



Chairman Gary St. Vil

TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL

MINUTES
LEDYARD TOWN COUNCIL – REGULAR MEETING
WEDNESDAY, JANUARY 14, 2026 7:00 PM
HYBRID FORMAT
VIDEO CONFERENCE VIA ZOOM

- DRAFT**
- I. CALL TO ORDER – Chairman St. Vil called the meeting to order at 7:00 p.m. at the Council Chambers, Town Hall Annex Building. He noted that he was present remotely this evening via Zoom. He stated because he was unable to attend the meeting in-person this evening pursuant to Policy:#2022-03-23-01 “Policy And Guidelines For Remote Meeting Participation” he was designating Councilor Buhle to serve as Acting Chair and to preside over tonight’s Town Council Meeting.

Chairman Pro-tem Buhle welcomed all to the Hybrid Meeting. She stated for the members of the Town Council and the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town’s Website – Granicus-Legistar Meeting Portal.

- II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL –

Attendee Name	Title	Status	Location
William Barnes	Town Councilor	Present	In-Person
April Brunelle	Town Councilor	Present	In-Person
Jessica Buhle	Town Councilor	Present	In-Person
Carmen Garcia-Irizarry	Town Councilor	Excused	
Ty (Earl) Lamb	Town Councilor	Present	In-Person
Adrienne Parad	Town Councilor	Present	In-Person
Tim Ryan	Town Councilor	Excused	
James Thompson	Town Councilor	Present	In-Person
Gary St. Vil	Town Councilor	Present	Remote

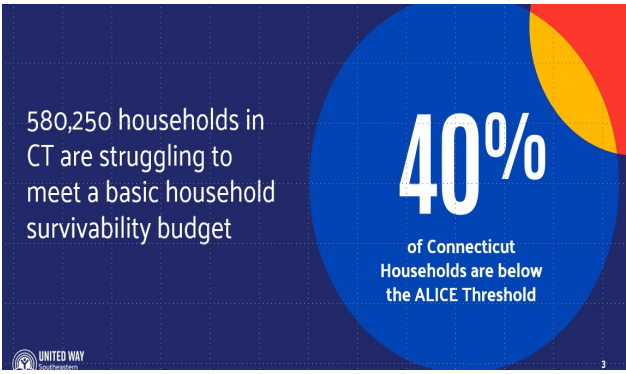
- IV. INFORMATIONAL ITEMS/PRESENTATIONS

- Ms. Carli Herz, United Way Community Impact Director- Asset Limited Income Constrained, Employed (ALICE Report)

Executive Assistant to the Mayor and Social Services Coordinator Ms. Kristen Chapman introduced United Way Representatives Ms. Carli Herz Community Impact Director; and Ms. Lisa-Anne Curtis, Resource Development Manager. Ms. Curtis also connects with the people in community about engagement. Ms. Chapman noted with the most recent ALICE Report available that Chairman St. Vil requested United Way be invited to present the data this evening.

Ms. Carli Herz, United Way Community Impact Director, provided a handout noting the ALICE Report was done on an annual basis. She explained that the Report for 2025 was based on 2023 data and she proceeded by reviewing the following PowerPoint Presentation.



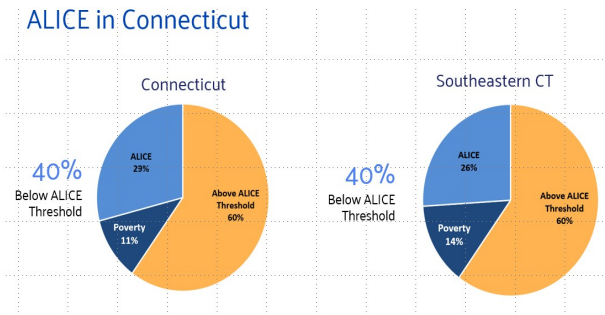


Who is ALICE?

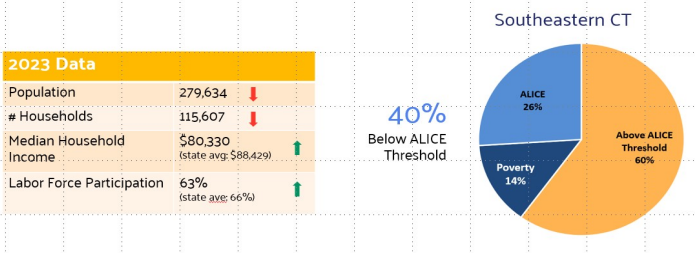
Household Survivability Budget
Southeastern, CT

Monthly Costs	Single Adult	Single Parent, 1 Childcare	2 Adults, 2 Childcare	Two Seniors
Housing	\$1,137	\$1,295	\$1,701	\$1,295
Child Care	\$0	\$1,042	\$2,083	\$0
Food	\$535	\$812	\$1,453	\$903
Transportation	\$419	\$542	\$967	\$510
Health Care	\$212	\$450	\$802	\$1,169
Technology	\$86	\$86	\$116	\$116
Misc. / Over Costs	\$239	\$423	\$712	\$399
Taxes	\$360	\$462	\$793	\$706
Monthly Total	\$2,988	\$5,112	\$8,627	\$5,098
ANNUAL TOTAL	\$35,856	\$61,344	\$103,524	\$61,176
Hourly Wage	\$17.93	\$30.67	\$51.76	\$30.59

ALICE Threshold



ALICE in Southeastern Connecticut



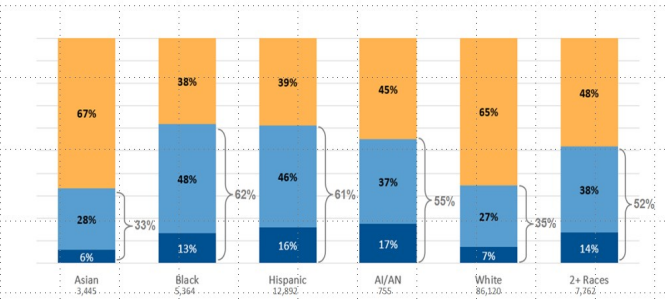
Who is ALICE?

Household	Federal Poverty Level	ALICE Threshold
Single Adult	\$8/hr \$16,000	\$17.93/hr \$35,856
Single Parent + 1 Childcare	\$11/hr \$21,000	\$30.67/hr \$61,344
2 Adults + 2 Childcare	\$16/hr \$32,000	\$51.76/hr \$103,524

2:5 Households in Southeastern CT are ALICE (40%)

The ALICE Threshold is determined by the Household Survival Budget and indicates the minimum a household needs to afford all basic needs.

ALICE Households by Race / Ethnicity

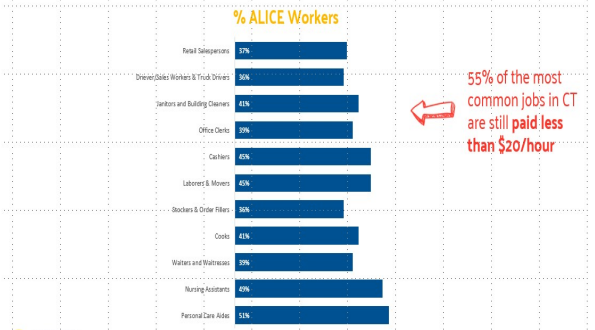


Financial Hardship by Household Type and Age

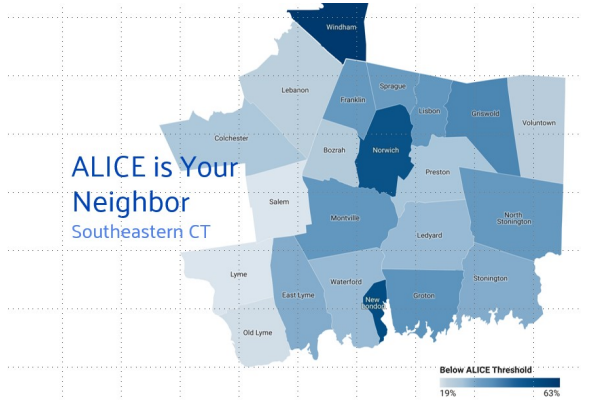
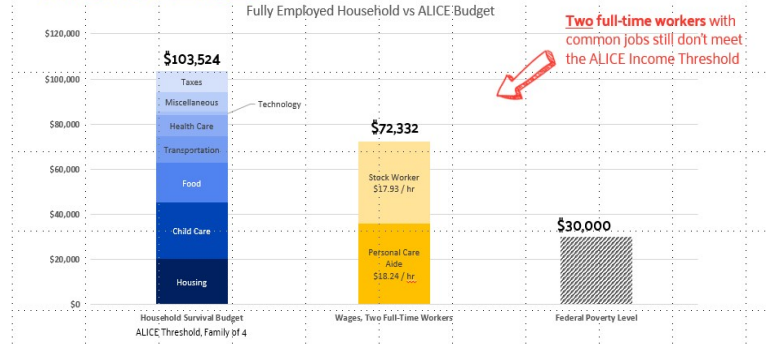
Group	Below ALICE
Single or Cohabiting (no children)	36%
Two Adults (w/ children)	16%
Single-Female-Headed (w/ children)	80%
Single-Male-Headed (w/ children)	57%

Age	Below ALICE
Under 25	64%
25 to 44 Years Old	35%
45 to 64 Years Old	35%
65 Years Old and Over	48%

ALICE Workers in Common Careers



Who is ALICE?



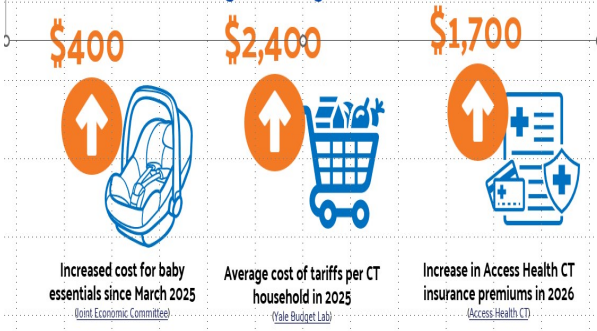
ALICE is Your Neighbor

Southeastern CT

Towns	ALICE Threshold
Bozrah	25% ↓
Colchester	26%
East Lyme	31%
Franklin	35% ↓
Griswold	40% ↑
Groton	37% ↑
Lebanon	23% ↓
Ledyard	29% ↓
Lisbon	36%
Lyme	19% ↓
Montville	36% ↑

Towns	ALICE Threshold
New London	54%
No. Stonington	35% ↓
Norwich	52% ↑
Old Lyme	20% ↓
Preston	27% ↑
Salem	19% ↓
Sprague	34% ↑
Stonington	31% ↓
Waterford	29% ↑
Windham	63% ↑
Voluntown	24% ↓

Price increases hitting working families first and hardest



More Data & Information



Budget Category	Data Source
Housing – Rent/Mortgage	HUD's FMR (40 th percentile) for an efficiency, one-bedroom, or two-bedroom apartment (based on family size), adjusted in metropolitan areas using the American Community Survey (minus utilities)
Housing – Utilities	The annual cost of utilities which include natural gas, electricity, fuel oil and other fuels, and water and other public services from the Consumer Expenditure Surveys
Child Care	Registered Family Child Care Homes for an infant and a preschooler (using state-specific sources)
Food	USDA's Thrifty Food Plan by age with county variation from Feeding America
Transportation	Operating costs for a small or medium sedan (based on average daily miles by age, cost per mile, license, fees, and insurance costs from Federal Highway Administration, AAA, and The Zebra), or public transportation where viable as reported by the CEX
Health Care	Health insurance premiums based on employer-sponsored health insurance as reported by MEPS plus out-of-pocket costs for \$40K–\$69K households by age CEX weighted with poor health multiplier. For senior budget, cost of Medicare Part A & B, out-of-pocket costs, plus out-of-pocket average spending for the top five chronic diseases as reported by CMS
Technology	Consumer Report's smartphone plan for 10GB of data for each adult in a household
Taxes	Federal and state taxes and tax credits computed by the Atlanta Federal Reserve's Policy Rules Database
Savings	None
Miscellaneous	Cost overruns, estimated at 10% of budget excluding taxes

The Town Council and United Way Representatives discussed the following:

- \$1,700 Housing Costs for ALICE Families and whether Ledyard had housing units available for \$1,700 per month.
- 64% of individuals under the age 25 fall within the ALICE income; and 48% of their Senior Citizens (over the age of 65) living on fixed incomes fall within the ALICE income.
- Accessing resources available to assist ALICE income families and individuals, and the barriers to access resources; such as transportation.
- Lifelong residents and young families were moving out of Connecticut and specifically Ledyard, because they can no longer afford to live here.
- Homeless Hospitality Center in New London has 40-beds, and outreach programs such as warming centers, and grant programs, and affordable housing to move individuals into rental properties/homes.
- ALICE Families bridge the gap by working overtime or two jobs to make ends meet. Because of child care costs some ALICE Families go down to one income. The income numbers in the presentation were based on the 40-hour work week. United Way was working on an initiative with the Child Care System to create affordable options so parents could work.
- United Way has Pipeline and Career Support to prepare young people to graduate with the ability to get a job paying a livable wage.
- Credit Card providers prey on those with limited income, as they may rely on credit cards to pay for unanticipated expenses such as car repairs, illness, etc. Predatory Lenders were among the biggest factors for those who were living within the margins of economic viability.
- Now that they have the data, how do they move forward. Instead of continuously supplementing they should look to see how they could build people up by developing subsets to work on how to substantially make things better, with preventative measures, and programs for emergencies. As an example: (1) Councilor Parad was working on an initiative *Primary Care for All*; (2) Linda C.

Davis Food Pantry – Increase accessibility by loosening criteria for residents to access the Food Pantry; (3) Farmers Market provide coupons to Senior Citizens to purchase fresh produce at the Market. The coupon would be given to the vendor to be used as cash, and then the town would reimburse the Farmers Market.

- Encourage local businesses in Ledyard to increase their hourly wages for their employees. The Businesses could be publicly recognized by thanking them on the town's digital message signs.
- It only takes one bad thing to happen for someone to find themselves in a Homeless Shelter and in need of assistance, such as a Stroke, Heart Attack, Car Accident. These types of incidents can change someone's life in an instant.
- Personal Care Aides who live in the home and have taken care of someone for many years may find themselves homeless and in need of support, when the person they were taking care of passed away; and the family decided to sell the house, leaving the Personal Care Aides with no place to live.
- New London Homeless Hospitality Center provides a lot of services by coordinating with Veteran Affairs, Food Pantries, Soup Kitchens, Section 8 Housing, etc. They were all in this together, their tax dollars pay to help members of their communities, and their neighbors. There were no easy solutions, and much more needed to be done. They have seen an increase of people living on the edge of that economic threshold; and have seen homelessness increase along with the need for services.
- Income Gaps between the ALICE Workers earning \$17.00 - \$18.00 per hour; and Workers who were earning \$250.00 per hour. Our society has created a wealth of disparity; which was the reason more people were falling into the ALICE threshold. The very rich were moving further away from the ALICE threshold, however, the wealthy were not paying their fair share of taxes to help with programs such as Child Care, and Healthcare, etc. Unless there was some meaningful change in how they decided they wanted to be as a society; they did not see how the ALICE Data would get better.
- Skewed ALICE Data for Ledyard due to a Military Community – One of the fortunate benefits of being Active Military was that about 50% of their pay was not reported on their W-2 Tax Form, because they received a number of Allowances such as Housing Allowance which Active Military Families did not pay taxes on. Therefore, in looking at W2 Form numbers many Military Families fall into the ALICE Statical Data. However, in looking at Active Military Families actual income numbers they were not an ALICE Family. It would be interesting to know if the ALICE Data Set took into consideration the variables of Military Communities such as Ledyard and Groton in their Reporting. These questions were not to diminish the ALICE numbers, however, they should acknowledge that there may be a percentage of individuals/families that were included in the ALICE Report for this region, that were Military Families whose actual total income did not necessarily fall into the ALICE category. This does not mean that some Military Families were not struggling, or that the cost of living has not gone up.

Ms. Herz noted that the Skewed ALICE Data was a good question. She explained that the data was collected by Rutgers University in partnership with United Way of New Jersey. She stated that she does have more detail regarding the sources that they were collecting the data from; and that she would look into the sources.

- The Town Council has the following opportunities to consider their residents who were living within the margins of economic viability by: (1) The Annual Budget that they set; (2) How they allocate the various budgetary line item ; (3) How the budgetary lines either hurt or help their the most vulnerable individuals in their community; and (4) How they were supporting their residents who were living paycheck to paycheck.
- Who can the Town Council contact to get ideas on how they could help folks in their Community.

Ms. Herz stated the Town Council could reach out to United Way, noting that they support Agencies such as the New London Hospitality Center, Madonna Place, Catholic Charities, Mobile Health Hub, Mobile Food Pantry, etc. She stated that they had a plethora of contact information that they could provide to the Town Council.

By getting involved in the community that they would make connections with others who were helping in town with things such as collecting furniture to warehouse for when someone needed furniture, etc.

Ms. Curtis stated as the town discusses this data; or should they decide to create some subgroups, that United Way was in Gales Ferry; and that they would be happy to have an informal conversation and provide some recommendations and resources.

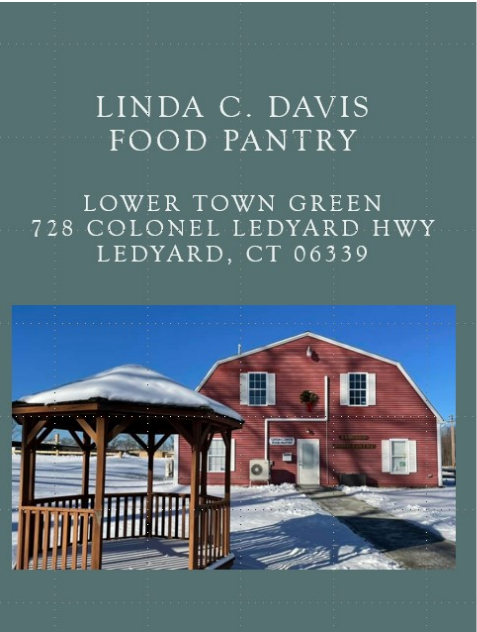
The Town Council thanked Ms. Herz and Ms. Curtis for their informative presentation, their efforts to raise awareness, and for the work they do in their community.

Chairman St. Vil thanked Executive Assistant/Social Services Coordinator for facilitating this discussion.

• **Ms. Kristen Chapman, Executive Assistant to the Mayor/Social Services Coordinator**

Ms. Chapman provided an overview of Ledyard Social Services Programs as follows:

2025 LEDYARD SOCIAL SERVICES PROGRAMS			
•	Parks & Rec Summer Camp Scholarships – 10 Campers	\$6,015	
•	Backpacks & School Supplies – 38 Children		
•	LICEAF Grants – 15 Grants	\$28,476.71	
•	Thanksgiving Meals – 77 Households, 206 Individuals		
•	Holiday Meals – 92 Meals, 251 Individuals		
•	Holiday Gifts – 100 Children		
•	TVCCA Energy Assistance Intakes – 15 YTD		



2025 Food Pantry Visits			
	Unduplicated People Served	Unduplicated Households Served	Total Visits
Jan	165	64	105
Feb	126	51	75
Mar	130	54	92
Apr	117	51	81
May	156	63	95
June	112	48	69
July	128	55	87
Aug	121	50	79
Sept	121	51	77
Oct	146	60	91
Nov	149	58	86
Dec	117	46	74
YTD			1,011

Ms. Chapman stated that the Linda C. Davis does have income limits and she noted that the Food Pantry works with Connecticut Food Share. She stated the income limit for a family of four was \$94,000. She stated that there were a lot of Ledyard Residents that were eligible, but were not taking advantage of the Food Pantry; noting that she believed that it was due to pride. She stated that the Town Council could let residents know about the Food Pantry because they may qualify. She stated as a small community that the Food Pantry could serve more people noting that they also received monetary donations. She stated with the recent SNAP and Government Shut Down that they used the monetary donations to give Food Pantry Clients gift cards to the Village Market.

Chairman Pro-tem thanked Ms. Chapman for the information she provided and the work she does for their community.

V. RESIDENTS AND PROPERTY OWNERS

Ms. Diane Contino, 231 Lambtown Road, Ledyard, noted that she did not like the comments she has been reading on Social Media in which people were saying that their Veterans do not deserve their tax breaks. She as a Military Family her family has sacrificed; noting that Ledyard was a Military Community and that she did not like to read a veteran's comment in which they stated *"Applying for the Veterans Tax Exemption was not worth it because of the questions they were asked when they went to the Tax Assessors Office"*. Ms. Contino stated that this has got to stop.

Ms. Contino went on to state that the millionaires in Ledyard get all the breaks. She stated there were seventeen mobile home communities in Ledyard; and that the taxpayers pay for the trash to be picked up at the mobile home parks. She stated the millionaire mobile home park owners were not paying for the trash to be picked up at the mobile home park. She stated that she and her husband have been in the mobile home park business for over 55 years. She noted that there were some mobile home owners who owed back taxes, stating that someone forgave \$10,000 in back taxes, so that a multi-millionaire could bring in another mobile home and make \$80,000. She stated that was not right; and that this was going to stop because she was going to attend every single Town Council meeting and that she was going to break chops.

Ms. Contino questioned what happened to the \$90,000 that was foreclosed on for a 91-year old man, who had multiple strokes. She stated the town placed a \$28,000 lien on this gentleman's property; and then they charged him \$100.00 per day. She stated that the bills were sent to a Mobile Home Park at 210 Bundy Hill Road, noting the gentleman was not on the lease. Mayor Allyn, III responded to Ms. Contino stating the gentleman received the town's notices that were sent to him, noting that he had three-years to clean-up that property. Ms. Contino stated that the town could have given the gentleman a Community Development Block Grant and put a lien on the property and the town could have sold the property, like they had done for other town properties. However, she stated the person who thought the gentleman bought the property at auction, went ahead without getting a clear title and put it up for sale for over \$130,000; therefore, she questioned where the \$90,000 went. Mayor Allyn stated that Ms. Contino was not speaking properly on this situation. He explained that the owner signed an Agreement with a New York based Real Estate Broker, who then tried to do a flip and put the property on the Market to make some money, noting that the town had screen shots of all of that. She stated there were realtors in town, and that every day they can see the properties that were sold in town. She stated with the 2025 Property Revaluation that mobile homes were valued at \$50,000 per lot, stating that the Revaluations were not consistent. She questioned the reason their assessments were so low, noting that they were not looking at all of the problems. She stated with CGS 8-30g (Affordable Housing) that there were going to be more mobile home parks coming, because the town can not stop them. She stated when the big property owners who have farms with water up their property decide to sell, that those properties were going to become 8-30g homes. She stated that she was not going to say that was bad, however, she stated that she gave up a contract to sell 8-30g homes because the Developer was taking people who had two and three incomes, because their people were the managers of the 8-30g Program, and the out of towners give them what they want.

Mayor Allyn, III addressed Ms. Contino stating that he would extend his offer that he extended to her years ago; which was that if she would like to buy the tax liens for the mobile homes in the Town of Ledyard, that the town would be happy to sell them to her. Ms. Contino stated that the town should put them up for sale, because that the \$5,000 piece of crap was now worth \$40,000 and was being renovated. She stated the reason she knew this was because her kids renovate them and sell them for \$115,000; because they can get financing. She stated when Mobile Home Park Owners were telling her things that was against the law that she could call Housing Urban Development (HUD) in Washington, D.C. She stated this has got to stop. She stated some say *"Oh those poor mobile home people, they got a live like that"*.... She said wrong, some of them owe back taxes and they have kids that went to school in Ledyard. She stated that they were not teaching them to stop cheating, noting that it was the millionaires in this town that were cheating.

Chairman Pro-tem Buhle thanked Ms. Contino for her comments, and she stated that she would look into Ms. Contino's questions.

VI. COMMITTEE COMMISSION AND BOARD REPORTS – None.

VII. COMMENTS OF TOWN COUNCILORS

Councilor Barnes stated since the last Town Council meeting there were many things that have happened in the world, noting that he thought other members of the Town Council may talk about them this evening. However, he stated that he would like to address one topic, and he hoped that others would not think poorly of him. He went on to state while it remained their First Amendment Right to choose not to stand to recite the Pledge of Allegiance, that when people choose not to; that it worried him. He stated that he spent thirty-years of his life wearing the uniform for his country. He stated they recite the Oath of Office when they take the role they were in to serve on the Town Council. He stated that it was an Oath to the Constitution of the United States, it was an Oath to the Constitution of the State of Connecticut; noting that the American Flag was neither of those. He stated that he wished people would think hard about their choice not to recite the Pledge of Allegiance. He stated although students in school were not required to recite the Pledge of Allegiance that they were encouraged to; and that he encouraged his children to recite the Pledge of Allegiance in school. He stated although it was their First Amendment Right not to recite the Pledge of Allegiance that when people choose not to; that it was concerning to him, and so he asked people to think hard about it in the future.

Councilor Burnelle noted that she did not rise to recite the Pledge of Allegiance this evening, noting that she has recited the Pledge of Allegiance at all of the Town Council Meetings and that she has sang the National Anthem many times in her life. However, she stated the reason she did not stand this evening was because she felt that she must protest what was happening at the top. She stated that she realized that she was here on the Town Council to represent their town and their local needs. She stated that they cannot pretend that something bigger was happening around them; stating that it would find them. She shared an impactful experience she had when visiting the Holocaust Museum while on a Middle School Field Trip. She stated today the United States of America was now being run by Fascists, noting that they had a group of masked thugs with no badges and no accountability, with very little training that were killing/murdering/assaulting people. She stated that their new thing was “*Comply or Die*” as they were now going door to door, which was against their Fourth Amendment. She stated on January 7, 2026 Renee Good, an American Citizen, was fatally shot in Minneapolis by Immigration and Customs Enforcement (ICE) Agent Jonathan Ross. She stated that military type people were now targeting American Citizens. She stated on a recent Homeland Security Podium the phrase “*One of Ours..All of Yours*” was purposely visible, noting that this statement was coined in Germany, when a secret security officer and everyone in that village was killed. She stated the phrase “*One of Ours..All of Yours*” cannot be taken out of context, noting that it was purposely displayed on the Homeland Security Podium. She stated that they were not safe with this President; they were not safe with his rhetoric, they were not safe with his policies, they were not safe. She stated that this goes beyond political parties, stating that this was morality. She stated that this was their Fourt Amendment Right, their Rights as Citizens. She stated that she did not know what to do about all of this, but that she would not stay silent, which was her reason for not standing to recite the Pledge of Allegiance this evening. She stated she was on the Town Council to represent their town and their people, and to help where they could, however, she stated that she has lost almost all of her faith with their higher up. Thank you.

Councilor Thompson stated about a year ago his daughter got in trouble in school because she had joined with some other girls to pick on another kid. . He stated that this was an uncharacteristic act of meanness, noting that his daughter was an incredibly sweet and kind kid. He stated that he was very disappointed in his daughter’s behavior and he told her that. However, he stated that not for on second did he stop loving his daughter, noting that it was because of his love for her that he was so disappointed in her. He stated that you could love your country and be disappointed with it. He stated that he does not recognize a lot of their country anymore because of the reasons Councilor Brunelle described this evening. He stated they were living in a very scary time right now, and that he was disappointed with a lot of what his country was doing. However, he stated he still loved his country, even though he was disappointed with it.

Councilor Lamb addressed the far left conversations and the far right conversations, noting that although they were the minority, that both sides had very strong voices that were killing the 90% of the voices that were in the middle. He stated that he hoped that all of them here on the Town Council and on the Board of Education could continue to look at watering down these voices on the far left and far right that were hurting them. He noted that many of Ledyard's elected officials were young; and therefore, they may not remember Tip (Thomas) O'Neil from Massachusetts, who served as the 47th Speaker of the House of Representatives from 1977 – 1987 in Washington, D.C. He stated during Congressman O'Neil's era the Democrats and the Republicans could sit down have a great conversation and come to a consensus; and then go out to eat together. He stated that Councilor Brunelle was bringing attention to a bipolarization of what was currently going on in their country today; noting that the few were taking the conversation to the far left and far right. He stated as humans that they should work together and try to get back to the middle.

Councilor Lamb questioned whether Chairman St. Vil's intention this evening was for the members of the Town Council to each put forward one item that they would try to help the town with. Chairman St. Vil noted the item Councilor Lamb was referring to was Item #13 on tonight's Agenda. However, he stated that he would be tabling the item to their next meeting, based on time and the number of topics to be discussed.

Councilor Lamb stated that there were a lot of things that he hoped they could do. He stated that he believed that he was getting some traction with the Land Use/Planning/Public Works Committee understanding with regard to the following: (1) The need to look at a Long Term Strategic Plan for all of their facilities; (2) Historic Designation of the Spicer Homestead Ruins; (3) Affordability Issues and the pressure placed on residents with increased taxes; and (4) Initiative to focus on eventually making a Planning Committee.

Councilor Lamb stated when he served on the Board of Education that he begged for the Town Council and the Board of Education to start making bridges together. He stated that it looked like the Board of Education was willing to work together. He stated that his position was to put Ledyard first and to forget about Parties.

Councilor Parad stated there was a lot going on nationally, however, she stated as Councilor Lamb suggested, that their role was to focus on what they could do locally. She commented on the following: (1) Flu Season – Councilor Parad noted that Nationally there has been a shake up on medical advice and vaccine recommendations. She stated as a Physician that she would suggest that folks get their Flu Shots, noting that they were in the midst of a terrible Flu Season. She also advised that people take their vaccine recommendations from their Doctors, the American Academy of Family Physicians, American Academy of Pediatrics, noting that they were giving non-biased scientific, education based recommendations; (2) Ledyard Education Advancement Foundation (LEAF) would be hosting their 2nd Annual Cajun Cook-Off on Sunday, February 15, 2026 to coincide with Mardi Gras. The Event would take place from 3–5 p.m. at the Gales Ferry Fire Company. Contestants could sign up on line. She stated this was a good opportunity to bring everyone together to do something fun for their community

Chairman St. Vil, attending remotely via Zoom, provided the following comments: (1) 139th District Special Election – Chairman St. Vil congratulated Larry Pemperton on his recent election to represent the 139th District which included portions of Ledyard; (2) Annual Budget Preparation Fiscal Year 2026/2027 – Chairman St. Vil stated School Superintendent Jason Hartling presented the proposed Fiscal Year 2026/2027 Education Budget to the Board of Education at their January 13, 2026 meeting. He stated the proposed budget would now be reviewed by the Board of Education. He stated the Annual Budget Preparation was a public process and he invited and encouraged their constituents to attend the Board of Education and the Town Council's Budget Work Shops to listen to the details and the substantiation provided by the people who developed the various budgets.

Chairman Pro-tem Buhle stated that she wanted to echo Chairman St. Vil comments as follows: (1) 139th Special Election – Chairman Pro-tem congratulated Representative-Elect Larry Pemperton on his recent election, noting that she was hopeful that Representative-Elect Pemperton would bring forward the perspectives that need to be heard in Hartford; (2) Fiscal Year 2026/2027 Annual Budget Preparation – Chairman Pro-tem Buhle stated the Board of

Education's Budget Work Shop was scheduled for Tuesday, January 20, 2026. She noted the Town Council Finance Committee's Budget Work Sessions were scheduled for March 5, 9, 12, 2026 and she encouraged residents to attend and participate in the process. She stated the Work Sessions were fun and boring at the same time, noting if you liked numbers they were fun, if you do not like numbers they were boring

VIII. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Minutes of December 10, 2025
Moved by Councilor Thompson, seconded by Councilor Parad

VOTE: 7 – 0 Approved and so declared

IX. COMMUNICATIONS

Chairman Pro-tem Buhle a Communications List has been provided on the meeting portal for tonight's meeting, and she noted there were referrals were listed.

X. COUNCIL SUB COMMITTEE, LIAISON REPORTS

Administration Committee

Councilor Brunelle stated the Administration Committee Meeting that was scheduled for tonight was cancelled. She noted the Committee would be meeting on January 28, 2026.

Community Relations Committee for Diversity Equity & Inclusion

Councilor Brunelle stated the Committee would be meeting on January 29, 2026.

Finance Committee

Chairman Pro-tem Buhle noted the Finance Committee had a few items on tonight's agenda that they would discuss later in the meeting. She stated that the Finance Committee would be working on the Fiscal Year 2026/2027 Budget in the coming weeks.

Land Use/Planning/Public Works Committee

Councilor Thompson stated the LUPPW Committee met on January 6, 2026 and discussed the following: (1) Historic Preservation of the Spicer Homestead Ruins – Councilor Thompson stated the LUPPW Committee received a letter dated January 2, 2026 from Historic District Commission Member Ammie M. Chittim, who was the Historic Commission's Director of Archaeological Research and Preservation. He stated the LUPPW Committee would continue to talk about the Spicer Homestead Ruins; (2) Blight Property Report - Councilor Thompson stated that the Land Use Department current had 14 Blight Issues that were being resolved and 6 properties sites were being monitored; (3) Leasing of Town-Owned Land – Councilor Thompson stated the LUPPW Committee has been discussing securing a new Lessee for the 102 -acre Clark Farm Property. He stated that they were hoping to find someone who would maintain the agricultural integrity of the property with the planting of crops such as hay which would have the least impact on the soil and was not invasive.

Councilor Lamb ask the following questions: (1) Whether the Land Use/Planning/Public Works Committee would allow the Board of Education to present their Fiscal Year 2026/2027 Capital Improvement Plan (CIP) to them or to the full Town Council. Councilor Thompson stated that he has been talking with School Superintendent Jason Hartling; however, he stated that they do not have anything definite. Chairman St. Vil stated that Superintendent Hartling has agreed to present the Board of Education's proposed Fiscal Year 2026/2027 Capital Improvement Plan and Budget to the full Town Council. He asked Administrative Assistant Roxanne Maher to coordinate with Mr. Hartling's Office to schedule the Board of Education's Capital Improvement Plan Presentation at the next earliest available Town Council Meeting; (2) Spicer Homestead Ruins Study Committee – Councilor Lamb noted at the January 5, 2026 Land Use/Planning/Public Works Committee Meeting they passed a Motion to forward to the Town Council to appoint Historic District Commission as the Study Committee for the Spicer Homestead Ruins. He questioned whether Councilor Thompson would work with Chairman St. Vil to include that Motion on the next Town Council Agenda. Councilor Thompson replied "Yes".

Liaison Reports

Board of Education

Councilor Barnes stated to-date he attended two Board of Education meetings noting the following: (1) Science Technology Engineering & Mathematics (STEM) Elementary School Students shared their experience. Councilor Barnes stated that it was great to see the students excitement and he thanked the Faculty for their work; (2) Fiscal Year 2026/2027 Education Budget – Councilor Barnes stated that School Superintendent Jason Hartling presented his proposed Education Budget to the Board of Education at their January 13, 2026 meeting which included the following: (a) Proposed Increase \$1.4 million or 3.48% above the current budget year (fy 25/26); (b) \$1.08 million of the \$1.4 million was contractual labor increases, which were previously approved through labor contracts in prior years; (c) \$325,000 which was for major inflationary categories: such as heating, transportation, etc.; (d) Reduction of \$277,000 for things that were in the current year’s budget (fy 25/26) that do not need to occur again in the coming budget year because they were one-time expenses; and for other priority adjustments. He stated that he thought the Board of Education was off to a good start for a vibrant process that the Town Council’s Finance Committee would oversee.

Ledyard Farmers Market Committee

Councilor Brunelle stated the Farmers Market met on January 7, 2026 and addressed the following: (1) Reviewed last year’s Season and began preparations for the 2026 Market Season; (2) June 3, 2026 would be the Kick-Off for this year’s season; (3) Purchase a Laptop Computer and Printer for the Committee’s use; (4) Discussed using a Venmo Account; which would allow the Farmers Market to send and receive money, pay bills, etc. The Farmers Market was currently using PayPal and other means; (5) Agreed to keep the number of Market Weeks the same as last year; (6) Vendor Prices; (7) Will use some money to fix the fence by the Congregational Church, because they use the fence.

Agricultural Commission

Councilor Lamb noted the Agricultural Commission met on December 16, 2025 and discussed the following: (1) Developed a recommendation to get the Clark Farm back under lease for Agricultural purposes. The Committee would be working with the Mayor’s Office to solicit Request for Proposals (RFP); (2) Quarterly Joint Land Use Meetings – Councilor Lamb stated the Agricultural Commission hosts a Quarterly Joint Meeting in which volunteers from the town’s land use commissions meet and discuss how they could coordinate and help each other; (3) Agricultural Commission was discussing how they could expand their role to help the town more.

Historic District Commission

Councilor Lamb stated the Commission met on December 5, 2025 and continued their work on the Spicer Homestead Ruins Historic Designation as follows: (1) Motion to name the Historic District Commission to be the Study Committee for the Spicer Homestead Ruins - Councilor Lamb noted as he mentioned earlier this evening that a Motion would be on the next Town Council Agenda to give the Historic District Commission permission to be the lead on the initiative to seek an historic designation of the Spicer Homestead Ruins. He stated the Historic District Commission felt that a Town Council action to give them permission was needed. Therefore, he thought why not just give them the permission, noting that he did not understand the argument *between “They already had the permission per Ordinance #300-019 “An Ordinance Establishing a Historic District Commission””* , verses *“Giving them the permission needed”*. He stated that the Town Council should just give the Commission the permission; noting that he would be backing that Town Council action; (2) Flow Chart – Councilor Lamb stated that the Commission would also be developing a Flow Chart of their path forward, so they could provide updates as they go; (3) A2 Survey of the Spicer Homestead Ruins – Councilor Lamb stated the Historic District Commission would like to adjudicate what the actual space might be; (4) Celebrate 250 – Councilor Lamb stated the Historic District Commission was also working with the Celebrate America 250 Planning Committee for the Commemoration of the Signing of Declaration of Independence and the birth of our Country on July 4th. He stated the volunteers that serve on their town committees were the Team that they should celebrate.

Social Services Board

Councilor Parad noted because they heard from Social Services earlier this evening, that she would not report on their activities.

Library Commission

Councilor Parad stated the Library Commission met on Monday, January 12, 2026 and she reported on the following: (1) Ms. Vivan Zoe, a Ledyard resident gave a presentation, noting that Ms. Zoe's parents were Holocaust Survivors. She noted that Ms. Zoe talked about her research work to piece the history together, because people were quiet about their history. She stated that it was a wonderful and interesting presentation, noting that she took her children to the presentation; (2) Fiscal Year 2026/2027 Budget – Councilor Parad stated the Library has put together a sensible budget for the coming year. She stated their new Library Director Jessica Franco has only been on the job for one month, but that she has already taken an inventory of everything; and she has sharpened the tack.

Economic Development Commission

Chairman Pro-tem Buhle stated the EDC met on January 6, 2026 and she reported on the following: (1) Route 12 Streetscape Action Plan – Chairman Pro-tem Buhle stated that the EDC would be working on a Streetscape Action Plan for Route 12 because Grant Programs look for shovel ready projects. She stated that the Small Town Economic Assistance Program (STEAP) Grant was probably the easiest grant to seek for the Gales Ferry Route 12 Corridor Improvements. However, she stated even if the STEAP Grant Applications opened up that Ledyard would not be eligible to apply this year because they were still tied up with the Playscape Projects that they received the STEAP Grant for last year; and (2) Discussed Other Properties for Development.

XI. MAYOR'S REPORT

Mayor Allyn, III, reported on the following: (1) MS4 Drainage Audit – Mayor Allyn stated all of Ledyard's storm drains were audited, noting that this was in response to the Department of Energy and Environmental Protection (DEEP) unfunded mandate. He congratulated Public Works Director/Town Engineer Steve Masalin stating that Ledyard essentially received an "A" noting that the Department of Energy and Environmental Protection (DEEP) would be issuing Ledyard a new Five-Year Permit; (2) Police Chief John Rich would be retiring on June 30, 2025 – Mayor Allyn stated he could not thank Chief Rich for all his work over the past ten-years to get Ledyard's Independent Police Department off the ground. He stated they would be starting the process to look for a new Police Chief soon; (3) Executive Assistant to the Mayor/Social Services Coordinator Kristen Chapman has resigned her position to be effective on January 22, 2026. He stated although he was disappointed that Ms. Chapman would be leaving, that she had an excellent opportunity to take a position in the Mohegan Tribal Government. He stated that he appreciated the work that Ms. Chapman has done for his Office and that he knew that she would do amazing things in her new position; (3) New Library Director Jessica Franco – Mayor Allyn noted as Councilor Parad mentioned, that Ms. Franco has hit the ground running and was pulling her Team together. He stated that Ms. Franco comes to Ledyard from the Norwich Library stating that she had excellent experience, noting that she was a Ledyard resident; (4) Southeastern Connecticut Council of Governments (SCCOG) Legislative Meeting – Mayor Allyn stated that seven State Representatives and three State Senators attended their January 6, 2026 meeting. He noted that the twenty-two SCCOG Municipalities presented their Legislative Agenda which was as follows: (a) Reduce Early Voting Days from 14-days to 7 days; (b) Solid Waste Solution which included increasing two of their Waste Energy Plants (Wheelabrator in Lisbon; and The Reworld (formerly Covanta) in Bristol). He stated that both of these Plants were ready for a second burner and because the State of Connecticut was currently trucking and taking by rail 800,000 tons of trash a year and dumping it in Seneca Falls, New York, Pennsylvania and Ohio; that the second burners were a good solution. He stated what Connecticut was doing to other states was awful, and it was not a solution; (c) Increase the Special Education Funding; (d) Discussed the Veterans Tax Exemption that was provided by Public Act 24-46 "*An Act Establishing a Property Tax Exemption for Veterans Who Have a Service-Connected Permanent and Total Disability Rating*". Mayor Allyn stated that unfortunately the data that the State Legislature worked with was terribly wrong, which he repeatedly reported during the Legislative Session before the Act was adopted. He stated the State Legislature data said that Ledyard had a total of 19 Veterans that met the exemption level, noting that Ledyard currently had 113 Veterans that meet the exemption level with another 30 Pending Applications, explaining that they were at the threshold of about \$1 million tax dollars that were foregone with this Tax Exemption Program.

He stated that he supports the tax exemption; however, he stated what he did not support was the State passing this down to the Municipalities and to their local tax payers, and then patting themselves on the back, leaving the towns and cities to figure it out; (e) Discussed the more than 1,400 Unfunded Mandates in Connecticut that hit cities and towns. He stated that SCCOG asked their State Representatives that for every new Unfunded Mandate the State passes that they remove two Unfunded Mandates from the books; (e) Proposed a Sales Tax Reallocation – Mayor Allyn stated the SCCOG Municipalities asked that the State take 1% of the 6.35% Sales Tax and give half of that to the Municipalities across the board to help off-set costs, noting that towns could direct the funding toward capital or other expenses; and that the other half of the 1% go toward Workforce Development for the State of Connecticut as a whole. Mayor Allyn stated a lot of SCCOG’s ideas were received fairly well. He stated that this year was a Short Session noting that it would start the first week of February and end the first week of June, 2026; (5) Deer Strikes – Mayor Allyn stated they ended the 2025 year with 64 deer strikes. He stated so far for 2026 they have had five deer strikes. He stated they were looking for a meeting with the Department of Energy and Environmental Protection (DEEP) to determine what they could do, noting that it may be possible that the deer population in Ledyard was too big; (6) Winter Operations – Mayor Allyn stated that Public Works Director/Town Engineer Steve Masalin does an amazing job tracking the statistics of their Winter Operations. He stated year-to-date that this year’s Winter Operations costs were currently tracking higher than their 10-year average, considering they have only received a total of about 12 inches of snow. However, he stated the snowstorms they have had were on weekends and holidays incurring higher costs. He stated they were hopeful that they would see a break in the winter weather; (7) Lantern Hill Road Bridge – Mayor Allyn stated that the Towns of Ledyard and Stonington shared two bridges: (a) Lantern Hill Road Bridge; and (b) Wolf Neck Road Bridge. He stated they have received Grant Funding for the Lantern Hill Road Bridge. He stated that the Town of Stonington would be taking the lead for the repairs to the Lantern Hill Road Bridge, noting that he and Public Works Director/Town Engineer Steve Masalin met with the Town of Stonington to discuss and plan for the cost sharing; which would be allocated over the next two budget years. He stated that Ledyard had one other shared bridge that was with the Town of Preston, noting that it was located at the end of Avery Hill Road near Route 2; (8) Property Revaluations – Mayor Allyn stated that the Revaluation work was starting to wind down, explaining that there were still appeals to be heard, adjustments to be made, and the Motor Vehicle List was not yet finalized. He suggested residents visit the VGSI.com to view their new assessment. He stated the Assessments were also mailed to every Property Owner. He stated if Property Owners feel that their Assessment was incorrect they have the right to an Assessment Hearing, noting that Appeal Applications were being accepted until February 19, 2026; (9) Firefighter Radio Interoperability \$290,000 Grant – Mayor Allyn stated that Administrator of Emergency Services Steve Holyfield secured this Grant Funding to upgrade the town’s radios. He stated that it took the State one-year to program Ledyard’s radios, noting that it was good news that the radios were finally done; (10) Capital Improvement Plan (CIP) – Mayor Allyn stated that he wanted to clarify statements regarding the Capital Improvement Plan, noting in accordance with Chapter VII; Section 4 of the Town Charter that Capital Improvement Plan (CIP) was to be reviewed by the Planning & Zoning Commission; not the Land Use/Planning/Public Works Committee. He stated if they wanted them to bring the Capital Improvement Plan to the LUPPW Committee that they could, however, he stated the Town Charter required the Capital Improvement Plan to go to the Planning & Zoning Commission.

Questions to the Mayor

Councilor Lamb addressed the Property Revaluation and the Appeals Process. He questioned whether Property Owners would be notified of any adjudication. Mayor Allyn, III explained the process noting the following: (1) Property Owners would file the Appeal Application; (2) Have an Appeal Appointment; (3) Within some period of time the Property Owner would receive a letter that stated either they made an adjustment or that the appeal was denied. Councilor Lamb questioned whether that was the final say. Mayor Allyn stated if the Property Owners were dissatisfied with the Board of Assessment Appeals result that they could appeal to the Superior Court.

XII. OLD BUSINESS – None.

XIII. NEW BUSINESS

- ❖ MOTION to amend the Agenda to Table Item #13 to their next Regularly scheduled Town Council meetings as follows:

(13). Each Town Councilor to identify one priority to accomplish during 2026.

Moved by Chairman St. Vil, seconded by Chairman Pro-tem Buhle

VOTE: 7 – 0 Approved and so declared

RESULT:	APPROVED 7 – 0
MOVER:	Gary St. Vil, Town Chairman (attending remotely via Zoom)
SECONDER:	Jessic Buhle, Chairman Pro-tem
AYES:	Barnes, Buhle, Brunelle, Lamb, Parad, St. Vil, Thompson
EXCUSED:	Garica-Irizarry, Ryan

CONSENT CALEDAR

- *1. MOTION to reappoint the following members to the Historic District Commission for a five (5) year term ending December 3, 2030:

- Mr. Douglas Kelley (D) 40 Pinelock Drive, Gales Ferry (Regular Member)
- Mr. Kenneth Geer (U) 23 Thomas Road, Ledyard (Alternate Member)

- *2. MOTION to reappoint Ms. Sharon Wadecki (D) 44 Fanning Road, Ledyard, to the Retirement Board for a three (3) year term ending January 20, 2029.

- *3. MOTION to reappoint Mr. Greg Lockhart, (D) 30 Tanager Lane, Gales Ferry, as an Alternate Member, to the Planning & Zoning Commission for a three (3) year term ending December 31, 2028.

Moved by Councilor Parad, seconded by Councilor Thompson

VOTE: 7 – 0 Approved and so declared

RESULT:	APPROVED 7 – 0
MOVER:	Adrienne Parad, Town Councilor.
SECONDER:	James Thompson, Town Councilor
AYES:	Barnes, Buhle, Brunelle, Lamb, Parad, St. Vil, Thompson
EXCUSED:	Garica-Irizarry, Ryan

Administration Committee

4. MOTION to appoint Mechelle Barber (D) 20 Quakertown Meadows, Ledyard, to the Ledyard Beautification Committee to complete a three (3) year term ending October 26, 2028 filling a vacancy left by Ms. Brousseau.

Moved by Councilor Brunelle, seconded by Councilor Thompson

Discussion: None.

VOTE: 7 – 0 Approved and so declared

RESULT:	APPROVED 7 – 0
MOVER:	April Brunelle, Town Councilor.
SECONDER:	James Thompson, Town Councilor
AYES:	Barnes, Buhle, Brunelle, Lamb, Parad, St. Vil, Thompson
EXCUSED:	Garica-Irizarry, Ryan

5. MOTION to appoint Michelle Hagerty (D) 6 Greyston Court, Ledyard, to the Ledyard Beautification Committee to complete a three (3) year term ending October 26, 2027 filling a vacancy left by Ms. Holdsworth.

Moved by Councilor Brunelle, seconded by Councilor Barnes

Discussion: None.

VOTE: 7 – 0 Approved and so declared

RESULT:	APPROVED 7 – 0
MOVER:	April Brunelle, Town Councilor.
SECONDER:	Bill Barnes, Town Councilor
AYES:	Barnes, Buhle, Brunelle, Lamb, Parad, St. Vil, Thompson
EXCUSED:	Garica-Irizarry, Ryan

6. MOTION to appoint Ms. Rebecca Watford (R) 429 Colonel Ledyard Highway, Ledyard as a Regular Member to the Historic District Commission to complete a five (5) year term ending December 6, 2027 filling a vacancy left by Mr. Lamb.
Moved by Councilor Brunelle, seconded by Councilor Parad
Discussion: None.

VOTE: 7 – 0 Approved and so declared

RESULT:	APPROVED 7 – 0
MOVER:	April Brunelle, Town Councilor.
SECONDER:	Adrienne Parad, Town Councilor
AYES:	Barnes, Buhle, Brunelle, Lamb, Parad, St. Vil, Thompson
EXCUSED:	Garica-Irizarry, Ryan

7. MOTION to appoint Ms. Anne Roberts-Pierson (U)) 4 Andersson Drive, Gales Ferry as an Alternate Member to the Historic District Commission to complete a five (5) year term ending December 6, 2028 filling a vacancy left by Ms. Watford.
Moved by Councilor Brunelle, seconded by Councilor Barnes
Discussion: None.

VOTE: 7 – 0 Approved and so declared

RESULT:	APPROVED 7 – 0
MOVER:	April Brunelle, Town Councilor.
SECONDER:	Bill Barnes, Town Councilor
AYES:	Barnes, Buhle, Brunelle, Lamb, Parad, St. Vil, Thompson
EXCUSED:	Garica-Irizarry, Ryan

8. MOTION to appoint Councilor Jessica Buhle (D) 65 Pheasant Run Drive, Gales Ferry, as the Land Use/Planning/Public Works Committee Member to the Sustainable CT Ad Hoc Committee to complete a two (2) year term ending December 15, 2027 filling a vacancy left by Councilor Garcia-Irizarry.
Moved by Councilor Brunelle, seconded by Councilor Thompson
Discussion: None.

VOTE: 6 – 0 1 Approved and so declared (Buhle abstained)

RESULT:	APPROVED 6 – 0 - 1
MOVER:	April Brunelle, Town Councilor.
SECONDER:	James Thompson, Town Councilor
AYES:	Barnes, Brunelle, Lamb, Parad, St. Vil, Thompson
ABSTAIN:	Buhle
EXCUSED:	Garica-Irizarry, Ryan

Finance Committee

9. MOTION to appropriate and transfer \$157,133 from Account #10188210-59300 (Transferred Funds) to Account #22570101-58250 (BOE CNR Reserve Fund);

In addition, appropriate \$157,133 to Account #225670101-58250 (BOE CNR Reserve Fund)

Moved by Chairman Pro-tem Buhle, seconded by Councilor Parad

Discussion: Chairman Pro-tem Buhle provided some background noting that funding from the Federal Government was unpredictable. She explained that the town received an additional \$157,133 from Impact Aide; and therefore, the Board of Education has requested these funds be transferred to their Capital Account to be used for one-time capital projects. She stated in his December 2, 2025 letter that School Superintendent Jason Hartling noted the funding would be used for the following projects:

Project	Building	Estimated Cost	Notes
Replacement Fire Doors LHS	\$40,000	Will Replace remaining Fire Doors	
FM System LMS	\$90,000	Install FM System for Hearing Impaired	
Music Room Renovations LHS	\$27,000	Upgrade Music Room LHS	

Chairman Pro-tem Buhle stated that these projects were shovel ready and could be completed before the next school year.

VOTE: 7 – 0 Approved and so declared

RESULT:	APPROVED 7 – 0
MOVER:	Jessica Buhle, Chairman Pro-tem
SECONDER:	Adrienne Parad, Town Councilor
AYES:	Barnes, Buhle, Brunelle, Lamb, Parad, St. Vil, Thompson
EXCUSED:	Garica-Irizarry, Ryan

10. MOTION to authorize the expenditure of \$4,645 for the purpose of removing firefighting foam and cleaning the foam system on Gales Ferry Engine 21.
Moved by Chairman Pro-tem Buhle, seconded by Councilor Parad
Discussion: Chairman Pro-tem Buhle stated the Gales Ferry Fire Company was eligible to receive Grant Funding for the cost to remove the firefighting foam and to clean the foam system on Gales Ferry Engine 21. She stated that they solicited and received three quotes from remediation contractors for the work, noting that Moran Environmental Recovery, LLC (MER) was the low quote in the amount of \$4,645. She stated that this was a reimbursable grant program, explaining that the town had to spend the money first and then submit the receipts to receive the Grant Funding.

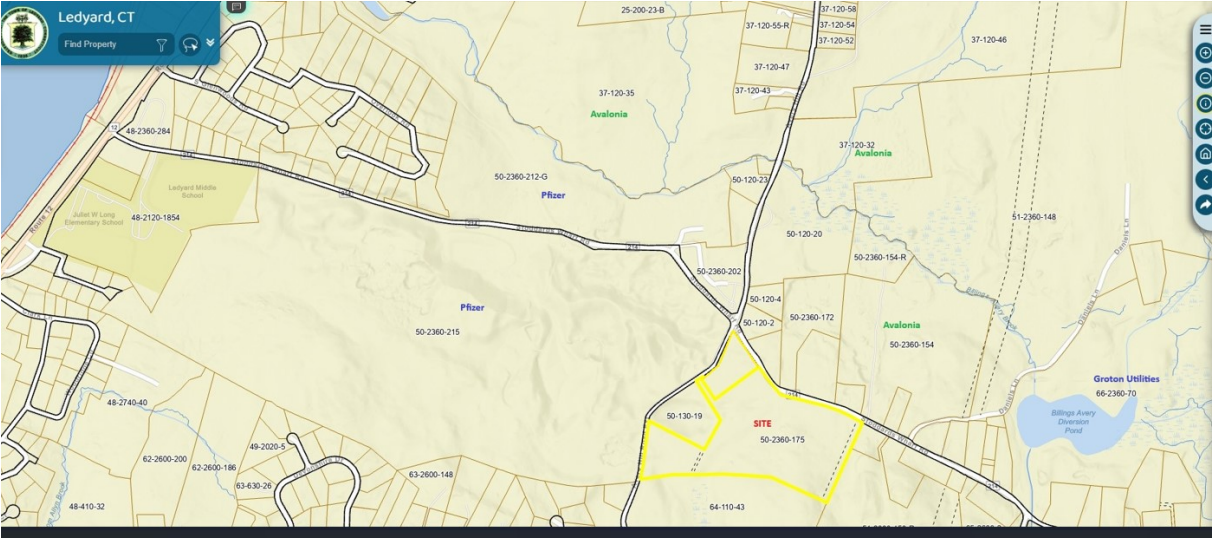
Mayor Allyn, III stated that the existing Legacy Firefighting Foam has been found to have Per-and Polyfluoroalkyl Substances (PFAS) in the product. He stated that changes to State Laws and awareness in industry have resulted in new “Clean Foams” becoming the industry standard. He explained that the State of Connecticut has allocated funding to support Departments in the state, including the payment of hazardous waste contractors, to remove the old foam and clean the foam systems in the apparatus in order to prevent and protect firefighters exposure and environmental exposure to PFAS. He stated because the low quote was below the \$5,000 threshold provided in Ordinance #200-001 “Purchasing Ordinance” that this item technically did not need to be approved by the Town Council. However, he stated when they started this process to apply for the State Grant Funding that the Gales Ferry Fire Department only had one quote which was \$7,700. Therefore, he stated the Finance Committee asked Gales Ferry Fire Chief Jeff Erhart to obtain three quotes. He stated in doing so; that they were able to obtain the quote from Moran Environmental Recovery, LLC (MER) in the amount of \$4,645.

VOTE: 6 – 0 Approved and so declared

RESULT:	APPROVED 6 – 0
MOVER:	Jessica Buhle, Chairman Pro-tem
SECONDER:	Adrienne Parad, Town Councilor
AYES:	Barnes, Buhle, Brunelle, Lamb, Parad, Thompson
EXCUSED:	Garica-Irizarry, Ryan
AWAY:	St. Vil

11. MOTION to authorize the Mayor to issue a “Letter of Commitment” to Avalonia Land Conservancy, Inc., in response to their request of \$98,000 from Account #210-101210-12101-58920 (Open Space Fund) to provide financial support/town share with the acquisition of 173-175 Stoddard’s Wharf Road, 30.30+/- acres of Open Space; to be payable to Avalonia Land Conservancy, Inc, Seller or closing law firm at the time of the closing.
Moved by Chairman Pro-tem Buhle, seconded by Councilor Parad
Discussion: Mayor Allyn, III explained that 173-175 Stoddards Wharf Road was about a 30-acre parcel that was located at the intersection of Avery Hil Road Extension and Stoddards

Wharf Road. He stated at a Special Town Meeting held on November 12, 2025 the townspeople approved to transfer 19 Avery Hill Road Extension, known as the “Kettle Hole” to Avalona Land Conservancy. He stated acquiring 173-175 Stoddard’s Wharf Road would be all the land surrounding the *Kettle Hole* property. He stated that Avalonia Land Conservancy has also acquired a piece of property across the street, which was closer to the Tri-Town Trail. He reviewed the map below to describe the connectivity with the hope of bringing the trail all the way down to the Thames River.



Mayor Allyn continued by stating that Avalona Land Conservancy were great stewards of Open Space, noting that they do more than the Town could ever budget to do. He stated the town commitment of \$98,000 for the acquisitions of 173-175 Stoddard’s Wharf Road and \$80,000 for 1069 Colonel Ledyard Highway (Item # 5; see below) would leave a balance of \$298,702.95 in the town’s Open Space Fund which the Town Council established in 2008. He stated the Open Space Fund grows by about \$50,000 annually from the conveyance of real estate property. He noted in accordance with Ordinance #200-009 “*Ordinance Providing for the Transfer of Revenue from the Real Estate Conveyance Tax to the Park and Recreation Capital and Non-Recurring Expense Fund*”:

- Forty percent (40%) of the money received from the Real Estate Conveyance Fees goes to the Parks and Recreation Capital and Non Recurring Expense Fund;
- Forty percent (40%) goes to the town’s Capital and Non Recurring Funds, to be used only for capital/infrastructure expenses; and
- Twenty percent (20%) goes to the Capital and Non Recurring Funds for the Acquisition of Open Space.

Avalonia Land Conservancy President Mr. Dennis Main, attending remotely via Zoom, stated that Mayor Allyn did a good job explaining how acquiring this parcel would help them to continue the connectivity to bring the trails to the Thames River with the current work that was being done. He stated that he was present to answer any questions the Town Council may have. He mentioned that after 20-years Avalonia Land Conservancy has moved their operations to 756 Colonel Ledyard Highway, which was across from the Town Hall. He stated in 2005 the town transferred 8 open space parcels to Avalonia Land Conservancy and in 2014 the town transferred another 8 open space parcels. He stated that they also transferred several others including the Founders Preserve in 2020. He stated that Avalonia Land Conservancy has worked to strategically pick parcels that connect to each other. He stated during the Covid Pandemic these trails were a great place for people to have outdoor recreation where they could be separate.

Councilor Lamb asked Mayor Allyn to talk about the difference between the mechanism for the town to convey property and what they were doing this evening.

Mayor Allyn stated that Items # 11 & # 12 on tonight’s Agenda were similar to a Public-Private Partnership. He explained that the Town was not the buyer, noting that Avalonia Land Conservancy was the buyer. He stated the Town was offering funds from their Open Space

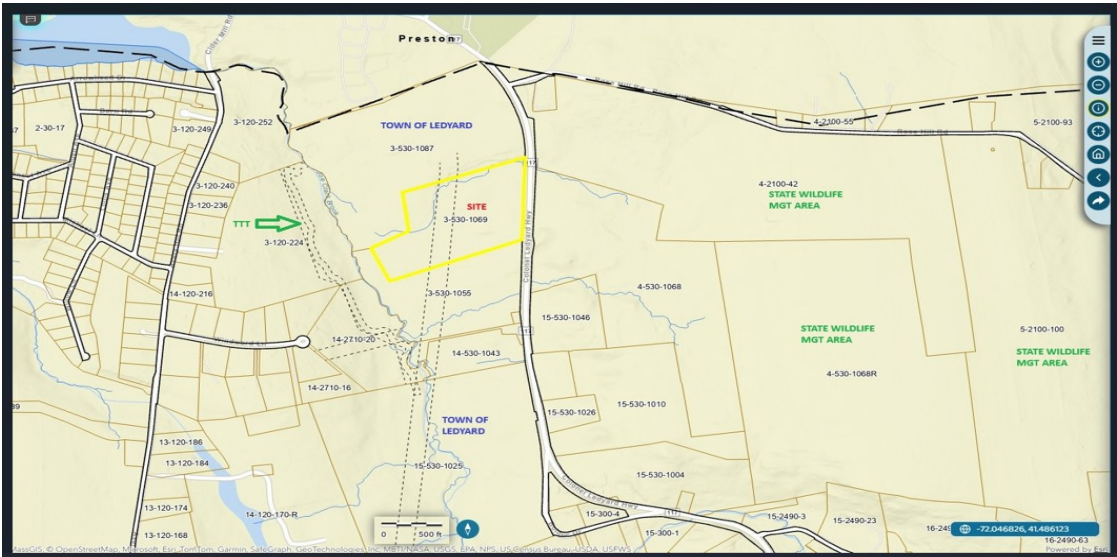
Fund to assist Avalonia Land Conservancy to acquire the properties. He stated that the Town also participated in a Public-Private Partnership with Avalonia Land Conservancy and Groton Utilities for the Atkins Property on Long Cove Road in Glaes Ferry.

Mayor Allyn went on to explain that when the Town conveys town-owned property to Avalona Land Conservancy as Open Space, such as the Founders Preserve that the town conveys the property for \$1.00 and included in the Deed was an Agreement that should Avalonia Land Conservancy choose not to have that parcel in their land inventory that Avalona Land Conservancy would convey the property back to the Town, if the town so chooses, for that same \$1.00. He stated should that occur that the Town would pay for the legal fees and other associated expenses just as Avalonia Land Conservancy has paid those fees when the property was conveyed to them. He also explained when the town conveys property to Avalonia Land Conservancy that a Public Hearing and a Special Town Meeting was required for the townspeople to vote on the property conveyance.

VOTE: 6 – 0 Approved and so declared

RESULT:	APPROVED 6 – 0
MOVER:	Jessica Buhle, Charman Pro-tem
SECONDER:	Adrienne Parad, Town Councilor
AYES:	Barnes, Buhle, Brunelle, Lamb, Parad, Thompson
EXCUSED:	Garica-Irizarry, Ryan
AWAY:	St. Vil

12. MOTION to authorize the Mayor to issue a *“Letter of Commitment”* to Avalonia Land Conservancy, Inc., in response to their request of \$80,000 from Account #210-101210-12101-58920 (Open Space Fund) to provide financial support/town share with the acquisition of 1069 Colonel Ledyard Highway; 20.23 +/- acres of Open Space to be payable to Avalonia Land Conservancy, Inc, Seller or closing law firm at the time of the closing.
Moved by Chairman Pro-tem Buhle, seconded by Councilor Parad
Discussion: Mayor Allyn, III stated that this was similar to Item #11 (see above) explaining that 1069 Colonel Ledyard Highway abuts 1087 Colonel Ledyard Highway which the town acquired when the Norwich State Hospital was closed. He stated 1087 Colonel Ledyard Highway was the Trailhead of the Tri-Town Trail. He stated that 1069 Colonel Ledyard Highway was diagonally across the street from the Rose Hill Wildlife Management Area, which was several hundred acres and he referred to the map below. He stated that Dave and Deborah Vessells, who owned AA Lock and Key, attended the Finance Committee’s January 7, 2026 meeting via Zoom to express their support for the town to assist Avalona Land Conservancy to acquire this 20-acre parcel for the natural habitat, noting of equal importance that this parcel was wetland soils and a flood basin. He also stated the reason these wetland parcels were important was for when they have flooding waters to help prevent the water the waters from going onto residential properties.



VOTE: 6 – 0 Approved and so declared

RESULT:	APPROVED 6 – 0
MOVER:	Jessica Buhle, Chairman Prot-tem.
SECONDER:	Adrienne Parad, Town Councilor
AYES:	Barnes, Buhle, Brunelle, Lamb, Parad, Thompson
EXCUSED:	Garica-Irizarry, Ryan
AWAY:	St. Vil

General Items

Tabled (see above)

13. Each Town Councilor to identify one priority to accomplish during 2026.

XV. ADJOURNMENT

Councilor Barnes moved to adjourn, seconded by Councilor Brunelle.
VOTE: 6 - 0 Approved and so declared. The meeting adjourned at 8:58 p.m.

Transcribed by Roxanne M. Maher
Administrative Assistant to the Town Council

I, Jessica Buhle, Chairman Pro-tem of the Ledyard Town Council,
hereby certify that the above and foregoing is a true and
correct copy of the minutes of the Regular Town Council
Meeting held on January 14, 2026.

Jessica Buhle, Chairman Pro-tem