



Chairman Gary A. St. Vil

TOWN OF LEDYARD
CONNECTICUT
TOWN COUNCIL

MINUTES
LEDYARD TOWN COUNCIL – REGULAR MEETING
WEDNESDAY, JULY 08, 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.

Chairman St. Vil welcomed all to the Hybrid Meeting. He 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	Excused	
Jessica Buhle	Town Councilor	Present	In-Person
Carmen Garcia-Irizarry	Town Councilor	Present	In-Person
Ty (Earl) Lamb	Town Councilor	Present	In-Person
Adrienne Parad	Town Councilor	Present	In-Person
Tim Ryan	Town Councilor	Present	Remote
Gary St. Vil	Town Councilor	Present	In-Person
James Thompson	Town Councilor	Present	In-Person

- IV. **INFORMATIONAL ITEMS/PRESENTATIONS**

Chairman St. Vil noted that the Community Relations Committee for Diversity, Equity & Inclusion has selected the an indivual to receive the 2026 Linda C. Davis Woman of the Year Award. He asked Committee Members Councilor Parad and Council Lamb to present the Award.

Community Relations Committee for Diversity, Equity & Inclusion Councilor Parad stated that the Committee received a number of nominations; and after processing all of the information they had a clear winner, who was here tonight. She proceeded to present the Linda C. Davis Woman of the Year Award to Ms. Lee Ann Berry as follows:



TOWN OF LEDYARD
COMMUNITY RELATIONS COMMITTEE FOR
DIVERSITY, EQUITY & INCLUSION

LINDA C. DAVIS
2026
WOMAN OF THE YEAR
Recognizes
Lee Ann Berry

For her dedication to her Community

Ms. Berry's leadership, civic involvement, goodwill, kindness, and professionalism has demonstrated that she is an Outstanding Citizen;

And, for her commitment to the Gales Ferry Community, providing opportunities for citizens to collaborate with local governments and private entities to maintain the town's culture;

And, for embracing her town's historical virtues, supporting traditions such as the Annual Yale-Harvard Regatta, Local Road Races, Summertime Meet and Greets, and the Children's Halloween gathering.

And for bringing residents together at the Community Center to share ideas; and for sponsoring events such as Candidate Debates for local elections to provide an opportunity for residents to directly hear from those seeking public office; and to obtain answers to issues affecting their community;

For her selflessness, her commitment to her family, to her faith, to her town; and for her good intentions;

We proudly present the
Linda C. Davis Woman of the Year Award to
Lee Ann Berry

Dated at Ledyard, Connecticut this Eight day of July, 2026

Adrienne Parad
Community Relations Committee for
Diversity, Equity & Inclusion

Ms. Lee Ann Berry, 78 Military Highway, Gales Ferry, thanked the Community Relations Committee for Diversity, Equity & Inclusion for electing her to receive this award. She credited everyone in the community for coming together to accomplish the work they have done, noting that it was not just one person. She stated without God in her life she would not be able to do anything right now. She thanked all of her friends and neighbors for being by her side.

Chairman St. Vil congratulated Ms. Berry.

V. RESIDENTS & PROPERTY OWNERS (COMMENTS LIMITED TO THREE (3) MINUTES)

Mr. Stephen Poirier, 29 Inchcliffe, Drive, Gales Ferry, stated his family has lived in town since 1969 and that he has never attended a Town Council meeting before tonight. He stated the reason he was addressing the Town Council this evening was because he recently received his tax bill, noting that that it increased by \$2,000. He stated in working on his household expense budget that his tax bill was the biggest cost. He stated his neighbor's tax bill, whose home was the same square footage as his home, was \$700 less than his tax bill. He stated he contacted Tax Assessor Adrianna Hedwall and that she responded to him via email noting that his home was a split level design and cost \$162 per square foot, and that his neighbor lived in a colonel design which cost \$131 square foot. He stated in doing some research that Coldwell Banker and other sources data showed that colonel homes were more desirable than split level

homes; and in most markets colonial homes were appraised and sold for about 10% - 20% more; therefore he noted there was a contradiction in Ms. Hedwall's answer. He stated he understands that he could fight this next February through the Board of Assessment Appeals, but in the meantime this was \$700 that he could not use to pay for other expenses.

Chairman St. Vil thanked Mr. Poirier for attending tonight's meeting and for his comments. He explained that this portion of the Agenda was for the public to speak, therefore, he did not want him to perceive the Town Council's silence to mean that he would not receive an answer. He stated that he was sure there would be some members of the Town Council that may address his comments. However, he stated that he would share the process with Mr. Poirier, and he suggested that he send the Town Council an email, noting that it was another mechanism to contact the Town Council and to solicit a response.

Mr. Kirk Bryson, 5 Long Pond Road, Ledyard, provided some background noting that he was a general contractor, lead abatement contractor, and asbestos abatement contractor for fifty years. He stated that he has worked in Connecticut and in four other states; as well as in three different countries. He stated a couple of years ago he was pulled out of retirement noting that he and some of his partners were asked to go to the Ukraine to help design and setup geothermal heat systems, under the guidance of the United States Government, German Government, and the French Government.

Mr. Bryson went on to note that he has lived in Ledyard for 14 years and that he had a couple of issues that he was looking for help or for advice. He stated that he recently purchased a property at 45 Long Pond Road. He presented several years of the assessor cards as well as photographs of the condition of the property when he purchased it noting that it was pretty much leveled to the ground. He pointed out that there were a few walls standing, the roof had collapsed; and there was no floor. Councilor Buhle questioned whether these photographs were the same ones that were emailed to the Town Council late this afternoon. Mr. Bryson stated that they were.

Mr. Bryson continued to explain in applying for a Demolition Permit he was told that the Permit Fee was based on the value of the building. He went on to note that the Tax Assessor provided a \$25,000 value; which he thought was a little high because the building was already down. He stated that he talked with the Tax Assessor a few times, however, he could not get a meeting with her, and he noted that there were inaccuracies on the assessor cards for 45 Long Pond Road.

Mr. Bryson concluded his comments by noting as part of this process he prepared and submitted drawings of the structure he planned to build on the property to the Building Official. He expressed his frustration in dealing with the town, and he stated in all his years of being in this business, that he has never given so much effort and time to produce no results for a project. Therefore, he stated that he was appealing to the Town Council.

Chairman St. Vil stated as a civil engineer that he could appreciate the detailed work that Mr. Bryson does and the complexity of the work that he mentioned with regard to the geothermal heat systems in the Ukraine. He stated that the Town Council understands that Mr. Bryson was asking for: (1) An opportunity to challenge the assessed value, because he did not feel it was appropriate; and (2) An understanding of the permitting process, because he submitted a plan. Chairman St. Vil noted that Mr. Bryson's common theme across both was the level of service and communication that he was receiving.

Chairman St. Vil noted as he explained to Mr. Poirier earlier this evening, that he would also ask that Mr. Bryson that he not take the Town Council's silence regarding his concerns this evening as being dismissive. He stated they have heard his concerns, and that he would follow up with the Mayor and the Land Use Director on his behalf, because they were the entities responsible. However, he stated collectively, they were all responsible to make sure residents receive good service.

Mr. Mike Cherry, 5 Whippoorwill Drive Gales Ferry, stated that he would like to add his accolades to Ms. Lee Ann Berry, who was awarded the 2026 Linda C. Davis Award this evening. He stated Ms. Berry single handedly found a way to get Ledyard's residents involved in the processes of land use. He noted during the time he was Chairman of some of the Town's Land Use Commissions that he bemoaned the fact that they never had anybody showing up to the meetings to discuss things with them. He thanked Ms. Berry for her involvement; and he thanked the Community Relations Committee for Diversity, Equity, & Inclusion for recognizing her.

Mr. Cherry continued by noting New Business #8 on tonight's Agenda regarding the sale of 480R Shewville Road. He stated this was excess town property formerly used as the Loftus Wellfield. He stated he served as the Water Pollution Control Authority (WPCA) Chairman when they reviewed a lot of the WPCA excess property, which was a result of bringing water in from Groton Utilities. He provided some background explaining the reason the WPCA developed the Loftus Wellfield was because there were problems with the wells on Country Club Drive. However, he stated when they needed more water to service Village Market and Village Drive, they brought water down Route 117 from Groton Utilities. He stated as excess property the former Loftus Wellfield was no longer being used, noting that prior to the town acquiring the parcel it was used as farmland, noting the property was adjacent to farmland. He asked that the town not stand in the way of turning this excess piece of property back into farmland. He stated that he read the background information attached to the Agenda on the meeting portal, noting that he understands that there were some issues such as deed restrictions that needed to be addressed; and that the heirs to the Loftus Property were willing to work with them. He asked that the town not do anything to preclude that cooperation to return this property back to farmland.

Chairman St. Vil thanked the residents for their comments.

VI. COMMITTEE COMMISSION AND BOARD REPORTS – None.

VII. COMMENTS OF TOWN COUNCILORS

Councilor Barnes commented on the following: (1) Farmers Market was once again named Connecticut's Best Farmers Market by *CT Insider's Best of CT*. He congratulated Farmers Market Committee Chairman Pam Ball and all the volunteers that make the weekly event so special; (2) First Responders – Councilor Barnes noted the past few weeks have been challenging for their first responders. He expressed his gratitude to the town's first responders, their families, and everyone who supports them for the work they do.

Councilor Thompson stated that Ledyard had about thirty different Committees/Commission/Boards; and he noted that he wanted to express his gratitude to all the volunteers who help make this town what it is. He stated these were unpaid jobs, noting that all these residents were giving their time and energy for their community. He stated Ledyard was an extraordinary example of community and working together for a greater good.

Councilor Ryan commented on the following: (1) Farmers Market – Councilor Ryan stated that he wanted to echo Councilor Barnes' comments recognizing that Ledyard's Farmers Market was named Connecticut's Best Farmers Market by *CT Insider's Best of CT*; (2) Electrical Storms Recovery – Councilor Ryan noted the electrical storms over the July 4, 2026 Holiday Weekend. He stated that Ledyard had a lot of damage with downed trees, and power outages. He noted as Mayor Allyn mentioned in his written report this evening that their Public Works Crew was working around the clock with the linemen that came from out of state to help their community. He stated that he appreciated the aide from neighboring states and their Public Works personnel; (3) Resident Mr. Stephen Poirier comments regarding his tax bill – Councilor Ryan noted he and Mr. Poirier were neighbors and he encouraged Mr. Poirier to reach out to him to talk about his tax bill, noting that he can be reached via email at tryan@ledyardct.org; or he could stop by. He stated that he would be happy to try to answer any questions he had regarding his assessment or tax bill.

Councilor Garcia-Irizarry commented on the following: (1) First Responders & Fires – Councilor Garcia-Irizarry stated that she would like to echo Councilor Barnes’ comments regarding their First Responders. She noted that unfortunately they have had a lot of fires in town and that their firefighters have been working around the clock to help the community; (2) July 4th – Celebrate America 250 Signing of the Declaration of Independence – Councilor Garcia-Irizarry stated she hoped everyone had a good holiday and Happy America 250th Celebration.

Councilor Lamb commented on the following: (1) First Responders - Councilor Lamb stated once again, their Police Department and Fire Departments demonstrated outstanding duty and sacrifice for their town, noting that their above and beyond efforts were highlighted at the Police Awards Ceremony that was held on June 24, 2026. He noted at a recent fire in Gales Ferry that Ledyard Center Fire Chief Jon Mann and another firefighter were injured. He stated that he talked with Chief Mann today, and he that he was glad to hear that he was on the mend. He stated these events remind them of the dedication people have for Ledyard’s community; and he thanked everyone who supports the town; (2) Connecticut’s Rededication of the Signing of the Declaration of Independence in Hartford - Councilor Lamb stated on Saturday, July 4, 2026 he was fortunate to be able to participate in the Connecticut Rededication, the signing of the Declaration of Independence in Hartford. He stated the event served as a reminder of the great promise of America's 250th Birthday and its original declaration, stating that it was a day to reflect on our shared values and consider how they contribute to our communities and to our country; (3) Rescheduled Memorial Day Parade – June 28, 2026 – Councilor Lamb stated due to stormy weather the Memorial Day Parade was rescheduled to Sunday, June 28, 2026 and the theme focused on Celebrate America 250. He stated that he appreciated all the people that entered floats in the parade and all the people that participated and to keep the tradition of their Memorial Day parade going year after year.

Councilor Parad stated that it has been about a month since the Town Council met, noting that a lot has happened. She commented on the following: (1) Ledyard High School Class of 2026 Graduation June 18, 2026 – Councilor Parad stated that she was fortunate to participate in the Graduation exercise noting that it was amazing. She congratulated the Class of 2026 noting that they were going to do great things; (2) Hepburn Family House Fire – Councilor Parad stated the Hepburn family has done so much for everyone in their community. She stated that Mr. Hepburn was an All-American wrestler when he attended Ledyard High School, noting that and was now a State pf Connecticut Department of Energy and Environmental Protection Office (DEEP); he also works with the High School Agri- Science Program; and he coaches their wrestling team. She stated that Mrs. Hepburn is the Secretary to the High School Principal; she serves as the Class Advisor to the 9th and 10th grade students, including their executive teams class president and vice president. Mrs. Hepburn attends all of the High School’s the sporting events with the whistles, and running the clock. Councilor Parad went on to note their oldest daughter is as state wrestling champion; and their son is a star hocky player and will be going into High School next year. She stated these people do so much for our community, and she thanked everyone who has stepped up to help them after the total loss of their home. Councilor Parad appealed to those who have not heard about the Hepburn’s loss to do what they could to help this family, who has done so much for their community; (3) Summertime Weather – Councilor Parad reminded everyone about the importance to stay well hydrated during the heat of the summer months and to continue to reapply sunscreen when they were outdoors; (4) America 250 Road Trip – Councilor Parad noted that her family took a Summer Road Trip and watched the July 4, 2026 fireworks at Mount Rushmore. She stated that unfortunately she missed the June 24, 2026 Police Awards Ceremony and the June 27, 2026 Parade, noting that she was glad to be back in Ledyard, and that she had a lot of catching up to do.

Councilor Buhle commented on the following: (1) First Responders & Emergency Crews – Councilor Buhle thanked Ledyard’s First Responders and their Public Works Crew noting that they have been busy with the recent electrical thunder storms noting that Ledyard had a lot of trees down on roads all over town; (2) Celebrate America 250 Birthday - Councilor Buhle stated she attended the America 250 Celebration at the Nathan Lester House on Saturday, July 4, 2026. She stated it was a fantastic community event noting that the Nathan Lester House was a wonderful asset for their town; (3) Police Department Awards and Promotion Ceremony – June 24, 2026 - Councilor Buhle congratulated both Police Chief John Rich on his retirement and Captain Kenneth Creutz for being appointed as the Ledyard’s new Police Chief. She also congratulated all the officers who were promoted and those who were

recognized for their hard work and accomplishments in protecting their community; (4) Helmet Law – Councilor Buhle reminded residents that children under the age of 18 were required to wear helmets when riding their bikes, skateboards, and scooters, noting that it was the law in Connecticut. She stated recently she has seen kids not wearing helmets and she noted that the motorized scooters go much faster than the kids riding bikes.

Chairman St. Vil commented on the following: (1) Collaboration – Chairman St. Vil stated over the last couple of weeks the one word that comes to mind was “*Collaboration*”. He noted as Councilors mentioned this evening that the tragic house fires exemplified the collaboration he has seen in town. He noted because one of the house fires was on his block; noting he saw their First Responders in action. He applauded Ledyard’s First Responders for their professionalism and their heroism, noting that he wanted to sincerely thank them. He also commented on the residents who were impacted by the house fires and their significant losses, including their pet. He commended the members of their community who stepped-up to provide and to solicit donations for the families. He stated not only do these actions make him feel good, that it made him proud because of their town’s collective success. He stated studies have shown that working together was the way forward, noting they do not always have to agree; (2) Governor Lamont Ledyard Visit – Chairman St. Vil noted on June 30, 2026 Governor Ned Lamont, State Senator Cathy Osten, and State Representative Larry Pemberton visited Ledyard to meet with local officials and community members from both sides of the aisle. He stated during their visit Ledyard highlighted the importance of a state partnership to help the town move key projects forward. He stated by demonstrating they could collaborate by working together, it showed that any money the state sends to Ledyard was an opportunity for the state to collaborate with their community, noting that they could go a lot farther than other communities that had infighting. Therefore, he stated the one word that comes to his mind was “*Collaboration*”; (3) Celebrate America 250 - Chairman St. Vil stated during this glorious year in which their country Celebrates America’s 250th Anniversary, that he wanted to say: “*There is no other country like ours*”, noting that was *Collaboration*.

VIII. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes of June 10, 2026
Moved by Councilor Buhle, seconded by Councilor Garcia-Irizarry
VOTE: 7 – 0 Approved and so declared (Ryan away)

IX. COMMUNICATIONS

Chairman St. Vil noted that a Communications List has been provided on the meeting portal for tonight’s meeting, and he noted there were no referrals listed.

X. PREPARATIONS FOR FISCAL YEAR 2027/2028 BUDGET UPDATE

Chairman St. Vil stated during the Town Council’s June 10, 2026 meeting when they set the 25.78 mil rate, they also acknowledged that going forward they were going to have to be proactive in identifying opportunities to mitigate potential impacts due to a reduced revenue stream from the State or from other places. He stated the Town Council was aligned for the Finance Committee to take the lead and that they would include a standing item on the Town Council’s agendas to communicate the progress and to identify any need for help. He asked Councilor Buhle whether the Finance Committee has had the opportunity to meet and to discuss laying out a plan or strategy.

Councilor Buhle stated the Finance Committee met on July 1, 2026 and she noted they have not started to discuss a plan or strategy to mitigate potential impacts due to a reduced revenue stream. She noted the Finance Committee’s next step was to schedule a Joint Meeting with the Board of Education to make sure that they were making a plan that would align with all stakeholders for both the Board of Education and the General Government. She stated that she emailed Board of Education Finance Committee Chairman Amanda Veneziano to set up a Joint Meeting for Wednesday, July 29, 2026; however, to date she has not yet received a reply regarding their availability.

X. COUNCIL SUB COMMITTEE, LIAISON REPORTS

Administration Committee

Councilor Garcia-Irizarry stated due to time constraints the Administration Committee did not

meet this evening, noting earlier this evening the Town Council had an Executive Session that was followed by a Public Hearing regarding the proposed “*An Ordinance Establishing a Code of Ethics and Ethics Committee*”. She stated the Administration Committee had one item on tonight’s Agenda; and that their next meeting was scheduled for August 12, 2026.

Chairman St. Vil questioned the path forward for the proposed “*An Ordinance Establishing a Code of Ethics and Ethics Committee*”. Councilor Garcia-Irizarry noted the residents comments received at tonight’s Public Hearing all supported the proposed Ordinance, and that the document was now ready to be presented to the Town Council for their consideration at their August 12, 2026 meeting.

Community Relations Committee for Diversity Equity & Inclusion

Councilor Parad noted the Community Relations Committee for DEI met on June 17, 2026 and forwarded two items to the Town Council that they would discuss later this evening.

Councilor Lamb noted that Councilor Brunelle organized the Pride Pizza Picnic in the Park that was held on Saturday, June 20, 2026 from 1:00 p.m. – 4:00 p.m. He stated they had a pretty good audience.

Finance Committee

Councilor Buhle stated the Finance Committee met on July 1, 2026 and they had a couple of items on tonight’s Agenda. She noted that the Finance Committee would continue to discuss options to minimize the Fiscal Year 2027/2028 mill rate.

Land Use/Planning/Public Works Committee

Councilor Thompson stated the LUPPW Committee met on July 6, 2026 and he noted they had a lengthy discussion and forwarded to the Town Council an item regarding the sale of town-owned property located 480R Shewville Road for consideration later this evening.

Liaison Reports

Ledyard Fire Department

Councilor Barnes stated their volunteer firefighters often get calls in the middle of the night to respond to a fire. However, he stated for their significant other, who was at home, to receive a call in the middle of the night because something has happened was disturbing. He stated Chief Jon Mann was about 20 yards away from the home that was on fire when something hit him in the face and threw him to the ground. He stated they do not know what hit Chief Mann just below the eye, noting that it was centimeters from being far worse, and potentially deadly. He stated that Chief Mann was recovering. He asked everyone keep him and his family in their thoughts and prayers.

Board of Education

Councilor Barnes noted at the Board of Education’s June 16, 2026 they addressed a \$130,000 District Repair Improvement Grant (DRIP). He stated although he did not know the details that the Grant Application may require some processing by the Finance Director and/or the Finance Committee. He stated that there were some deadlines and that a special meeting may be required.

Permanent Municipal Building Committee

Councilor Garcia-Irizarry noted the PMBC held a special meeting on July 1, 2026; however, she stated she was not able to attend because she was at the Finance Committee meeting. She noted the PMBC’s next regular meeting will be held on Monday, July 13, 2026.

Historic District Commission

Councilor Lamb stated the Historic District Commission met on June 15, 2026 and addressed the following: (1) Ledyard’s Rotary Club’s Person of the Year- Councilor Lamb congratulated Mr. Ganong for being nominated and selected as the Rotary Club’s Person of the Year . He noted that Mr. Ganong volunteers to help the Commission at the Historic Up-Down Sawmill; (2) Meeting with the Mashantucket Pequot Tribal Nation (MPTN) – Councilor Lamb stated the Historic District Commission has been discussing some potential joint projects with the Tribe; (3) Up-Down Sawmill Dam Improvements continue; (4) Nathan Lester House July 4th Celebrate America 250 – Councilor Lamb noted that Commissioner Doug Kelley mentioned

that they had at least 200 people attended the event; (5) Spicer Homestead Ruins Historic Designation – Councilor Lamb noted the Commission was continuing their work and that they planned to attend the Land Use/Planning/Public Works Committee’s September 14, 2026 meeting to present their preliminary report; (6) Forming a 501(c) Non-Profit – Councilor Lamb stated the Historic District Commission was thinking about forming a 501(c) Non-Profit and they were working to form partnerships noting they had a Timber Framing group coming in; the Heritage Girls were doing some workshops; along with the Garden Club; and Public Works, etc. He stated it was great to see what Historic District Commission Chairman Karen Parkinson and her team were working on. Councilor Lamb noted the Commission’s next meeting was scheduled for July 20, 2026.

Agricultural Commission

Councilor Lamb stated the Agricultural Commission met on June 16, 2026 and discussed the following: (1) Right to Farm – Councilor Lamb stated although Connecticut has *Right to Farm Regulations* that Ledyard’s Regulations may be stricter than the State’s Regulations. Therefore, he stated they were looking to work with the town to break down some of those barriers for residents who would like to farm. He noted with farming modernizations they no longer needed 200 acres of tillable land to farm. He stated today they could grow vegetables in a smaller space using racks; (2) Farmers Market Booth – Councilor Lamb noted that Agricultural Commission Chairman Bruce Gartska may bring his miniature donkeys to the Market, noting that the kids can paint the donkeys and other animals. He stated it was a great time for the kids. Councilor Lamb noted the Commission’s next meeting was scheduled for July 21, 2026.

Councilor Parad noted that Mr. Gartska’s donkeys live in her neighborhood and that she often sees them taking the donkeys for a walk. She noted one day she thought she saw them walking the donkeys, but when she looked out her window it was huge great dane. She noted that this great dane currently holds the Guinness World Record for the largest female dog, and she noted the dog lived right here in Ledyard; in the same neighborhood as the miniature donkeys.

Conservation Commission

Councilor Lamb noted the Conservation Commission’s next meeting was scheduled for July 14, 2026.

Parks, Recreation, & Senior Citizens Commission

Councilor Parad stated the Summer Camp was now in full swing.

XI. MAYOR’S REPORT

Chairman St. Vil noted Mayor Allyn, III was not present this evening, however, he provided a written report that was attached to the Agenda on the meeting portal.

Mayor’s July 8, 2026 Report: (1) Emergency Nuclear Safety Drill – June 23, 2026 – The town conducted a Federal Emergency Management Agency Evaluated (FEMA) Drill. Ledyard’s Team was rated very well. Thank you to Director of Emergency Management Jim Mann; (2) Standard & Poors Bond Rating – On July 6, 2026 the Town had a 70-minute call with Standards & Poors to discuss the town finances, economic development, liabilities, etc. Their rating would dictate the interest rates the Town would pay on their Bonds for the upcoming \$65 million Bond Sale scheduled for July 28, 2026. This Bond Sale would consolidate financing for the following projects: (a) Schools Renovate as New/Consolidation (Middle School & Gallup Hill School); (b) Board of Education Roof Projects (Central Office, Gales Ferry School; Juliet W. Long School); and (c) Board of Education Heating Ventilation and Air Conditioning HVAC) Projects; (3) Police Chief Retirement and Promotions – On June 24, 2026 the Police Department held its Awards Ceromony at the Middle School Auditorium. With Ledyard’s First Chief of Police John Rich’s June 30, 2026 Retirement, Captain Kenneth R. Creutz was appointed Chief of Police; Alan C. Muench was promoted to Captain, and Ryan A. Foster was promoted to Lieutenant; (4) Road Pavement Projects - Resurfacing work was going well. Thompson Street, Deer Lane, Bittersweet Drive, and Cornell Court have been completed. Sandy Hollow Road, Town Farm Road, and Whitford Road were currently in

progress. Additional roads may be done this summer as the budget permits; (5) Memorial Day/Celebrate America 250 Parade – June 27, 2026 - Participation and onlookers was very light, probably due to timing. Thank you Ledyard Lions for again hosting this event. The new Multi-Use Path proved to be a great option for parade watchers; (6) Celebrate America 250 - July 4, 2026 - The event was held at Nathan Lester House from 10:00 a.m. – 2:00 p.m. Despite the heat, the turnout was good, with a consistent flow of visitors. Mayor Allyn was at the event from 12:30 – 2:00 p.m. and handed out ice cream sandwiches. Thank you to the Historic District Commission, the Historical Society, the Garden Club, and America 250 Committee for their efforts; (7) Electrical Thunder Storms – July 4, 2026 – The thunderstorms wreaked havoc on roads and power outages. At one point, 50% of homes were without power and a dozen+ roads partially blocked with downed trees and power lines. As of 9:00 a.m. on July 6, 2026 there were still 1,000 accounts with no power. The restoration work was continuing on Spicer Hill Extension, several cul-de-sacs and others. As of Monday, July 7, 2026 at 5:00 p.m. power outages were down to under 500. Public Works was called in on Sunday, July 5, 2026 for a full day on double time pay to do clean up. Many of the downed trees were green and appeared healthy, and were not rotten inside.

XII. OLD BUSINESS – None.

XIII. NEW BUSINESS

Administration Committee

1. MOTION to reappoint the following Members to the Parks, Recreation & Senior Citizens Commission for three (3) year term ending June 28, 2029:
- Ms. Carol Schneider (D) 101 Inchcliffe Drive, Gales Ferry
 - Ms. Lucrezia Finegan (R) 1331 Baldwin Road, Gales Ferry
 - Mr. Kenneth DiRico (U) 8 Melanie Lane, Gales Ferry

Moved by Councilor Garcia-Irizarry, seconded by Councilor Buhle
Discussion: Councilor Garcia-Irizarry noted that all of these members were interested in continuing to serve the community; and that their reappointments have been endorsed by the Commission and their respective parties. She noted that Mr. DiRico was the Commission Chairman.

VOTE: **8 – 0 Approved and so declared**

RESULT:	APPROVED 8 – 0
MOVER:	Carmen Garcia-Irizarry, Town Councilor.
SECONDER:	Jessica Buhle, Town Councilor
AYES:	Barnes, Buhel, Garcia-Irizarry, Lamb, Parad, Ryan, St. Vil, Thompson
EXCUSED:	Brunelle

Community Relations Committee for Diversity, Equity, & Inclusion

2. MOTION to adopt a “*Town Council Resolution Supporting Primary Care for All Americans*” as presented in the draft dated June 17, 2026.

DRAFT: 6/17/2026

Res: #006-2026/Jul 8 (a)

RESOLUTION
SUPPORTING PRIMARY CARE FOR ALL AMERICANS

WHEREAS: primary care is an essential building block of a healthy community, providing preventive services, early diagnosis, and ongoing management of chronic conditions; and

WHEREAS, access to primary care improves health outcomes, reduces avoidable emergency room visits, and lowers overall healthcare costs for residents of Ledyard, Connecticut; and the United States; and

WHEREAS, the Town of Ledyard recognizes that many residents face barriers to accessing timely and affordable primary care, including lack of insurance, high out-of-pocket costs, and shortages of local providers; and

WHEREAS, ensuring universal access to primary care strengthens public health, supports economic stability, and promotes equity across all communities;

THEREFORE, BE IT RESOLVED, that the Ledyard Town Council expresses its strong support for policies and programs that guarantee accessible, affordable primary care for all residents, and urges state and federal leaders to prioritize primary care as an essential public good.

Adopted by the Ledyard Town Council on: _____

Gary A. St. Vil, Chairman

History: The intent of the “*Resolution Supporting Primary Care for All Americans*” is to advance the Primary Care for All initiative.

Moved by Councilor Parad, seconded by Councilor Lamb
Discussion: Councilor Parad stated in May, 2026 she attended a *Primary Care for All Americans* conference and came across people from different towns that adopted similar Resolutions. She noted at the Community Relations Committee for Diversity, Equity, & Inclusion’s May 27, 2026 special meeting she provided three example Resolutions (Scituate, Rhode Island, New Bedford, Massachusetts, and Central Falls, Rhode Island) for the Committee to review. She stated the Committee blended the three resolutions together to draft the “*Town Council Resolution Supporting Primary Care for All Americans*” to show that Ledyard supports having primary care for all residents in Ledyard. She stated the proposed Resolution was to start this process by putting in writing what their hopes and dreams were. She stated as they move forward that she would love to have more members of the community help her to turn this into a reality.

Councilor Lamb noted the Community Relations Committee for Diversity, Equity, & Inclusion worked through the proposed Resolution to come to an agreement. He stated that he applauded Councilor Parad effort’s noting that this area was her expertise and her profession noting that she laid out a good understanding to drive this initiative.

VOTE: 8 – 0 Approved and so declared

RESULT:	APPROVED 8 – 0
MOVER:	Adrienne Parad, Town Councilor.
SECONDER:	Ty Lamb, Town Councilor
AYES:	Barnes, Buhel, Garcia-Irizarry, Lamb, Parad, Ryan, St. Vil, Thompson
EXCUSED:	Brunelle

3. MOTION to adopt a proposed “*Resolution - Town of Ledyard Position Statement and Commitment to Equity, Diversity, and Inclusion*” as presented in the draft dated June 11, 2026.

DRAFT: ~~6/11/2026~~ 7/2/2026 (Nate Woody suggested edits)
6/11/2026 (Approved by Community Relations Cmt for DEI)

RESOLUTION
TOWN OF LEDYARD POSITION STATEMENT AND
COMMITMENT TO EQUITY, DIVERSITY, AND INCLUSION

WHEREAS: The Town of Ledyard recognizes their role to promote equity and the importance to implement policies and practices to ensure equitable services to all ~~of its~~ citizens;

WHEREAS: Local government and school districts impact the daily life of its citizens in multiple ways; through its police and fire protection, schools, parks and playgrounds, free public library and access to technology including computers, the internet, audio books, and

other sensory learning tools, zoning and code enforcement, fair housing practices, trash pick-up, street maintenance, snow removal, food pantry, and more.

WHEREAS: The ~~2020~~ establishment of the Community Relations Committee for Diversity, Equity, & Inclusion *in 2020 demonstrate supports* the town's ~~interest-commitment~~ to *advancing address* equity, and ~~facilitates-fostering inclusive community engagement~~. *Through initiatives open conversations resulting in programs* such as the Black History Essay & Poster Contest for all Ledyard students, including homeschooled, and magnet school students, Woman of the Year Award and ~~other initiatives such as the~~ Ledyard Academy, *the committee has promoted civic participation*, increased transparency ~~on how their in~~ local government works; and *improved public awareness of how residents can access the town* programs and services ~~provided by the town~~;

WHEREAS: The Community Relations Committee for Diversity, Equity, & Inclusion identified the inequity in public health between citizens who have access to primary healthcare and those who do not, inspiring volunteers to mobilize and launch a "*Ledyard Primary Care for All Americans PILOT Program*"; and the Town Council's adoption of a "*Resolution Supporting Primary Care For All Americans*";

WHEREAS: In recognizing the importance to address race and equity gaps the Town Council adopted a "*Resolution Regarding the Town's Position Against Use of Racist And Discriminatory Language And Behavior*" in 2022; and adopted a "*Town Council Position Statement Regarding Board of Education Plans, Policies, Programs*" in 2021. With the adoption of this Resolution the Ledyard Town Council restates these positions.

WHEREAS: The Ledyard Town Council adopted ~~success~~ *strategic* goals intended to guide decision-making, strengthen long-term fiscal and capital planning to ensure responsible use of taxpayer resources; improve communication and community engagement, *advance* green and clean energy initiatives, *promote* waste management composting programs, and ~~to continue building to build on our process which initially the work~~ begun in 2020 to achieve a Sustainable CT Certification by implementing initiatives to ensure equity and fairness for all our citizens;

WHEREAS: The Town of Ledyard has implemented a number of *sustainability* programs, ~~which including~~ a streetlight assessment that resulted in the purchase of the streetlights from Eversource and converting them to Light-Emitting Diode (LED) light bulbs saving both energy and taxpayer dollars; constructed the Multi-Use Pathway from Ledyard High School to Ledyard Center to expand safe, connected, active transportation for all pedestrians and bicyclists; ~~extending-extension of~~ the sewer line providing infrastructure for both affordable housing and business development; improvements to the Linda C. Davis Food Pantry *providing to support* an equitable community food action plan to ensure that all community members can access sustainable, nutritious food; improvements to the Town Green providing handicap access to one of the best Farmers' Markets in the State for residents to purchase fresh produce from local farmers and featuring ~~many~~ community organizations *providing offering* information to residents regarding fuel assistance, mental health services, public safety services, and many other commodities and programs. ~~regionalization of shared services with the Town of Preston by providing Emergency Dispatch Communication Services, Tax Assessor Services, Public Works Mechanic Services, and the shared purchase of a streetsweeper to maintain the required MS4 (Municipal Separate Storm Sewer System) Permit Certifications~~

WHEREAS: The Town of Ledyard continuously works to identify and implement solutions to *accessibility and transparency* challenges, ~~utilizing~~ the latest technologies for their workforce and citizens and providing access to their local government through its meeting portal, as well as live and on-demand meeting videos; installing a handicap-accessible circulation desk in the Library, *providing a* handicap-accessible counter in the Town Clerk's Office, and *ensuring providing* handicap access to the second level *of with Lift in* the Town Hall *with a lift*; ~~and more~~;

WHEREAS: The Town of Ledyard is committed to assess progress and inequities in providing services to their citizens and looks for options to accommodate those needs, understanding that it was not enough to assume that an initiative is providing its intended outcome;

WHEREAS: Diverse viewpoints, *shaped by* the exchange of ideas, beliefs, and experiences, *help the community members communicate effectively with others of various backgrounds across different backgrounds, foster mutual respect and teamwork, strengthen our the community, and is vital for contribute to* the Town’s success.

NOW THEREFORE BE IT RESOLVED: Each and every day, the Town of Ledyard strives to be a welcoming and inclusive equity-minded, anti-racist community and workplace, where everyone regardless of ethnic heritage, religion, economic background, identity or ability feels valued, heard, and empowered to contribute; a real sense of belonging; and a community they call Home;

BE IT FURTHER RESOLVED: The diverse population of the Town of Ledyard is one of its greatest assets, as we learn from each other and work together to lift up our neighbors in need.

Adopted by the Ledyard Town Council on: _____

Gary A. St. Vil, Chairman

.....
History: In working to obtain points toward achieving a Bronze Level Sustainable CT Certification, Ledyard’s Sustainable CT Ad Hoc Committee asked the Town Council to adopt an “Equity Statement”.

Moved by Councilor Parad, seconded by Councilor Buhle
Discussion: Councilor Parad provided some background noting in response to the Sustainable CT Ad Hoc Committee’s May 12, 2026 request the Community Relations Committee for DEI drafted and approved a proposed “Resolution Town of Ledyard Position Statement And Commitment To Equity, Diversity, And Inclusion” at their June 17, 2026 meeting. She stated to ensure that their Position Statement included the type of information needed to help the Sustainable CT Ad Hoc Committee receive the needed points to achieve their Bronze Certification the Committee asked the Sustainable CT Ad Hoc Committee to review the document.

Councilor Parad went on to note that Sustainable CT Ad Hoc Committee Chairman Nate Woody provided some non-substantive edits, which basically moved some of the wording around, but did not change the content of the proposal. However, she stated because of work travel commitments and summer vacation travel that meeting schedules did not line up; and Mr. Woody’s suggestions were received after the Community Relations Committee for DEI June 17, 2026 approval of the Position Statement. She stated a hard copy of the document dated July 2, 2026 identifying Mr. Woody’s suggested edits was provided for tonight’s meeting. Therefore, she stated that she would like to make a “friendly amendment” to update the draft for approval this evening to July 2, 2026.

Sustainable CT Ad Hoc Committee Chairman Nate Woody, attending remotely via Zoom, apologized for not being able to submit his suggestions in time for the Community Relations Committee for DEI’s June 17, 2026 meeting. He noted that he agreed with Councilor Parad’s comments, noting that his suggested editorials were non-substantive; and did not change the content of the proposal. He stated that he fully supported both drafts; and he thanked the Town Council for considering the adoption of the Position Statement.

Chairman St. Vil questioned whether the proposed “Resolution - Town of Ledyard Position Statement and Commitment to Equity, Diversity, and Inclusion” also satisfied the Equity Training for staff, elected officials, and volunteers. Mr. Woody stated that the Position Statement and the Equity Statement were two separate requirements. However, he stated that he believed with the adoption of the Position Statement that they would have enough points to achieve the Sustainable CT Bronze Certification without the Equity Training points. He went on to explain that he would suggest the town wait for the next round of free training through Sustainable CT; which should become available next Spring, 2027. He stated should the Town

Council want to achieve the Silver Certification that they would be better positioned to use the free training at that time.

Councilor Lamb stated part of the reason he agreed to move the proposed “*Resolution - Town of Ledyard Position Statement and Commitment to Equity, Diversity, and Inclusion*” forward to the Town Council for approval was because Councilor Brunelle agreed that the Community Relations Committee for DEI would address some issues he identified; and that they follow the Position Statement. He noted as an example that he identified the following two issues:

- Board of Education exclusionary policies in which all Ledyard kids cannot participate in the clubs.
- All kids walking through the school doors had the opportunity to be supported across all spectrums.

Councilor Lamb stated these issues have been a debate within their town; and that he talked with Board of Education Chairman Jennifer Reguin and that she agreed to take these issues up. Councilor Lamb concluded his comments by noting that he supported the proposed Position Statement, however, he stated as a town they should try to achieve these things.

Councilor Buhle, Town Council Representative on the Sustainable CT Ad Hoc Committee, noted for clarification, they were voting on the draft dated July 2, 2026. She went on to note that she supported the proposed “*Resolution - Town of Ledyard Position Statement and Commitment to Equity, Diversity, and Inclusion*”; and she thanked Mr. Woody for his contribution to the document.

Chairman St. Vil noted that Councilor Lamb’s comments regarding the issues he brought up during the Community Relations Committee for DEI June 17, 2026 meeting were school issues. Councilor Lamb provided clarification, noting that the Town should address their issues and the Board of Education should address their issues; if they chose. Chairman St. Vil noted that Councilor Lamb wanted to take the best practices they were identifying and implement them as represented in the proposed Position Statement; and share this Position Statement with the Board of Education to provide them the opportunity to do the same. Councilor Lamb stated that Chairman St. Vil’s understanding was correct.

The Town Council agreed to the “*friendly amendment*” to adopt the draft dated July 2, 2026.

VOTE: 8 – 0 Approved and so declared

RESULT:	APPROVED 8 – 0
MOVER:	Adrienne Parad, Town Councilor.
SECONDER:	Jessica Buhle, Town Councilor
AYES:	Barnes, Buhle, Garcia-Irizarry, Lamb, Parad, Ryan, St. Vil, Thompson
EXCUSED:	Brunelle

Finance Committee

4. MOTION to grant a bid waiver to CorrTech Inc., in the amount of up-to \$7,500 for the inspection of the Holmberg Underground Surge Tank.
Moved by Councilor Buhle, seconded by Councilor Garcia-Irizarry
Discussion: Councilor Buhle stated it was time to inspect the 5,000 Holmberg Underground Surge Tank. She stated because the initial cost was quoted to be less than \$5,000; that a bid waiver would not have been required. However, she stated depending on the number of paint samples they need to take that the cost could go over \$5,000. She noted the paint samples each cost \$120.00; therefore, during the Finance Committee’s July 1, 2026 meeting they modified the Motion to read up-to **\$7,500**.

Councilor Garcia-Irizarry noted inspecting the Holmberg Underground Surge Tank required very specialized work, noting that a diver had to go into the tank to do the inspection and to take the paint samples. Therefore, she stated because there were not many companies that do this type of work, a bid waiver was requested.

VOTE: 8 – 0 Approved and so declared

RESULT:	APPROVED 8 – 0
MOVER:	Jessica Buhle, Town Councilor.
SECONDER:	Carmen Garcia-Irizarry, Town Councilor
AYES:	Barnes, Buhel, Garcia-Irizarry, Lamb, Parad, Ryan, St. Vil, Thompson
EXCUSED:	Brunelle

5. MOTION to approve a proposed “*Memorandum of Understanding Between the Town of Ledyard And the Ledyard Water Pollution Control Authority Regarding Financial Commitments for the Federally Mandated Lead and Copper Service Line Survey*” as presented in the draft dated July 1, 2026.

DRAFT: 7/1/2026

MOU: 005-2026/Jul 8

MEMORANDUM OF UNDERSTANDING
 BETWEEN THE TOWN OF LEDYARD AND
 THE LEDYARD WATER POLLUTION CONTROL AUTHORITY
 REGARDING FINANCIAL COMMITMENTS
 FOR THE FEDERALLY MANDATED
 LEAD AND COPPER SERVICE LINE SURVEY

The purpose of this Memorandum of Understanding is to establish the financial commitments between the Town of Ledyard (The “Town”) and the Ledyard Water Pollution Control Authority (The “WPCA”) for funding of the required lead and copper service line survey.

- The Town will commit funding up to \$215,000 to fund the cost of the conducting a lead and copper service line survey of the water system under the WPCA’s authority.
- The WPCA shall repay the loan to the Town of up to \$215,000, amortized over a Ten (10) year term, with an interest rate of Two (2%) PERCENT and a semi-annual payment of *up-to* Eleven Thousand Nine Hundred and Fourteen (\$11,914.29) DOLLARS and Twenty Nine cents.
- Semi-Annual payments shall commence on _____, 2026 and continue until paid in full.
- The WPCA shall set their rates to accurately incorporate the cost of said loan principal and interest payments.
- Any grants or other payments received to offset said cost of the lead and copper service line study shall be directly applied to the loan to offset debt reduction in each fiscal year.
- The loan shall be carried as a long-term liability in the WPCA budget and represented in the Town budget as a revenue (interest portion) and receivable (loan portion).
- The WPCA shall continue to submit to the Town Council its annual budget for inclusion in the Town Budget. The Town Council may advise with WPCA on individual line items but final budgetary approval will rest with the WPCA.
- This Agreement shall be binding upon the approval of the Town Council and the WPCA.

Water Pollution Control Authority Approved on: June 9, 2026
 Town Council Approved on July 8, 2026
 Mayor Approved on: July 14, 2026

Gary St. Vil Chairman Ledyard Town Council	Fred B. Allyn III Mayor Town of Ledyard	Ed Lynch Chairman Ledyard WPCA
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Moved by Councilor Buhle, seconded by Councilor Ryan

Discussion: Councilor Buhle explained to comply with the Lead & Copper Survey required by the Federal Government and the Connecticut Department of Public Health (CT DPH) all water systems in Connecticut were required to conduct the Survey, noting there were no exceptions. She explained that Groton Utilities solicited Requests for Qualifications (RFQ #2026-02 *Lead and Copper Rules Revisions Compliance*) for the Ledyard Water Pollution Control Authority water system. She noted at their December 10, 2025 meeting the Town Council authorized the Mayor to sign a contract for the Water Pollution Control Authority (WPCA) to engage Arcadis Engineering Consultants, East Greenwich, Rhode Island, to verify Service Lines and prepare a cost estimate for Lead and Copper Survey.

Councilor Buhle went on to explain that Arcadis Engineering Consultants provided a cost in the amount of \$216,000 to conduct a Lead and Copper Survey of water service lines to comply with the Federal Mandate. She stated because the Water Pollution Control Authority does not have the funding to pay for this work, the WPCA has requested financial assistance from the Town.

Councilor Buhle stated the proposed “*Memorandum of Understanding Between the Town of Ledyard And the Ledyard Water Pollution Control Authority Regarding Financial Commitments for the Federally Mandated Lead and Copper Service Line Survey*” as presented in the draft dated June 11, 2026 would loan the needed \$216,000 to the WPCA to conduct the Lead and Copper Survey. She noted the terms of the MOU was that the WPCA would repay the loan to the Town of up-to \$215,000, amortized over a Ten (10) year term, with an interest rate of Two (2%) Percent. She noted the Finance Committee added the words “*up-to*” at their July 1, 2026 meeting: “*and a semi-annual payment of up-to Eleven Thousand Nine Hundred and Fourteen (\$11,914.29) Dollars and Twenty Nine Cents*”. (see above MOU).”

Chairman St. Vil stated when the proposed “*Memorandum of Understanding Between the Town of Ledyard And the Ledyard Water Pollution Control Authority Regarding Financial Commitments for the Federally Mandated Lead and Copper Service Line Survey*” was initially discussed at the Finance Committee’s July 1, 2026 meeting he had some concerns. However, he stated there was already a precedent, noting that a similar MOU with the WPCA was done in 1996. He stated the funds the Town would be loaning to the WPCA was money they already had in the bank collecting interest; therefore, he stated that the Town would be accruing less interest on the funds they loaned to the WPCA.

Councilor Lamb questioned whether the WPCA included funding in their Fiscal Year 2026/2027 Water Operations Budget to pay back the borrowed \$215,000 for the Lead and Copper Survey; and whether it was included in their water rate. Councilor Buhle stated that she did not believe the loan payments were accounted for in the WPCA water rates. She stated they may have to make some adjustment to their water rate.

Councilor Barnes stated should the WPCA come back to revise their water rate schedule that it may be an chance to institute tier pricing.

Councilor Buhle noted by the Town lending \$215,000 to the WPCA for 2% which was below the Market Interest Rate for ten years, that there was an opportunity cost on that funding that was coming at the expense of Ledyard taxpayers who do not have the WPCA for their water supplier. She stated because the Lead and Copper Survey was a Federal Mandate that the Town had a responsibility to maintain and follow the law. She also explained the reason they were charging the WPCA interest on the money they were borrowing from the Town was because the law required the Town to charge interest on the money they loan the WPCA.

Councilor Barnes questioned whether the Finance Committee considered charging the WPCA a higher interest rate. Councilor Buhle noted the interest rate the State’s Clean Water Revolving Fund Loan charged was 2.5%.

VOTE: 8 – 0 Approved and so declared

RESULT:	APPROVED 8 – 0
MOVER:	Jessica Buhle, Town Councilor.
SECONDER:	Tim Ryan, Town Councilor
AYES:	Barnes, Buhel, Garcia-Irizarry, Lamb, Parad, Ryan, St. Vil, Thompson
EXCUSED:	Brunelle

6. MOTION to approve Standing Bid Waivers as follows:
- ✓ Vendors included in the Town of Ledyard Standing Bid Waiver List for FY 25/26, Capital Region Purchasing Council Bids,
 - ✓ State of Connecticut bids,
 - ✓ Other states' bids, purchasing cooperatives (i.e. Sourcewell) , and federal government bids.

Town of Ledyard FY 26/27 Standing Bid Waiver List						
Department	Vendor	Description	Reason	Prior Year Spend in Excess of \$50,000	On List in Prior Year	Contract Term Date
Administrator of Emergency Services	Lawrence & Memorial Occupational Health	Firefighter physicals	Only area provider capable of supporting appointment based physicals	No	Yes	N/A
Finance	Munistat	Financial Services Advisor	Financial advisor for all bond and BAN issuances. Holds Town’s debt records and history. Need to continue with them for consistency and institutional record keeping.	No	Yes	N/A
Human Resources	Isolved Inc. (Timeforce)	Time & Attendance Software for payroll	General government time and attendance system. Selected after RFQ process. Need to continue with this system for consistency and efficiency.	No	Yes	N/A
Human Resources	InTime Services Inc.	Time & Attendance Software for payroll	Police and Dispatch time and attendance system. Designed for unique police scheduling requirements. Need to continue for consistency and efficiency.	No	Yes	N/A
Ledyard Fire Company and Gales Ferry Fire Company	Firematic Supply Company Inc.	Hurst Extrication Tools & Morning Pride Turnout Gear	Sole authorized vendor and repair shop for Hurst jaws of life and for PPE for both fire companies.	No	Yes	N/A
Ledyard Fire Company and Gales Ferry Fire Company	MES - Shipman's Fire Equipment Co.	Scott Airpak Breathing Apparatus & Morning Pride Turnout Gear	Sole authorized vendor for Scott Airpak Breathing Apparatus. PPE pricing would be the same as Firematic	No	Yes	N/A
Ledyard Fire Company and Gales Ferry Fire Company	Bulldog Fire Apparatus Inc., Courville's Garage	Fire Apparatus Repair and Maintenance	Specialized in fire apparatus repairs and familiar with the town’s equipment. Long standing history of quality work. Close proximity helpful when towing is required.	No	Yes	N/A
Ledyard Fire Company and Gales Ferry Fire Company	ESO Solutions Inc.	Record Keeping and Reporting Software	Specialized software for fire and emergency services. Utilized for incident tracking, record keeping and required state reporting.	No	Yes	N/A
Libraries	Libraries Online, Inc. (LION)	Regional Computer Network	Automated network at Library. Unique vendor used by many of the state's municipal libraries.	Yes	Yes	N/A
MIS	Gemni Software	Computer Software	Assessor, Tax Collector	No	Yes	06/30/28

		Support	software – current provider.			
MIS				Yes	Yes	N/A

Town of Ledyard FY 26/27 Standing Bid Waiver List						
MIS	Granicus	Meeting management and web streaming platform	Under contract for the next year	No	Yes	03/30/28
MIS	Fiber Store	Network Cables/Modules/Equipment	They provide lower cost fiber equipment than OEM's that work just as well.	No	Yes	N/A
MIS	BBI Technologies	Printers / Copiers & related supplies	Favorable pricing over other vendors	No	No	N/A
Parks & Recreation	Hinding Tennis LLC	Crack Repairs for Tennis and basketball courts	Installed our tennis/basketball courts and holds the patent for the RiteWay Crack Repair System specifically designed for the membrane of those courts, ensuring we do not void warranty.	No	Yes	N/A
Parks & Recreation	M & M Hydroseeding LLC	Non contract field work	Perform field work not included in the contract as needed. Most work can be done in conjunction with work included under the contract resulting in savings.	No	Yes	N/A
Parks & Recreation	Pioneer Manufacturing Company	Field paint	Bulk purchasing direct from manufacturer	No	Yes	N/A
Police	MHQ Municipal Vehicles, Putnam Ford, Whaling City Ford, Colonial Ford or dealership with lowest price	Police Cruisers	Providers of police cruisers.	No (individually)	Yes	N/A
Police	CentralSquare (Tritech Software Systems)	CAD System	Sole provider for existing CAD system.	No	Yes	N/A
Police	Nexgen Public Safety Systems	CAD/RMS System Software	Proposed sole provider for new upgraded CAD/RMS System	No	Yes	N/A
Police	AAA Police Supply	Ammunition	Contract priced duty and training ammunition	No	Yes	N/A
Police	Communications Plus	Police Base Station & Radio Service and Installation	Sole provider of base station radios.	Yes	Yes	N/A
Police	Motorola Solutions (Watchguard Video)	In-Car Video System and Body Worn Cameras	For purchase and maintenance of system. State approved and priority vendor for maintenance of the system.	No	Yes	N/A
Police	Flock Safety	Automated License Plate Reader Technology	Sole provider with networked cameras in surrounding communities, full regional network info available to our	No	Yes	N/A
Police	Gales Ferry Marina	Boat maintenance & repairs	Local vendor	No	No	N/A
Town of Ledyard FY 26/27 Standing Bid Waiver List						
Police	PowerDMS Inc.	Document management system	Sole source provider	No	Yes	N/A
Public Works	CLA Engineers	Consulting	Miscellaneous engineering; CLA	No	Yes	N/A

		Engineers	has been granted various Town Council bid waivers, including MS4 program requirements and streamlining our technical standards and ordinances related to roads and drainage.			
Public Works	Morton Salt, Inc	Treated Salt	Proprietary Ice-B-Gone blend used exclusively by the Town.	Yes	Yes	N/A
Public Works	BETA Group, Inc.	Consulting Engineer	Annual Pavement Management support and periodic comprehensive road inspection survey and reporting. Selected in 2010 to provide these services and has been authorized through formal bid waivers since.	No	Yes	N/A
Public Works	Frost Solutions	Road Surface Monitoring Stations	Permanently-installed proprietary road surface and weather monitoring stations for winter operations. Originally less than \$5,000 per year but now above.	No	Yes	N/A
Public Works	Twin Cedars, Inc.; Freightliner of Hartford; and RJ's Diesel Repair, Inc., HO Penn Machinery Co. Inc., The WI Clark Company, CN Wood Enviro	Truck/Heavy Equipment Service	These companies are specialized in heavy equipment repairs and familiar with the town's equipment	No (individually)	Yes	N/A
Public Works	Schneider Geospatial, LLC	Asset Management Services	Asset management program services. TC bid waiver granted in 2025.	No	No	N/A
Town Clerk	New Vision (Catalis) and Adkins Printing	Land Record Indexing / Election Supplies	The Town has a contract with both vendors for these state mandated services.	No	Yes	N/A

Moved by Councilor Buhle, seconded by Councilor Garcia-Irizarry

Discussion: Chairman St. Vil stated each year Department Heads were asked to review the Standing Bid Waiver List to remove or add vendors for services and equipment for unique vendors, lowest possible prices obtainable, sole vendors, and fewer than three bidder situations. He stated Ordinance #200-001 “*Purchasing Ordinance*” required competitive bids for items in excess of \$15,000. He explained the Standing Bid Waiver List would allow Departments to purchase from those vendors without soliciting bids. However, he noted that Department Heads were encouraged to explore all pricing option, because the State Contracts and Purchasing Cooperatives may not always be the best option.

Councilor Lamb questioned the process for the Standing Bid Waiver List, asking whether each Department reviewed the List. Councilor Buhle stated each year all of the Department Heads were asked to review the Standing Bid Waiver List and to remove and/or add vendors based on whether they were still relevant, necessary, or a contractor they still worked with. She noted as an example that this year they removed Freightliner from the Standing Bid Waiver List. She stated their Department Heads were responsible in selecting the vendors they request to be on the Standing Bid Waiver List; noting that a vendor was removed from the List because there were charges on their invoices that the vendor did not know what they were for. Therefore, she stated the Department Head no longer wanted to use that vendor.

Councilor Buhle noted the following two new columns were added this year, and were helpful:

- On the List in the Prior Year
- Prior Year Spend in excess of \$50,000

Councilor Barnes noted last year he had some commentary on the Standing Bid Waiver List process because he thought it was important to share what the annual expenditures were for each of the vendors on the List. He stated although he understood this year’s Standing Bid Waiver List did not include the exact dollar amount, because those numbers could vary from year to year that knowing whether the vendor was new; and knowing whether the dollar amount was over \$50,000 was important for transparency. He thanked Councilor Buhle for the additional columns to provide more information.

VOTE: 8 – 0 Approved and so declared

RESULT:	APPROVED 8 – 0
MOVER:	Jessica Buhle, Town Councilor.
SECONDER:	Carmen Garcia-Irizarry, Town Councilor
AYES:	Barnes, Buhel, Garcia-Irizarry, Lamb, Parad, Ryan, St. Vil, Thompson
EXCUSED:	Brunelle

7. MOTION to grant a Bid Waver to American Ground and Snow Management of Mystic, Connecticut, to install the Lantern Hill Valley Parking lots due to receiving less than the required three bids for Bid # 2026-04 (Parking Lot Installation), in accordance with Ordinance #200-001 (rev 1) “*An Ordinance for Purchasing*”.
- Moved by Councilor Buhle, seconded by Councilor Garcia-Irizarry
- Discussion: Director of Parks, Recreation, & Senior Citizens Scott Johnson, Jr., attending remotely via Zoom, explained that unfortunately they did not receive the required three Bids in response to Bid # 2026-04 (Parking Lot Installation); and therefore, a Bid Waiver has been requested. He stated he did get a quote from a third vendor, noting that the company did not submit a bid. He stated all the costs were about the same, noting that American Ground and Snow Management was the lowest bid received.

Councilor Garcia-Irizarry noted that American Ground and Snow Management has done work for the town in the past. Mr. Johnson stated that American Ground and Snow Management currently have the grass cutting contract for the Parks and Recreation Facilities and they have been doing a good job, noting that they have not had any issues; and therefore, they felt confident moving forward with this contractor for the parking lot pavement project.

VOTE: 8 – 0 Approved and so declared

RESULT:	APPROVED 8 – 0
MOVER:	Jessica Buhle, Town Councilor.
SECONDER:	Carmen Garcia-Irizarry, Town Councilor
AYES:	Barnes, Buhel, Garcia-Irizarry, Lamb, Parad, Ryan, St. Vil, Thompson
EXCUSED:	Brunelle

Land Use/Planning/Public Works Committee

8. MOTION to recommend the Town of Ledyard sell town-owned property located 480R Shewville Road, (fka) Loftus Wellfield, for \$150,000 to Mr. Kevin Blacker, of Noank, Connecticut.
- Moved by Councilor Thompson, seconded by Councilor Buhle
- Discussion: Councilor Thompson provided some background noting in 1993, the Town sought a new well field location to supply water to the Highlands subdivision, which was about 700+ homes, because the existing water supply was failing. He stated an Agreement was reached with William and Dorothy Loftus for the town to acquire the 11.46 +/- acre parcel with a Right-of-Way (ROW) only for access, noting that there was no deeded frontage, which was now known as 480R Shewville Road for \$275,000. The wells were installed and ultimately supplied water to the Highlands as well as Lakeside Condominiums.

Councilor Thompson went on to explain in 2010, Groton Utilities and the Town reached an Agreement to provide water in parts of town, including the areas served by the Loftus Well Field, thereby terminating the need for the Loftus Wellfield. He stated once the connections were made, the Loftus wells were filled in and officially closed, and the equipment was removed from the structure. He stated that Mr. Blacker has been working with the Loftus Family for many years farming the property and he has worked out an arrangement with the Loftus Family to release the Municipal Water Utility covenant to only allow the property to be

used for farming purposes, noting that he would donate the Development Rights to the Connecticut Farm Land Trust.

Chairman St. Vil stated it was important to understand where the final authority lies with regard to sale of town-owned land. He stated under the Town Charter the Town Council was not acting as the final authority to sell the property. However, he stated the Town Council's role was to determine whether the proposal to sell 480R Shewville Road, (fka) Loftus Wellfield, for \$150,000 to Mr. Kevin Blacker should move forward in the process and be recommended to a Town Meeting. He stated in accordance with Chapter VII; Section 9 "Financial Powers" of the Town Charter states:

"... and any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting".

Chairman St. Vil explained that ultimately this decision belonged to the Town Meeting and the residents that participate. He stated nonetheless the Town Council played a role in the process. He stated that he heard Mr. Blacker's commentary, and therefore, he questioned whether Mr. Blacker's promise to donate the Development Rights to the Connecticut Farmland Trust was included in the Agreement or the Deed conditions.

Mr. Kevin Blacker, 11 Church Street, Noank, responded to Chairman St. Vil's question, noting that he would be happy to include his commitment to donate the Development Rights for the 11.45 +/- parcel to the Connecticut Farmland Trust in whatever form the Town Council was comfortable with. He stated he could ask his Attorney to draft something for the Town Council to review, noting that he would be happy to put his commitment in writing. Chairman St. Vil stated that he would like to see that in writing.

Councilor Buhle questioned when the Development Rights were transferred to the to the Connecticut Farmland Trust whether it was for a specific amount of time, such as, ten years; or fifty years; and could the property owner change their mind in four years, and take back the Development Rights and develop the property. Mr. Blacker stated with State Farmland Preservation Program; or with the Connecticut Farmland Trust Program that the Development Rights restriction was on the Deed. He stated in Connecticut property owners have a bundle of rights such as hunting rights, the right to use and enjoy it, etc., noting that they could separate the rights, explaining that he would be giving the Development Rights to the Connecticut Farmland Trust, noting that they would hold those rights forever. He stated if there was another way the town was more comfortable with doing this that he would be open to that. However, he stated that he proposed the Connecticut Farmland Trust because they were a trustworthy organization.

Councilor Buhle questioned who had the right to revoke the restriction on the Development Rights. Mr. Blacker stated the reason he would use the Connecticut Farmland Trust was because he trusted the Connecticut Farmland Trust more than the State of Connecticut. He went on to explain that annually they visit the sites to make sure the property was not being used for anything other than farming. He stated the program worked because people had faith and trust and they enforce the restriction.

Councilor Barnes thanked Mr. Blacker for his offer, noting that he appreciated what it represented in terms of his commitment to support agricultural development. He stated that he lives in an area that was not previously served by Groton Utilities water, noting that they had a problematic well field and when the waterline came up Route 117 it allowed them to fix a problem and avoid which would have been the eventual replacement of a local water system. He stated he did not know of a single thing in history that has created more fighting than water and water rights. Therefore, he stated that he had a concern that if Groton Utilities were to raise their water rates to above and beyond the economically viable cost of water they would be left with no other choice but to buy that water supply. However, he stated the Loftus Wellfield represented a contingency for the town, noting that they would have to the option reopen the wells and purchase equipment, noting that the land could support that water operation, stating that it was a highly effective water producing field that they could reestablish if they needed to. He stated he knows that this would be loss \$150,000; however,

he stated the Loftus Wellfield was a protection of a water supply for much of the Town of Ledyard. He stated although the town was not currently using the Loftus property; and it was not providing any tax revenue, that he believed that it acted as a protection of a water supply for the town.

Councilor Lamb thanked Mr. Blacker for his follow-up email to the Land Use/Planning/Public Works Committee's July 6, 2026 questions, noting that it clarified some of the information he was looking for.

Councilor Lamb went on to note that he had the following questions:

- Grant Funding was used to purchase 480R Shewville Road. If the town sells the property would they have to pay the State back for the grant funding. He asked whether the Finance Committee; or the Mayor has looked into whether the those funds would need to be returned to the State if they sell the property.

****POST MEETING NOTE**** Special Town Meeting February 22, 1994 - Referendum March 2, 1994 – The townspeople approved to issue ***Bonds in the amount of \$2,585,000*** “.....Highlands water supply consisting of installing wells located on approximately eleven acres of landShewville Road.....Loftus site to the existing Highlands wellfield, construction of water filtration plant, and related site work. The appropriation may be spent for design and construction costs, equipment, materials, ***land acquisition***, architects fees, engineering fees legal fees.....”

Councilor Buhle stated although she was only speculating that she did not believe that the State would ask for the grant money to be paid back if the town sold the property. She noted the following example: if the State gave the town grant funding in 1992 to buy computers, and in 2001 when the computers were no longer of use and the town disposed of them, the state would not ask for the money back. She stated with regard to 480R Shewville Road, that the town used the property for a water utility for many years, and now the property was no longer of use to the town. Therefore, she would think that if the town sold the property the state would not ask for the money to be paid back. Councilor Lamb stated that it was probably a very small chance that the town would have to pay the State back; however, he stated that they need to do the homework.

- Sale price of \$150,000 for 480R Shewville Road – Councilor Lamb questioned who determined the sale price for the 11.46 +/- acre parcel.

Mr. Blacker stated over the past couple of years he heard the Town wanted to sell 480R Shewville Road; therefore, he made an offer of \$150,000 to the Town.

Councilor Lamb stated the Town Council's Subcommittees were supposed to do all the hard work to research the issue, and close it up before the item was presented to the Town Council. He suggested this conversation be taken off line, noting that he would like to have a one-on-one conversation with Chairman St. Vil to define the purpose of their subcommittees; and he questioned whether they were supposed to close out the details at the Town Council meeting. Chairman St. Vil noted the Town Council was a team; and he agreed that this discussion should be taken off line.

Councilor Buhle noted Councilor Lamb's question with regard to their Subcommittees, noting that the sale of 480R Shewville Road was addressed by the Finance Committee at their May 20, 2026 meeting; and the Land Use/Planning/Public Works Committee discussed the proposal at their July 6, 2026 meeting. She stated that both these Subcommittees voted to forward the proposal to the Town Council. She continued by noted the Finance Committee's May 20, 2026 minutes as follows:

“:.....He stated the Connecticut Farmland Trust was another option for selling the Development Rights. He noted that he made the following two offers to purchase 480R Shewville Road \$150,000 and \$100,000 with the caveat that he would donate the rights to the 11.5+/- acre property to the American Farmland Trust; so the property could never be developed.....”

Councilor Buhle stated that based on Mr. Blacker's comments at the May 20, 2026 Finance Committee that she would assume at the price point of \$150,000 his intent was to sell the *Development Rights*. Mr. Blacker stated in listening to the comments made during the Finance Committee May 20, 2026 meeting, and the Land Use/Planning/Public Works Committee July 6, 2026 meeting, and to advice, that he increased his offer to pay \$150,000; and to donate the *Development Rights*.

Councilor Lamb noted in one of Mr. Blacker's emails he stated: "*The average price of the sale of Development Rights to Connecticut in 2025 was \$7,400 per acre; meaning that it would be a value of \$84,804 value (11.46 acres x \$7,400/acre)*". Councilor Lamb stated the way he was reading this email was that Mr. Blacker would purchase the property for \$150,000 and then he would sell the *Development Rights* and recoup \$84,804 from the State. Mr. Blacker explained that he would pay the Town \$150,000 to purchase the property, with the condition that he would donate the *Development Rights*. He stated in his July 7, 2026 email he was explaining that the donation he was making to the State had a dollar value of \$84,804. Councilor Lamb thanked Mr. Blacker for his clarification.

Councilor Garcia-Irizarry noted that she expressed the following concerns at the May 20, 2026 Finance Committee meeting:

- Town purchased 840R Shewville Road, 11.46+/- acres for \$275,000 in 1994; and Mr. Blacker's offer was \$150,000. Councilor Garcia-Irizarry noted that the Town would be selling the parcel for a loss.
- Assessed Value of the 840R Shewville Road was \$206,000 – Councilor Garcia-Irizarry stated with a \$150,000 offer the town was losing about \$56,000. She stated that she understood that because of Deed Restriction the value of the property was not as high as it should be.
- Has the Town talked to the Loftus Family to see if they would remove the deed restriction to be used only for a water utility; and to sell the parcel for a higher price. Councilor Garcia-Irizarry noted it was her understanding that the Town has not done any of these things to get the best price.
- Loftus Wellfield - Councilor Garcia-Irizarry noted that she had the same concerns as Councilor Barns, with regard to their future water needs.
- Process – Councilor Garcia-Irizarry noted at the May 20, 2026 Finance Committee meeting that they also voted to list a surplus property located at 89 Town Farm Road for sale. However, she stated that they were not following the same process to sell 840R Shewville Road. She stated as Mr. Blacker did; another individual approached the Mayor and expressed his interest to purchase 89 Town Farm Road. She noted that the Mayor explained to the interested person that the property would need to be listed on the Real Estate Market for sale and that they were welcome to submit a proposal at that time. Therefore, Councilor Garcia-Irizarry expressed concern that the Town was not being consistent and following the same process used to sell 89 Town Farm Road to sell 480R Shewville Road. She stated that she understand that 840R Shewville Road had a number of restrictions; however, she stated that the Town has not done anything to try to remove those deed restrictions.

Councilor Garcia-Irizarry stated she did not have an issue with selling 840R Shewville Road to Mr. Blacker. However, she stated that she had a concern about the loss of revenue by selling it at a lower price than what the Town paid when they purchased the property.

Councilor Lamb stated he had many of the same questions Councilor Garica-Irizarry had, which was the reason he voted "No" at the Land Use/Planning/Public Works Committee's July 6, 2026 meeting.

Chairman St. Vil stated he recognized that the process could be frustrating, noting the questions this evening were not indicative of what was going to happen in the future. He stated the Town Council viewed their role seriously and they wanted to be good stewards of town-owned land, which was the reason for their questions. He proceeded to ask the following questions:

- Has the Town Attorney confirmed that the Town could legally remove; or omit the original Municipal Wellfield deed restriction.

Mr. Blacker stated that his Attorney has said with certainty that if the parties, which would be Robert Loftus, Julie Loftus, himself, his wife and his uncle, as owners of the remaining property, with the Town being on board, could remove the deed restrictions. He stated that he put his Attorney in-touch with the Town's Attorney to discuss the process to remove the deed restriction.

Councilor Thompson noted the background information as follows:

"The Mayor contacted legal counsel to determine the validity of the highly restrictive covenant, which was legally determined to be enforceable. Both Mr. Blacker's Attorney and the Town's Attorney explained that the Loftus Family had full control of the property noting that they could choose to release the restrictive covenant for the right party; i.e. Kevin Blacker; or not release the covenant for anybody else".

Councilor Thompson questioned how long Mr. Blacker has been farming the Loftus Farm. Mr. Blacker stated that he has been leasing the Loftus Property for farming purposes since 2017.

Chairman St. Vil noted the following:

- Connecticut General Statutes Section 8-24 stated: *"A referral has to be sent to the Planning & Zoning Commission"*; and he questioned whether that has occurred. Administrative Assistant Roxanne Maher noted that it was on the Planning & Zoning Commission's Agenda for tomorrow (July 9, 2026) night's meeting.

Chairman St. Vil questioned:

- Has anyone checked with HUD Grant or Bond Restrictions from the original acquisition of the property.

Councilor Garcia-Irizarry noted that it was worth looking at the Grant Funding that was used to purchase 840R Shewville Road. She stated that she understands that the process to sell town-owned land required the Planning & Zoning Commission to conduct an 8-24 Review; a Public Hearing; and a Special Town Meeting. However, she stated that she would continue to go back to the value of the land; and the amount of money they could get for the sale of the land. She noted earlier this evening they had a resident express concern because his tax bill went up by \$2,000. She stated the town was not being responsible if they do not do everything they could to get the maximum amount of value for the sale of the land, when they know their residents property taxes went up; and they were not able to lower the mill rate because they do not have enough revenues to have a lower mill rate. She stated the Town Council has included an agenda item to try to figure out what was going to happen next year, when they find that they have a big hole in their money. Therefore, she stated that she did not feel good if they do not do the most they could do to get the maximum value for the land.

Councilor Buhle stated her skill set was not in determining the value of an acre of farmland; noting that she was not an assessor, appraiser, or realtor. She stated during the May 20, 2026 Finance Committee meeting they discussed the sale of 480R Shewville Road at length and noted the following:

- Value of Property – Councilor Buhle stated the value of 480R Shewville Road was being driven by the restrictive covenant on the property.
- Remove Deed Restriction – Councilor Buhle stated the Town could go back to the Loftus Family and ask them if they would remove the deed restriction for anyone; and not only for Mr. Blacker. She stated if the Loftus Family said *"No"* they were back at square one.
- List 480R Shewville Road for sale on the Real Estate Market – Councilor Buhle stated if they list 480R Shewville Road on the real estate market and nobody submits a proposal, then Mr. Blacker could still buy the property. However, she stated if they do receive an offer that buyer may not want to use the property for farming purposes, noting that they may want to use the Loftus Wellfield and do other things with the property. She noted as Councilor Garcia-Irizarry mentioned earlier this evening, at the May 20, 2026 Finance Committee Meeting they addressed listing 89 Town Farm Road for sale. She stated if the town does receive an offer, at that point the Town Council would have the ability to choose the buyer based on the usage; such as a buyer may want to build 40 houses on the property, or a buyer may want to build 4 houses; or a buyer may want to build 1 house on the property.

Councilor Buhle continued to comment on the sale of 480R Shewville Road to Mr. Blacker for \$150,000 stating that she thought they were looking at responsible use of a parcel that was currently not being used. She noted the appraised value on the property card was \$117,000 for the land. She stated they seemed to be getting caught up in the previous purchase price of \$275,000; noting that was when the parcel was a functioning wellfield for the town, noting that Mr. Blacker was not purchasing 480R Shewville Road to use as a wellfield. She noted as a community that Ledyard has decided that farmland was a priority. She stated that she voted twice, at the May 20, 2026 Finance Committee Meeting; and at the July 6, 2026 Land Use/Planning/Public Works Committee Meeting to support the sale of this property because it made sense. She stated if the appraised value was \$117,000 and with the 2025 Property Revaluation increase of about 15%; that it would be valued at about \$138,000; that she did not think the town was going to get a better offer. She also noted that the access to the parcel was difficult; and for all of these reasons Mayor Allyn, III brought this proposal to the Town Council for consideration.

Councilor Garcia-Irizarry stated the town has not explored the ability to remove the deed restriction. She noted the \$117,000 appraised value of land did not include the value of the building. She stated by listing the property for sale on the real estate market that they would get to pick who they sell the parcel to, noting that Mr. Blacker could submit a proposal at that time. She also stated by not listing the property for sale that they were not following the same process they used to sell other town-owned property; and they were not giving other people the opportunity to make an offer equally.

Councilor Ryan noted like Councilor Buhle, he also voted to support the sale of 480R Shewville Road to Mr. Blacker for \$150,000. He noted that the restrictive deed covenant was referred to the Town Attorney, noting that it was legally enforceable. He stated for argument's sake, say the Town Council recommends the town approve to sell the property to Mr. Blacker; and they follow the process and hold a Public Hearing and at the Special Town Meeting townspeople approve the sale. He stated that Mr. Blacker would then have to pursue removing that covenant. He stated this question has gone to the Town Attorney noting that the deed restriction was legally enforceable and the Town could not remove it.

Councilor Ryan went on to explain when the town bought the parcel that the value of the property was in because it was being used for a drinking water supply; noting that was no longer the case. He went on to state that as it stands right now 480R Shewville Road was surplus property for the town; with a highly restrictive covenant; and they most likely would not get any more money than the amount that was being offered. He stated the reason he says that was because the assessed value on the property was exactly \$150,900; therefore, he stated they were right at the assessed value. He stated that it seemed like it was a fair price for all parties involved, especially given the covenant that was on the property; and because Mr. Blacker has stated that his intention to use the property for farming purposes and to donate the *Development Rights*; and during the course of this meeting, Mr. Blacker has agreed to put those intentions in writing. Councilor Ryan stated that he thought they have done their due diligence, and therefore, he stated for all these reasons he supported the proposal.

Councilor Lamb stated he like the proposal and everything, however, he stated as he mentioned during the July 6, 2026 Land Use/Planning/Public Works Committee meeting that although Councilor Ryan stated they have done their due diligence, he thought there were a few things hanging out there. He stated he hoped that their subcommittees would have closed those loops and then present it as a recommendation to the Town Council. He stated for him it was really a process issue that he had regarding the sale of this property. He stated based on what has been presented, that this was what they should do. However, he stated they did not close all of his the questions.

Councilor Thompson stated that he wanted to reiterate his comments from the July 6, 2026 Land Use/Planning/Public Works Committee Meeting noting *"The door swings both ways"*. He stated that he had nothing against the open bid process; however, he stated they would then take the chance of outside investors with money coming in from Boston or New York. He stated people who have deeper pockets may wish to do something with the land that was not the best for the town; versus having a local farmer who would put the land to good use and continue to do what he does for a living.

VOTE: 4 –4 Failed (Barnes, Garcia-Irizarry, Lamb, St. Vil not in favor)

RESULT:	FAILED 4 – 0
MOVER:	Jessica Buhle, Town Councilor.
SECONDER:	Carmen Garcia-Irizarry, Town Councilor
AYES:	Buhel, Parad, Ryan, Thompson
NAYES:	Barnes, Garcia-Irizarry, Lamb, St. Vil
EXCUSED:	Brunelle

Chairman St. Vil stated that he did not think this was the end of this discussion.

Mr. Blacker stated what he was asking for tonight was for the Town to hold a Public Hearing, noting there was an opportunity for an incredible debate regarding the following items that were raised:

- Future of Ledyard’s water supply.
- Value – Mr. Blacker stated there was much more to *value* than money. He stated he was asking for the opportunity to pitch to the public his proposal and to seek their wisdom.

Mr. Blacker went on to state that he currently owned and controlled 38 acres of highly developable land. He stated there were not many people that would make this kind of investment and then not propose condominiums, solar farms, etc. He stated he was asking for the ability to present his proposal to the town as an opportunity, noting that he was not a slave to ambition, stating that he would cut off his own arm and walk away. He stated he was asking for the opportunity to seek public input and wisdom, to make his case to donate the Development Rights for the 11.46+/- acres (480R Shewville Road), and to state his intention to sell the Development Rights on the 38 acres that he already owned, to permanently protect the land. He stated this may be of interest to a lot of people in town, noting that the property was the headwaters of the Mystic River, noting that it was a valuable scenic vista. He asked for one person to reconsider their vote this evening to provide the opportunity for a Public Hearing.

Chairman St. Vil stated he did not think that the Town Council’s vote this evening represented the end. He stated that it may delay the process, noting that he did not hear anything in their discussion this evening that they had to do this right now. He stated once he received answers to the questions and concerns raised that he would feel different. He stated that he previously served on the Inland Wetlands and Watercourses Commission and on the Planning & Zoning Commission, noting that he has seen Mr. Blacker at other meeting and that he believed in him. He stated that he believed that Mr. Blacker wanted to make good use of the land. Nonetheless, he stated that they needed to follow the process, and until he received answers to his questions, he could not vote on the proposal. He noted the Town Council was a Team; and this was how the vote turned out tonight. He stated that he thought if they were to take this vote in a week from now that it may turn out differently, noting that he did not think this was the end for Mr. Blacker’s proposal.

Mr. Blacker stated the one thing that farming has taught him was that opportunity was fleeting and elusive; it was like a rabbit. He stated that he had faith that what was meant to happen would happen.

Chairman St. Vil questioned whether there was a time constraint. Mr. Blacker commented on hesitation, noting that farming has taught him that when opportunity exists; that it would not always exist. He stated that he was offering an opportunity right now; the Town knows his feelings and intentions. Thank you.

- No Action on the
9. Discussion and possible action on the
MOTION to set a Public Hearing (Hybrid Format - Video Conference and In-Person) on Wednesday, August 12, 2026 at 5:30 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, Ledyard, to receive comment regarding the Town of Ledyard to sell town-owned property located 480R Shewville Road, (fka) Loftus Wellfield, for \$150,000 to Mr. Kevin Blacker, of Noank, Connecticut; in accordance with CGS 07-163e.

RESULT: NO ACTION

10. No Action on the
Discussion and possible action on the
MOTION to set Special Town Meeting (Hybird Format - Video Conference and In-Person) on
Wednesday, September 9, 2026 at 6:30 p.m. to be held in the Council Chambers, 741 Colonel
Ledyard Highway, Ledyard, to consider, discus and vote upon the following:

*“Shall the Town of Ledyard sell town-owned property located 480R Shewville Road, (fka)
Loftus Wellfield, for \$150,000 to Mr. Kevin Blacker, of Noank, Connecticut?”*

RESULT: NO ACTION

XIV. ADJOURNMENT

Councilor Thompson announced that he would be resigning from the Town Council effective July 31, 2026, noting after 24 years his wife’s lab at Plum Island was being shut down and she has accepted a position in Kansas. He stated serving on the Town Council and with such good folks has been a supreme privilege. He stated that he hoped he served his community well, and that he would miss Ledyard, noting that he truly loved this town. He stated the town was in good hands and he thanked the community for the opportunity to serve them.

VOTE: Councilor Thompson moved to adjourn, seconded by Councilor Buhle
8 - 0 Approved and so declared. The meeting adjourned at 8:56 p.m.

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

I, Gary A. St. Vil, Chairman 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 July 8, 2026.

Gary A. St. Vil, Chairman