also stipulates the Seller will donate to the Buyer the three adjacent lots comprising of approximately 1.92 acres of real property commonly known as 150 Villa Avenue, Fairfield, Connecticut, owned by said Seller, as more particularly described in the Letter

Agreement between said parties and as shown in the 'Proposed 3-Lot Subdivision' prepared by Fuller Engineering & Land Surveying.

NOW, THEREFORE BE IT RESOLVED, that First Selectwoman Brenda Kupchick, be, and hereby is, authorized to enter into and sign contracts and expend such monies on behalf of the Town of Fairfield for the purpose of purchasing and receiving donation of said real properties in accordance with the above agreements between Benedict and Vanessa Sinnott and the Town of Fairfield; and

BE IT FURTHER RESOLVED, that said purchased and donated real properties, together commonly known as 150 Villa Avenue, are hereby designated for passive and/or recreational use and to serve as a detention rea with environmental, water quality and culvert access benefits to the Town and Neighborhood; and

BE IT FURTHER RESOLVED, that, subject to RTM approval, the First Selectwoman is authorized to pursue an agreement with the Aspetuck Land Trust to collaborate on the future development and maintenance of such real property dedicated to passive recreational purposes."

Ed – made the motion to approve

John - seconded

Item passes unanimously

6. To hear, consider and act upon the following resolution as recommended by the Board of Selectmen: "WHEREAS, the Board of Selectpersons approved the Final Report of the Charter Revision Commission on August 11, 2022; and WHEREAS, the Board of Selectpersons, in accordance with C.G.S. §7-191(e) and (f) hereby adopts the following question to be placed on the ballot for a referendum to be held on the general election of November 8, 2022: 'Shall the Town of Fairfield Charter be reorganized to: (A) make it easier to use and understand; (B) modernize language and references throughout; (C) update and expand definitions; and (D) make substantive changes, including but not limited to the following: (1) uniform standards of conduct, civility and operations; (2) streamlined budget and contract approval procedures; (3) allow for greater competition in Board of Education elections; (4) modify Board of Selectperson vacancy process; (5) codify the current forty-member RTM with ten districts; (6) appointment of Constables; (7) codify the positions of Town Administrator and Chief of Staff; (8) modify residency and qualification standards for certain department heads; (9) update the Board of Library Trustees responsibilities; and (10) amend the process for updating the Town Seal,' and WHEREAS, the General Statutes provide for an explanatory text to explain to the voters of the Town the contents of the Proposed Revised Charter; and REPRESENTATIVE TOWN MEETING September 19, 2022 Page 3 of 3 WHEREAS, the Representative Town Meeting believes that the voters deserve the opportunity to review the contents of the Proposed Revised Charter with the benefit of explanatory text; NOW, THEREFORE, BE IT RESOLVED: That pursuant to C.G.S. §9-369b(a) the Representative Town Meeting authorizes the Town Clerk, with the assistance of Charter Counsel, to prepare an explanatory text specifying the intent and purpose of the Proposed Charter Revisions that are the subject of the ballot question that will be voted upon on November 8, 2022.

Amy – motion to approve

Melissa – second

In favor: Ed, Melissa, Sharon, Amy, Liz

Bill and John -abstain

Melissa – motion to adjourn

Amy – second

Item passed unanimously

9:38pm

COMMITTEE MEETING LEGISLATION AND ADMINISTRATION
MEETING MINUTES

September 12, 2022 @ 9:35 PM

Members: P Iacono, J. Steele, C. Messina, J. Garskof, K. Wackerman, J. Vergara, D. Georgiadis, T. Lambert

I. Call to order

J. Garskof called to order the regular meeting of the Legislative and Administration at 9:35 PM on September 12, 2022 .

II. Roll call

T. Lambert conducted a roll call. J. Garskof, K. Wackerman, J. Vergara, D. Georgiadis, T. Lambert present, P Iacono, J. Steele, C. Messina absent.

III. Items on the Call

- a) Item #4 on the Call, to hear, consider and act upon the following reappointment to the Ethics Commission as recommended by the Board of Selectmen:

Nancy S. Billington (R), 25 Fleming Lane, Term July 2022 - 2024

Motion to consider the resolution, moved by K. Wackerman, seconded by D. Georgiadis.

K. Wackerman says we need a little more information about the candidate to feel comfortable about her neutrality. J. Garskof pointed out it is hard to ignore the make-up of the commission by party.

A vote was called to consider the motion. J. Garskof, D. Georgiadis, and J. Vergara voted in favor and K. Wackerman and T. Lambert abstained. The motion passed.

- b) Item #5 on the Call, To hear, consider and act upon the following resolution as recommended by the Board of Selectmen and the Town Plan & Zoning Commission, and in accordance with a recommendation from the Conservation and Engineering Directors:

“WHEREAS, the Town of Fairfield wishes to exercise its option to purchase approximately 1.79 acres of real property commonly known as 150 Villa Avenue, Fairfield, Connecticut, for the sum of \$400,000, as more particularly set forth in the real estate sales agreement between Benedict and Vanessa Sinnott (Seller) and the Town of Fairfield (Buyer) for passive and/or open space and to serve as a detention area with environmental, water quality and culvert access benefits to the Town and Neighborhood; and

WHEREAS, funds for the purchase of said property may be taken from Acct # 14501010- 59996-81007 - ARPA Rooster River Detention Area, as approved by the Conservation Commission and the Town Administration; and

WHEREAS, said real estate sales agreement also stipulates the Seller will donate to the Buyer the three adjacent lots comprising of approximately 1.92 acres of real property commonly known as 150 Villa Avenue, Fairfield, Connecticut, owned by said Seller, as more particularly described in the Letter Agreement between said parties and as shown in the 'Proposed 3-Lot Subdivision' prepared by Fuller Engineering & Land Surveying.

NOW, THEREFORE BE IT RESOLVED, that First Selectwoman Brenda Kupchick, be, and hereby is, authorized to enter into and sign contracts and expend such monies on behalf of the Town of Fairfield for the purpose of purchasing and receiving donation of said real properties in accordance with the above agreements between Benedict and Vanessa Sinnott and the Town of Fairfield; and

BE IT FURTHER RESOLVED, that said purchased and donated real properties, together commonly known as 150 Villa Avenue, are hereby designated for passive and/or recreational use and to serve as a detention rea with environmental, water quality and culvert access benefits to the Town and Neighborhood; and

BE IT FURTHER RESOLVED, that, subject to RTM approval, the First Selectwoman is authorized to pursue an agreement with the Aspetuck Land Trust to collaborate on the future development and maintenance of such real property dedicated to passive recreational purposes.”

Motion to consider the resolution, moved by J. Vergara, seconded by D. Georgiadis.

J. Vergara said she would like to get the information requested in her comments before the entire RTM. K. Wackerman asked J. Garskof about regulations an HOA might have for the town if the town becomes a member. J. Garskof pointed out that signage is prohibited. Also that the association owns its own sewers. But that the association is very much in favor of the purchase given that there is flooding in the area, and it doesn't want to see the property developed.

D. Georgiadis asked if any of the land will be developed under the proposed plan. J. Garskof said no and explained the purchase structure. J. Vergara expressed concern about not knowing the details. D. Georgiadis suggested including contingency language in deal for assessments, sewers, etc. J. Garskof said he supports this purchase and doesn't want to delay it. K. Wackerman bothered by use of ARPA funding, when that could be used for other projects. J. Garskof explained this was part of original approved ARPA plan for the Rooster River.

T. Lambert expressed that he wished the town would continue to be proactive in acquiring property, both to create and preserve open space and to develop affordable housing. K. Wackerman wishes that land acquisition commission was better funded and empowered to find new properties to acquire.

A vote was called to consider the motion. J. Garskof, K. Wackerman, D. Georgiadis, T. Lambert voted in favor. J. Vergara abstained. The motion passed.

- c) Item #6 on the Call, to hear, consider and act upon the following resolution as recommended by the Board of Selectmen::

“WHEREAS, the Board of Selectpersons approved the Final Report of the Charter Revision Commission on August 11, 2022; and

WHEREAS, the Board of Selectpersons, in accordance with C.G.S. §7-191(e) and (f) hereby adopts the following question to be placed on the ballot for a referendum to be held on the general election of November 8, 2022:

‘Shall the Town of Fairfield Charter be reorganized to: (A) make it easier to use and understand; (B) modernize language and references throughout; (C) update and expand definitions; and (D) make substantive changes, including but not limited to the following: (1) uniform standards of conduct, civility and operations; (2) streamlined budget and contract approval procedures; (3) allow for greater competition in Board of Education elections; (4) modify Board of Selectperson vacancy process; (5) codify the current forty-member RTM with ten districts; (6) appointment of Constables; (7) codify the positions of Town Administrator and Chief of Staff; (8) modify residency and qualification standards for certain department heads; (9) update the Board of Library Trustees responsibilities; and (10) amend the process for updating the Town Seal,’ and

WHEREAS, the General Statutes provide for an explanatory text to explain to the voters of the Town the contents of the Proposed Revised Charter; and

WHEREAS, the Representative Town Meeting believes that the voters deserve the opportunity to review the contents of the Proposed Revised Charter with the benefit of explanatory text;

NOW, THEREFORE, BE IT RESOLVED: That pursuant to C.G.S. §9-369b(a) the Representative Town Meeting authorizes the Town Clerk, with the assistance of Charter Counsel, to prepare an explanatory text specifying the intent and purpose of the Proposed Charter Revisions that are the subject of the ballot question that will be voted upon on November 8, 2022.

Motion to consider the resolution, moved by J. Vergara, seconded by K. Wackerman.

J. Vergara pointed out that Attorney Mednick has clearly never worked with a town legislative body and it shows. Members discussed dissatisfaction with the process.

A vote was called to consider the motion. J. Garskof voted in favor. K. Wackerman, J. Vergara, D. Georgiadis, and T. Lambert abstained. The motion passed.

IV. New business

- a) To consider and act upon any other matters presented to said meeting and which may be properly acted upon under the rules of the Representative Town Meeting. None

V. Adjournment

T. Lambert moved to adjourn. D. Georgiadis seconded. J. Garskof adjourned the meeting at 9:57 PM.

Minutes submitted by: Tom Lambert

Fairfield RTM Public Health & Safety Committee

Meeting Minutes

September 12, 2022

I. Call to order

Meeting called to order the regular meeting of the Public Health & Safety Committee at 9:32pm on June 20, 2022 via virtual/phone.

II. Roll call

Laura Karson conducted a roll call. The following persons were present: Laura Karson (Chair), Hank Ference (Vice Chair), Jeff Galdenzi (Secretary), Cindy Perham, and Stori Tallman, Will Diaz. The following persons were absent: Hannah Gale, Marty Furey

III. Approval of minutes from last meeting

June minutes were approved (Perham / Karson) 6/0/0

IV. Items on the Call

4. To hear, consider and act upon the following reappointment to the Ethics Commission as recommended by the Board of Selectmen: Nancy S. Billington (R), 25 Fleming Lane, Term July 2022 - 2024
(Diaz / Perham) PASSED 6-0-0

Motion to state a summary of items 5 & 6 (Karson / Diaz) 6-0-0

5. To hear, consider and act upon the following resolution as recommended by the Board of Selectmen and the Town Plan & Zoning Commission, and in accordance with a recommendation from the Conservation and Engineering Directors:

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NOW, THEREFORE BE IT RESOLVED, that First Selectwoman Brenda Kupchick, be, and hereby is, authorized to enter into and sign contracts and expend such monies on behalf of the Town of Fairfield for the purpose of purchasing and receiving donation of said real properties in accordance with the above agreements between Benedict and Vanessa Sinnott and the Town of Fairfield; and

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BE IT FURTHER RESOLVED, that, subject to RTM approval, the First Selectwoman is authorized to pursue an agreement with the Aspetuck Land Trust to collaborate on the future development and maintenance of such real property dedicated to passive recreational purposes.”

(Perham / Diaz) PASSED 6-0-0

6. To hear, consider and act upon the following resolution as recommended by the Board of Selectmen:

“WHEREAS, the Board of Selectpersons approved the Final Report of the Charter Revision Commission on August 11, 2022; and

WHEREAS, the Board of Selectpersons, in accordance with C.G.S. §7-191(e) and (f) hereby adopts the following question to be placed on the ballot for a referendum to be held on the general election of November 8, 2022:

‘Shall the Town of Fairfield Charter be reorganized to: (A) make it easier to use and understand; (B) modernize language and references throughout; (C) update and expand definitions; and (D) make substantive changes, including but not limited to the following: (1) uniform standards of conduct, civility and operations; (2) streamlined budget and contract approval procedures; (3) allow for greater competition in Board of Education elections; (4) modify Board of Selectperson vacancy process; (5) codify the current forty-member RTM with ten districts; (6) appointment of Constables; (7) codify the positions of Town Administrator and Chief of Staff; (8) modify residency and qualification standards for certain department heads; (9) update the Board of Library Trustees responsibilities; and (10) amend the process for updating the Town Seal,’ and

WHEREAS, the General Statutes provide for an explanatory text to explain to the voters of the Town the contents of the Proposed Revised Charter; and

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(Perham / Karson) PASSED 6-0-0

V. New/Old business

a) None

VI. Adjournment

Meeting adjourned at 9:40pm. (Perham/Karson) 6-0-0

Minutes submitted by: Jeff Galdenzi

Public Works and Planning

DRAFT Meeting Minutes

9-12-22

I. Call to order

The regular meeting of the Public Works and Planning Committee was called to order by Chairman Wolk at 9:31pm on September 12, 2022 at the Board of Education building, 501 Kings Highway East.

II. Roll call

Representative Brown conducted the roll call. The following persons were present:

Jay Wolk - Chair
Christine Brown
Ken Astarita
Peter Britton

Andrew Graceffa
Lisa Havey - Secretary
Karen McCormack

The following persons were absent: Frank Petise - Vice Chair

Newly appointed member of the RTM, Michelle McCabe, was in attendance.

III. Approval of minutes from last meeting

Rep. Havey circulated the minutes from the June 20, 2022 meeting which were approved as drafted.

IV. Items on the Call

3. To hear a report on approved capital projects - Not discussed in Committee Meeting

4. To hear, consider and act upon the following reappointment to the Ethics Commission as recommended by the Board of Selectmen:

Nancy S. Billington (R), 25 Fleming Lane, Term July 2022 - 2024

Rep. Britton moved to approve this item, duly seconded. There was no discussion.

VOTE: Motion carried with 1 abstention (Rep. Havey)

5. To hear, consider and act upon the following resolution as recommended by the Board of Selectmen and the Town Plan & Zoning Commission, and in accordance with a recommendation from the Conservation and Engineering Directors:

“WHEREAS, the Town of Fairfield wishes to exercise its option to purchase approximately 1.79 acres of real property commonly known as 150 Villa Avenue, Fairfield, Connecticut, for the sum of \$400,000, as more particularly set forth in the real estate sales agreement between Benedict and Vanessa Sinnott (Seller) and the Town of Fairfield (Buyer) for passive and/or open space and to serve as a detention area with environmental, water quality and culvert access benefits to the Town and Neighborhood; and

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purpose of purchasing and receiving donation of said real properties in accordance with the above agreements between Benedict and Vanessa Sinnott and the Town of Fairfield; and

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Rep. Graceffa moved to approve, duly seconded. Committee members felt this purchase sounds like a good value and good for the local area in many respects. Although it won't stop flooding, the feeling was that it is a good way help mitigate it. Rep. McCabe questioned whether there are other opportunities to mitigate the Rooster River flooding.

ACTION ITEMS: Rep. Graceffa requested add'l backup re: deed restrictions and Phase I environmental report.

VOTE: Motion carried unanimously.

6. To hear, consider and act upon the following resolution as recommended by the Board of Selectmen:

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Rep. Astarita moved to approve this item, duly seconded.

VOTE: The motion carried with 1 abstention (Rep. Havey)

V. New Business

There was no new business.

VI. Adjournment

A motion to adjourn the meeting was made by Rep. Graceffa, duly seconded and unanimously approved. The meeting was adjourned at 9:46pm.

Minutes submitted by: Christine Brown