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Passcode: 338265

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TOWN OF BERLIN
TOWN COUNCIL MEETING
Tuesday, November 25, 2025
Town Council Chambers (in person)
Remote Meeting
7:00 P.M.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. AUDIENCE OF CITIZENS

E. MAYOR'S UPDATE

F. MEETING AGENDA – Immediately Following the Mayor's Update

G. CONSENT AGENDA:

1. Topic re: Accept the donations of \$200.00 and appropriate the funds to the Police K9 Program Expenditure Account. – Police
2. Topic re: Approve waiving the fees associated with hiring two Public Ground employees to cover the clean-up after the Tree Lighting, in an approximate amount of \$600.00. – Public Grounds
3. Topic re: Appoint Liam Mitchell to serve as the Representative for the Water Control Commission on the Plan of Conservation and Development Implementation Committee. – Water Control
4. Topic re: Approve waiving the Police Traffic Control fees in the estimated amount of \$ 450.00 for the Powder Puff Flag Football Fundraiser that will take place on November 25, 2025 at Sage Park-Scalise Field. - Police
5. Topic re: Accept donations to the Berlin Animal Control Donation Account for \$100.00 and supplies/medical care valued at \$105.00. – Animal Control
6. Topic re: Accept monetary donations totaling \$5,944.45 and deposit \$802.36 into the Friends of the Library Miscellaneous account for two programs, program supplies and a museum pass renewal and

deposit \$17.14 into the Friends of the Library Credit Card account for the purchase of program supplies and deposit \$100.00 into the Unrestricted Donations account for the libraries greatest need and deposit \$5,000.00 into the Vance Foundation Donation account for the purchase of large print books and audio/e-books and deposit \$24.95 into the Library Agency account for the purchase of a book and move to accept the donation of books with an approximate value of \$67.93 to be added to the appropriate department collections. – Berlin-Peck Memorial Library

7. Topic re: Accept CT DOT Section 5310 SFY 24 Enhanced Mobility of Seniors and Individuals with Disabilities Assistance Grant in the estimated amount of \$110,400. – Senior Center
8. Topic re: Accept donations totaling \$1,742.16 to the Berlin Senior Center Agency Fund. – Senior Center
9. Topic re: Authorize to apply and accept the Senior Center Director to apply for the 18th year of funding in the amount of \$30,869 for the State Matching Grant Program SFY 2026 for Elderly and Disabled Demand Responsive Transportation. – Senior Center
10. Topic re: Accept and appropriate the funding of \$800 to the Senior Center Account Arts Grant. – Senior Center
11. Topic re: Accept and appropriate the funding of \$2,880.00 to cover the instructor's salary and any incidental cost incurred by the program. \$2,400 of the funds will be deposited in a regular labor account and the remaining balance of \$480 will be deposited in a special grant account. – Senior Center

H. NEW BUSINESS:

1. Topic re: Presentation – Friends of the Worthington Meeting House
2. Topic re: That the Public Building Commission be authorized to enter a contract with Weston & Sampson Engineers, Inc. (of Rocky Hill, CT) for Project No. 2026-03 for Architectural & Engineering Assessment, Design and Construction Administration Services for Renovations to Demore, Dinda, Bittner, Jr. Memorial Park for a fee not to exceed \$365,400.00 and into amendments thereto not to exceed 15% of the contract amount (\$54,810.00). – Public Building Commission
3. Topic re: Modify its authorization for the Town Manager to execute a Tax Abatement Agreement pursuant to section 8-215 of the Connecticut General Statutes to provide that from the date of acquisition of the Property by Vesta until the date of the first Grand List year subsequent to the issuance of a certificate of occupancy, no real property taxes shall be due and payable, subject to review and approval by Corporation Counsel. – Economic Development
4. Topic re: Authorize Town Manager to enter into a three-year agreement with White Way Laundry of Wallingford, CT for the rental and servicing of uniforms, mats and rags, utilizing pricing guaranteed under the current bid received of about \$16,000 for the first year with an annual increase not to exceed 6% in year two and three. – Purchasing

5. Topic re: Authorize Town Manager, Ryan Curley, to create and file a release of the development agreement between the Town of Berlin and Knaus Development Company subject to the review and approval of Corporation Counsel. – Economic Development
6. Topic re: Approve the Funds Transfer of \$10,000 to the Irrigation Account from Equipment Account. – Golf Course
7. Topic re: Accept Christopher Way as a town street and authorize Town Staff in coordination with Corporation Counsel to prepare and record the required maps and documentation with the Town Clerk. – Planning and Zoning
8. Topic re: Refer the potential acquisition of a conservation easement on the Augustus Moore Property on High Road to the Planning and Zoning Commission for a report pursuant to CGS §8-24. – Planning and Zoning and Economic Development
9. Topic re: Authorize the Town Manager and the Mayor to petition the Department of Energy and Environmental Protection to deny the diversion permit applications from Worthington and Kensington Fire Districts. – Water Control
10. Topic re: Approve a bid waiver and proposal from current on-call architect JHA of Berlin, CT in the amount of \$54,000 for plans and specifications related to the Slab on Grade Moisture Project at Berlin High School as approved and recommended by the PBC as this is in the best interest of the Town. - Facilities
11. Topic re: Terminate the ESA with NORESCO, LLC of Westborough MA and forgo any future audits and guaranteed savings reconciliations reports as this is in the best interest of the Town. - Facilities
12. Topic re: Utilize OMNIA Racine Contract no. 3341 for the purchase of the specified replacement HVAC equipment AHU and CU 2 for the children's section of the library from Trane U.S. Inc. for \$107,045.00 as approved by the engineer, manufacturer and PBC. – Facilities
13. Topic re: Send to Ordinance Committee for review and recommendations of HB 7287. - Assessor

I. APPOINTMENTS:

1. **Central Connecticut Health District – Vacancy** – Replacement term would be until June 30, 2028.
2. **Conservation Commission – Vacancy** – Robert Ramsey has resigned. Replacement term would be until January 31, 2028. Can be filled with a D, R or U.
3. **Conservation Commission – Vacancy** – Karl Lewis has resigned. Replacement term would be until January 31, 2028. Can be filled with a D, R or U.
4. **Conservation Commission – Vacancy – Alternate** - Replacement term would be until January 31, 2026. Can be filled with a D, R or U.

5. **Conservation Commission – Vacancy – Alternate** – Jason Pelletier has resigned Replacement term would be until January 31, 2026. Can be filled with a D, R or U (depending on above appointment).
6. **Constables – 4 Vacancies** – Terms would be until December 2025. Can be filled with R, D or U with no more than a bare majority to be from one political party (Section 8-6).
7. **Housing Authority Commission – Tenant Vacancy** – Lisa Salamon has resigned. Replacement term would be until March 31, 2029. Can be filled with a D or U.
8. **Housing Authority Commission – Vacancy** – Replacement term would be until March 31, 2030. Can be filled with a D or U.
9. **Inland Wetlands & Water Courses Commission – Vacancy** – Gary Pavano Resigned. Replacement term would be until January 31, 2028. Can be filled with a D or U.
10. **Inland Wetlands & Water Courses Commission – Vacancy – Alternate** - Replacement term would be until January 31, 2026. Can be filled with a D or U.
11. **Plainville Area Cable Television Advisory Council (PACTAC) – 2 Vacancies** – New terms would be until June 30, 2025. Can be filled with a D, R or U. There are only two members from Berlin for this board.
12. **Planning and Zoning Commission – Vacancy – Alternate** - Michael Paszczuk has resigned. Replacement term would be until January 31, 2026. Can be filled with a D, R or U.
13. **Veterans’ Commission – Vacancy** – Replacement term would be until January 31, 2026. Can be filled with a D, R or U.
14. **Veterans’ Commission – Vacancy** – Replacement term would be until January 31, 2028. Can be filled with a D, R or U (depending on the above appointment).
15. **VNA – Vacancy** – Replacement term would be until January 31, 2028. Can be filled with a D, R or U (depending on the above appointments).
16. **VNA – Vacancy** – Replacement term would be until January 31, 2028. Can be filled with a D, R or U (depending on the above appointments).
17. **VNA – Vacancy** – Replacement term would be until January 31, 2028. Can be filled with a D, R or U (depending on the above appointments).
18. **VNA – Vacancy** – Replacement term would be until January 31, 2028. Can be filled with a D, R or U (depending on the above appointments).

19. Water Control Commission – Vacancy – Alternate - Replacement term would be until January 31, 2026. Can be filled with a D or U.

20. Zoning Board of Appeals – Vacancy – Alternate - Replacement term would be until January 31, 2029. Can be filled with a D, R or U.

J. TOWN MANAGER’S REPORT:

K. SPECIAL COMMITTEE REPORTS:

L. COUNCILORS’ COMMUNICATION:

M. ACCEPTANCE OF MINUTES: October 21, 2025
November 18, 2025

N. EXECUTIVE SESSION:

1. Real Estate – C.G.S.S. Sec. 1-200 (6) (D) discussion of the selection of a site, sale or purchase of real estate by the Town – Lower Lane

O. ADJOURNMENT