Town Council Meeting Agenda

Anthony C. Harrington, Mayor
Cindi A. Lloyd, Deputy Mayor
Darrell Goodwin
Elizabeth A. Waterhouse
Joseph P. Merritt
Michael J. Oliver
Shamar A. Mahon
Suzette DeBeatham-Brown
Todd E. Cooper

Tuesday, October 13, 2026, 7:00 pm
Town Hall – Council Chambers • 800 Bloomfield Avenue, Bloomfield, CT 06002

PLEASE NOTE: This meeting of the Town of Bloomfield will be held in a hybrid format. This means that you can attend in person, by using the Zoom link below, or by viewing the meeting via YouTube

https://bloomfieldct.zoom.us/webinar/register/WN_DxRMA1eDQoiOwc_NqbUDxg

YouTube:

https://youtube.com/live/EBPQzi3nWcc?feature=share

AGENDA

I. Pledge of Allegiance

II. Roll Call

III. Announcements and Presentations

A. Freedom of Information Act Updates – Presentation, Andrea DiStephan

IV. Citizens' Statements and Petitions

Statements by members of the public may be oral or written and shall start with the speaker's name and address and shall continue for no longer than three (3) minutes, unless permitted by the Mayor or councilor presiding.

V. Report from Council Subcommittees

A. Governance, Policy & Economic Development – Mayor Anthony Harrington

B. Finance, Budget, Audit & Bonding – Deputy Mayor Cindi Lloyd

C. Public Health, Safety & Environment – Councilor Todd Cooper

D. Education, Workforce, Youth Development & Community Services – Councilor Michael Oliver

E. Committee on Committees – Councilor Darrell Goodwin

VI. Council Business

Consent Agenda:

A. Approval of Minutes:
- September 28, 2026

B. Consider and Take Action Regarding Tax Refunds

C. Appointment of the Professional School Representative on the Youth Diversion Team

New Business

2027-07: Discussion and Possible Action Regarding Explore Repurposing and Issue a Request for Proposals of 44 Griffin Road South (former GEMS Building)

2027-08: Discussion and Possible Action Regarding the Collective Bargaining Contract of the United Public Service Employees Union Local 424 - Unit 8

2027-09: Discussion and Possible Action Regarding the Collective Bargaining Contract of the Teamsters Local 671

VII. Report from the Town Manager

VIII. Report from the Mayor

IX. Council Comments

X. Executive Session

A. Discussion and Possible Action Regarding the Collective Bargaining Contract of the United Public Service Employees Union Local 424 - Unit 8
B. Discussion and Possible Action Regarding the Collective Bargaining Contract of the Teamsters Local 671
C. Discussion and Possible Action Regarding Town Manager's Evaluation

XI. Adjournment

CONSENT AGENDA ITEMS

Consent Agenda

A. Approval of Minutes
   - September 28, 2026
B. Consider and Take Action Regarding Tax Refunds
C. Appointment of the Professional School Representative on the Youth Diversion Team

Minutes not yet approved.
Approval and any edits to be made in succeeding minutes.

BLOOMFIELD TOWN COUNCIL

There was a regular meeting of the Bloomfield Town Council held on Monday September 28, 2026, at 7:00 p.m. in a hybrid meeting style. The in-person meeting location was Bloomfield Town Hall Council Chambers, 800 Bloomfield Avenue, Bloomfield, CT, and the virtual location was via Zoom.

Councilors present: ***In-Person:*** Mayor Harrington, Councilor(s) Merritt, DeBeatham-Brown, ***via Zoom:*** Councilor(s) Goodwin, Oliver, Mahon, Cooper

Councilors absent: Deputy Mayor Lloyd, Councilor(s) Waterhouse

Also present were: ***In-Person***—Alvin D. Schwpp, Jr., Town Manager; India Rodgers, Director Operations & Communications; Jon Colman, Director Building and Land Use; Warren Plummer, Director of IT; Annatouchur Kingland, Senior Administrative Assistant ***via Zoom:*** Alvin D. Schwpp, Jr., Town Manager; Town Attorney Andrew Crumbie, Crumbie Law; Donna Stewart, Director of Finance

The meeting was called to order at 7:00 p.m.

Announcements and Presentations

Dr. Youngberg, Superintendent of Bloomfield Public Schools, provided an update on the district's priorities, student achievement, enrollment, academic programming, and facilities. She highlighted efforts to improve the State Accountability Index, expand career pathways at Bloomfield High School, and maximize resources through school consolidations and the Alternative Learning Center. Dr. Youngberg also reviewed ongoing facility needs and funding challenges, including limited capital improvement funding, and expressed a desire to work with the Town on long-term solutions.

Councilor Cooper thanked Dr. Youngberg for establishing regular briefings with the Town Council and noted that Bloomfield's population is increasing, although much of the growth is among residents without children. He also stated that he expects the State's declining student population trend to eventually reverse.

Councilor Merritt commented on Dr. Youngberg's work and questioned whether declining enrollment and school consolidation would result in lower costs. Dr. Youngberg explained that the district expects long-term savings from consolidations, but immediate costs remain associated with moving out of facilities, staffing changes, and other transition needs. She noted that the district has not yet realized anticipated savings from the GEMS and central office transitions and emphasized the need for long-range planning.

Mayor Harrington expressed support for the district's efforts to address declining enrollment and improve services and facilities, noting that many Bloomfield students continue to attend schools outside the district. He stated that continued improvements to the schools could encourage more students to return to Bloomfield Public Schools. Dr. Youngberg agreed, emphasizing that adequate operating and capital funding is necessary to maintain facilities and support the district's programs.

Councilor Cooper reminded the Council that the Town budget serves more than 22,000 residents and stated that this broader responsibility should remain a primary consideration when evaluating municipal and Board of Education funding. Dr. Youngberg offered to invite the Connecticut Finance Project to provide the Council with data regarding the number of Connecticut municipalities where the school budget represents less than 50% of the overall municipal budget.

Councilor Merritt noted that the Town continues to pay debt service associated with prior school renovations. Dr. Youngberg clarified that the discussion primarily involved the 2008 renovations to the elementary schools, A-Race, and portions of the high school.

Councilor Mahon reminded the Council that the purpose of the presentation was to provide an update on the Board of Education and school district and stated that the budget discussion should not detract from that purpose. Dr. Youngberg concluded by stating that she will continue providing monthly updates and may bring staff, students, and parents to future meetings to highlight district programs and initiatives.

Citizens' Statements and Petitions

Statements by members of the public may be oral or written and shall start with the speaker's name and address and shall continue to for no longer than three (3) minutes, unless permitted by the mayor of councilor presiding.

1. Rev. Suzette DeBeatham-Brown- 25 Fairfield Lane provided information regarding anticipated changes to SNAP and HUSKY D benefits beginning October 1. She encouraged residents who may be affected to contact CRT and review DSS resources and noted that eligible residents who lose SNAP benefits may qualify for a one-time $300 grocery card. Rev. DeBeatham-Brown offered to provide additional information at a future meeting and to share resources with the Director of Operations and Communications and Social Services.

2. Gail Riley, 8 Maple Ave., questioned the Town Council's delay in filling in the Ethics Commission and expressed concern that the commission has been vacant for several years. She also raised concerns regarding a recent Governance Committee meeting that lacked a quorum, stating that the meeting should have been canceled rather than requiring a developer to appear when the committee could not take action.

3. Rickford Kirton, 7 Hickory Lane expressed concern about the condition of school facilities and stated that students and families deserve greater investment in the school system. He shared concerns that inadequate school conditions could influence families' decisions to attend

Bloomfield Public Schools and emphasized the importance of transparency, communication, and public trust regarding the Town Manager's proposed Blue-Ribbon Committee.

4. Erin Barringer, 28 Kenmore Rd., commented on Dr. Youngberg's presentation and expressed support for the district's focus on accountability, student outcomes, and school facilities. She voiced concern regarding the lack of recent capital improvement funding and encouraged continued collaboration among the Superintendent, Board of Education, and Town Council to improve school facilities and provide students with well-rounded opportunities.

5. (online) Peter C. Frank, Mallory Ridge, building 2- (see attached)

6. (online) Kate Keefe, 16 Breezy Knoll Drive, raised concerns regarding a Freedom of Information request submitted on May 4 and stated that, despite multiple follow-ups, several Town departments had not responded. She questioned the status of the Town's FOI management software and expressed concern regarding the Town's handling of FOI requests and compliance with applicable requirements.

7. (online) James Biffer, 17 Terry Plains Rd., questioned the Town Manager's authority to establish the proposed Citizen Budget Committee and raised concerns regarding its composition and public accessibility. He also questioned the timeliness of Town Council meeting minutes and urged the Council to address what he characterized as ongoing Charter and FOIA compliance issues.

8. Wendy Williams, 48 Gabb Rd., thanked Dr. Youngberg for providing monthly updates and emphasized the importance of strong public schools to the Town's future. She encouraged the Town to take a broader, long-term approach to budgeting and capital improvements, including creative community solutions to address facility needs and other infrastructure concerns.

Report from Council Subcommittees

A. Governance, Policy & Economic Development

Mayor Harrington reported on governance, policy, and economic development. He noted that updates on Rockwell Park would be provided later in the meeting and stated that the Plan of Conservation and Development (POCD) had been reviewed by the Planning and Zoning Commission, with minor changes forthcoming prior to approval and a public hearing. He also reported that the Town was not awarded CIF funding and would pursue other options.

B. Finance, Budget, Audit & Bonding

No report

C. Public Health, Safety & Environment

Councilor Cooper reported that the scheduled meeting did not take place and, therefore, there was no report. He thanked the Town and residents for their patience during his recent absence and stated that he looked forward to returning to work with the Council and serving residents.

D. Education, Workforce, Youth Development & Community Services

Councilor Oliver reported on the Community Services Subcommittee, which discussed energy assistance, the Renters' Rebate program, a $40 farmers market gift card, and summer youth programs. He reported that 16 youth participated in a Tier 1 program focused on financial literacy, employable skills, and college and career exposure. He also provided an update on the upcoming Makerspace/trades program and stated that the matter would continue through the Workforce Committee to provide residents with an opportunity to receive information and comment.

E. Committee on Committees

Councilor Goodwin reported that most committees would come before the Council for appointments, with the Fair Rent Commission, Public Arts Commission, Recreation Commission, and Conservation, Energy, and Environment Committee scheduled for October 13. He noted that an interview with the Commission on Aging would also be scheduled and that recruitment would begin again for committees with terms expiring in November. Councilor Goodwin also clarified that the Town Council, rather than the Town Manager or Committee on Committees, is responsible for appointments to the Ethics Commission.

Council Business

Consent Agenda:

A. Approval of Minutes

- September 14, 2026
- April 20, 2026
- April 21, 2026

B. Appointments of the Committee on Committees' Recommended Candidates for the Bloomfield Housing Authority, Economic Development Commission/Development Authority, Golf Advisory Committee, Inland Wetlands & Watercourse Commission, Lower Farmington River & Salmon Brook Wild & Scenic Committee, and Youth Diversion Team

It was moved by Councilor Merritt, seconded by Councilor DeBeatham-Brown and voted unanimously to approve the consent agenda.

OLD BUSINESS

2027-04: Consider and Take Action Regarding the Request for a Revision of Building Permit and Land Use Application Fee

Director Colman reviewed proposed amendments to the Building and Land Use Department's building and permit fee structure, which had been incorporated into the FY2027 revenue projections. He noted that a public hearing had been held and advised the Council that it could waive the reading of the full resolution before voting to adopt the fee structure and establish its effective date.

It was moved by Councilor DeBeatham-Brown, seconded by Councilor Merritt and voted unanimously to waive the reading of the resolution.

It was moved by Councilor DeBeatham-Brown, seconded by Councilor Mahon, and voted unanimously, that the Town Council approve the resolution presented, approving the amendments to Chapter 6, Building Division, Chapter 15, Planning and Zoning of the Bloomfield Code of Ordinance, revising the building permit and land use application fee schedule as described in the Director of Building and Land Use's memorandum dated August 18th, 2026 and as recommended by staff, with the amendment to become effective October 13, 2026, subject to final review by the town attorney for statutory compliance and ordinance form.

NEW BUSINESS

2027-05: Consider and Take Action Regarding Technology Enhancements for Town Council Chambers Room

Mr. Warren Plummer, Director of Information Technology, presented a proposed $7,329.51 microphone controller to improve control of meeting microphones, audio, and video. He explained that the purchase would address current equipment issues and allow the Town to upgrade the Council Chambers in phases rather than incur a larger one-time cost.

Councilors discussed the need for improved meeting accessibility and transparency. Councilor DeBeatham-Brown expressed concern about spending outside the budget without a broader plan, while Councilors Merritt and Cooper discussed whether the purchase should first be reviewed through the Town Manager or a subcommittee. Councilor Cooper supported the purchase as a cost-effective first step, and Councilor Goodwin stated that the investment would improve accessibility and allow for phased future upgrades.

Councilor Goodwin moved to call the question, seconded by Councilor Oliver. It was moved by Councilor Mahon, seconded by Councilor Merritt and voted to refer to Governance, Policy & Economic Development Subcommittee meeting for further discussion.

VOTE: **AYE:** S. DeBeatham-Brown, S. Mahon, J. Merritt, A. Harrington

NAY: T. Cooper, M. Oliver, D. Goodwin

ABSTAIN: None

Motion failed: 4-3-0

2027-06: Consider and Take Action Regarding the Appointments of Committee on Committees' Recommendations for: Board of Assessments Appeals, Emergency Medical Systems Committee and Youth Adult Council

There was discussion. It was moved by Councilor Mahon, seconded by Council Merritt and voted to table this committee appointment

VOTE: AYE: T. Cooper, S. DeBeatham-Brown, M. Oliver, J. Merritt, S. Mahon, A. Harrington

NAY: D. Goodwin

ABSTAIN: None

Motion passed: 6-1-0

Report from Town Manager

Town Manager Alvin Schwapp Jr. addressed concerns regarding statements made about members of the Board of Assessment and emphasized the importance of recognizing and respecting residents who volunteer to serve the Town. Director of Finance Donna Stewart then presented the Town Manager's report, including updates on the organizational transition and retirements, recruitment, FY2028 budget planning, FY2025 and FY2026 audits, capital improvement planning, economic development, and community updates. Councilor Mahon expressed concern regarding the Town Manager's comments and requested greater transparency regarding the membership and selection process for the proposed Blue-Ribbon Budget Committee. Mayor Harrington noted that the Town Manager had planned individual discussions with Council members and directed the matter back to the Town Manager for response.

Town Manager clarified that the committee is advisory, not a commission, and stated that members had not yet been finalized pending an initial meeting to establish expectations. He also stated that the October 6 meeting would be public, although no Zoom option was planned.

Councilor DeBeatham-Brown expressed that she would have preferred the Town Manager to consult with the Town Council regarding the budget process and budget guidelines before convening the proposed Blue-Ribbon Committee. She encouraged the Council to establish clear budgetary priorities and suggested that Councilors engage with Bloomfield residents to gather input on community priorities and how tax dollars should be spent.

Councilor DeBeatham-Brown also expressed appreciation and regret that several long-term Town employees were leaving without an opportunity for formal recognition prior to their departure. She acknowledged that a future Town Hall reception is planned and expressed her gratitude and respect for the employees' years of service in the Town.

Town Manager Schwapp thanked Councilor DeBeatham-Brown for her comments regarding departing employees. He noted that the employees' departures had been known since the conclusion of the budget season and expressed his hope that Council members had used the intervening months to personally acknowledge and thank the departing employees. He explained that scheduling conflicts, including his current medical situation, prevented their recognition at the meeting and reiterated that the employees were deserving of the Council's thanks, praise, and well wishes.

Council Comments

Mayor Harrington

Mayor Harrington congratulated the Town staff and Council members who contributed to the CIF proposal and legislative outreach. He reported that state officials encouraged the Town to reapply and indicated that reducing community tensions and working collaboratively on outstanding issues would strengthen future funding opportunities. He noted that the Town is pursuing additional avenues for funding and redevelopment, including the Connecticut Municipal Development Authority and potential Tax Increment Financing (TIF) efforts.

Mayor Harrington also thanked the Town Manager and Building Inspector for their continued efforts regarding the Wintonbury Mall and acknowledged the impacts on tenants, including losses of food and equipment. He stated that the Town would continue efforts to address the situation and keep the community informed of any decisions.

T. Cooper

Councilor Cooper thanked Town residents, those attending in person and online, as well as Town administration, leadership, and his fellow Council members for their work. He noted that despite differing perspectives, the Council is able to work collaboratively and expressed optimism about upcoming initiatives and positive developments for the Town. He reiterated his commitment to representing Bloomfield residents and expressed appreciation for the community's continued support.

S. DeBeatham-Brown

Councilor DeBeatham-Brown emphasized that the Council is strengthened by resident engagement and welcome community feedback. She requested greater clarity regarding the Town's FOI process and a list of outstanding FOI requests, noting concerns about processing delays. She reiterated the importance of Council direction on the budget, transparency in spending taxpayer dollars, and advance Council review of proposals involving potential funding, including the makerspace event proposal. She encouraged greater transparency to strengthen residents' trust and noted that the upcoming budget process may be more constrained than in previous years. Councilor DeBeatham-Brown also expressed concern about the two-minute time limit for elected officials' comments.

S. Mahon

Councilor Mahon expressed relief that power had been restored to Wintonbury Mall and acknowledged the impact of the outage on local businesses and their owners. She congratulated the Bloomfield Chamber of Commerce and the Town on another successful Food Truck Festival and expressed hope for continued success.

Councilor Mahon requested that the Council's Rules of Procedure be placed on a future agenda for review, including the time limit for Council comments and other provisions established by the previous administration. She also expressed concern regarding litigation affecting the Town and encouraged the Council to follow established rules and procedures to help avoid future litigation.

M. Oliver

Councilor Oliver thanked the Town for the Food Truck Festival and expressed appreciation for the event, noting the variety of food, crafts, and opportunities for families to gather. Regarding the trades program, he stated that he supports expenditures only when they have been properly authorized through a vote of the appropriate committee or Town Council and emphasized the importance of following the proper legal process.

J. Merritt

Councilor Merritt expressed disappointment that the Council's speaking time was not increased from two to three minutes and requested that the matter be addressed at a future meeting. He also expressed concern about the process of placing Councilor-requested items on the agenda and recalled that such requests had previously been routinely accommodated or addressed by the mayor. Councilor Merritt expressed support for efforts toward a fairer tax assessment process. He stated that he believes the Town's overall tax burden is reasonable but acknowledged concerns regarding significant increases affecting certain taxpayers and emphasized the importance of addressing those concerns.

D. Goodwin

Councilor Goodwin referenced correspondence regarding increased federal immigration enforcement activity and community safety concerns. He requested that a previously submitted resolution concerning Bloomfield's response to immigration enforcement, with a focus on community trust, public safety, and residents' rights, be brought before the Town Council for discussion and consideration. He expressed his willingness to work with Council members and Town staff to support a safe, informed, and respectful community.

Councilor Goodwin also acknowledged Indigenous Peoples Day and encouraged the community to recognize and honor the history, culture, and contributions of Indigenous peoples. He further encouraged Council members to address concerns regarding individuals serving on Town committees directly and, when appropriate, communicate with those individuals before discussing their service publicly at a Council meeting.

Mayor Harrington thanked the Superintendent for the presentation and expressed support for continuing monthly discussions regarding school activities, developments, and partnerships with colleges and universities. He acknowledged Goman + York for their work on the CIF proposal and stated that the Town would continue to rely on their assistance moving forward.

Mayor Harrington also congratulated the Bloomfield Chamber of Commerce and Vera Winfrey on the successful Food Truck Festival and noted the potential for future community events. He encouraged residents to support local businesses at Wintonbury Mall and emphasized the importance of supporting the mall's businesses and tenants.

Adjournment

It was moved by Councilor Merritt, seconded by Councilor DeBeatham-Brown and voted unanimously to adjourn the meeting at 9:35 P.M.

Outlook

Re: Town Council Meeting Confirmation

From Peter C. Frank <pcfrank73@gmail.com>
Date Mon 9/28/2026 7:49 PM
To Latonia Y. Tabb <ltabb@bloomfieldct.gov>
Cc Andrea DiStephan <adistephan@bloomfieldct.gov>

CAUTION EXTERNAL: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Tabb,

Pursuant to Town Council Rule of Procedure III.S, I am submitting the written statement below to the Clerk of the Council during tonight's Town Council meeting, and I request that it be included in the minutes of the September 28, 2026 meeting in full.

I am attending remotely and will also deliver this statement orally during Citizens' Statements and Petitions.

Please confirm receipt. Thank you.

Peter C. Frank
Mallory Ridge, Building 2, Bloomfield, CT

STATEMENT of PETER C. FRANK
Town Council Meeting, September 28, 2026

Peter C. Frank, Building 2, Mallory Ridge. I'm speaking as a resident and as Editor-in-Chief of the Bloomfield Community Dispatch.

Today the Dispatch published an investigation built on hundreds of pages of public records, court filings, and FOIC documents. It describes what we call "constructive obscurity": public business that is technically on the record but hard for residents to find or follow.

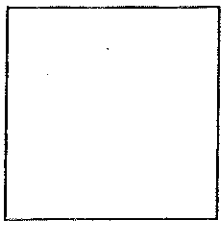
Among our findings: The Town Attorney's budget grew by $416,000 in a single year-end transfer, at a time when the Dispatch's own records requests were being handled by the Town Attorney's office. On August 24, after executive session, this Council added an item and voted on it, and that vote does not appear in the minutes. A resident says the chamber doors were locked, and the broadcast never came back on. The Town's top finance job was filled through a 14-day, employees-only posting, despite long audit delays. And the minutes of two April budget meetings did not reach this Council's agenda for 161 days.

This morning I sent these findings to the Town Manager, the Town Attorney, and every member of this Council, with a deadline of Wednesday at 3 p.m. Within an hour, the Town Manager replied on behalf of himself and all Town staff: "No comment."

So I am asking you, as elected officials, to answer. What did this Council vote on after executive session on August 24, and how did each of you vote? When did this Council approve the appeal of the FOIC decision, as required by the Charter? And where are the August 24 minutes you tabled to tonight's meeting?

The doors of Town Hall belong to the taxpayers. It is this Council's duty to keep them open. Thank you.

The full report is available at:
https://www.bloomfieldcommunitydispatch.com/2026/09/municipal-constructive-obscurity.html



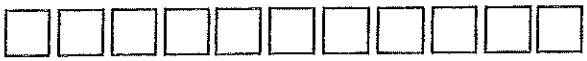
Peter C. Frank Independent (Freelance) Journalist,
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https://www.bloomfieldcommunitydispatch.com

Using my voice as an advocate for LGBTQIA+, disability, and mental health rights to drive positive change.



 **Schedule Me**

Email Signature Generator by cloudHQ

On Mon, Sep 28, 2026 at 5:09 PM Latonia Y. Tabb <no-reply@zoom.us> wrote:

TOWN OF BLOOMFIELD

TOWN COUNCIL

RESOLUTION

Meeting Date: September 28, 2026

A RESOLUTION APPROVING AMENDMENTS TO CHAPTER 6 (BUILDING DIVISION) AND CHAPTER 15 (PLANNING AND ZONING) OF THE BLOOMFIELD CODE OF ORDINANCES TO REVISE BUILDING PERMIT AND LAND USE APPLICATION FEES

WHEREAS, the Town of Bloomfield's Building Division and Land Use Department application fees, as set forth in Chapter 6, Sections 6-2, 6-6, 6-7, and 6-8, and Chapter 15, Section 15-6, of the Bloomfield Code of Ordinances, have not kept pace with the administrative costs of processing applications, conducting inspections, reviewing plans, enforcing regulations, and providing other associated municipal services; and

WHEREAS, the Director of Building and Land Use has recommended amendments to the above-referenced sections of the Code of Ordinances to update the Building Division's principal permit fee, minimum permit fee, investigation fee, reinspection fee, and unauthorized occupancy fee, and to update the Planning and Zoning Department's application fee schedule, as more particularly described in the memorandum and proposed fee schedule dated August 18, 2026 (the "Proposed Fee Schedule"), attached hereto and incorporated herein by reference; and

WHEREAS, the Proposed Fee Schedule would amend Bloomfield Code of Ordinances Sec. 6-2(a) to increase the municipal building permit fee from $17.00 to $19.00 per $1,000 of construction value and to increase the minimum permit fee from $60.00 to $70.00; and

WHEREAS, the Proposed Fee Schedule would amend Sec. 6-6 to increase the minimum investigation fee for work commenced without a required building permit from $250.00 to $275.00 (or the equivalent of the applicable permit fee, whichever is greater); amend Sec. 6-7 to increase the reinspection fee from $50.00 to $55.00; and amend Sec. 6-8 to increase the unauthorized occupancy fee from $250.00 to $275.00; and

WHEREAS, the Proposed Fee Schedule would amend Chapter 15, Sec. 15-6 to revise the Land Use/Planning and Zoning application fees for site plans, special permits, lot splits/first cuts, subdivisions/re-subdivisions, zoning verification/compliance applications, zoning text and map amendments, variances, and appeals of Zoning Enforcement Officer decisions, as set forth in the Proposed Fee Schedule; and

WHEREAS, the land use application fees are proposed pursuant to the authority granted to municipalities under C.G.S. Sec. 8-1c to establish reasonable land use application fees by

ordinance, and the building permit fees are proposed pursuant to the authority granted under C.G.S. Sec. 29-263; and

WHEREAS, the proposed fee increases are generally modest in scope and are intended to better align application and permit fees with the staff time and administrative resources required to receive, review, process, notice, inspect, and maintain records associated with building and land use applications; and

WHEREAS, the Town Council has, on September 14, 2026, held a duly noticed public hearing on the proposed amendments to the Bloomfield Code of Ordinances described herein, at which all interested persons were given an opportunity to be heard; and

WHEREAS, it is appropriate and in the public interest that the amendments to the Bloomfield Code of Ordinances described herein become effective **on October 13, 2026,** to allow for orderly notice to applicants and implementation by the Building and Land Use Department; and

WHEREAS, Staff has recommended that the Town Council approve the amended ordinance incorporating the Proposed Amendments to the Fee Schedule, subject to final review by the Town Attorney for statutory compliance and proper ordinance form;

NOW, THEREFORE, BE IT RESOLVED, that the Bloomfield Town Council hereby:

1. Approves and adopts the amendment to Chapter 6, Sec. 6-2 of the Bloomfield Code of Ordinances establishing the municipal building permit fee at $19.00 per $1,000 of construction value and increasing the minimum permit fee to $70.00, while maintaining the State Building Code education fee as a separate, State-mandated charge imposed pursuant to C.G.S. Sec. 29-263;

2. Approves and adopts the amendment to Chapter 6, Sec. 6-6, increasing the minimum investigation fee for work commenced without a required permit from $250.00 to $275.00;

3. Approves and adopts the amendment to Chapter 6, Sec. 6-7, increasing the reinspection fee from $50.00 to $55.00;

4. Approves and adopts the amendment to Chapter 6, Sec. 6-8 increasing the unauthorized occupancy fee from $250.00 to $275.00;

5. Approves and adopts the amendment to Chapter 15, Sec. 15-6, adopting the Proposed Fee Schedule for Planning and Zoning application fees, as set forth in the attached fee schedule;

6. Confirms that the fees established for Town Plan and Zoning Applications are adopted pursuant to the authority of C.G.S. Sec. 8-1c;

7. Directs that the amended ordinance be prepared in final form, including appropriate statutory exemptions and limitations applicable to building permits and land use applications, subject to final review and approval as to form by the Town Attorney; and

8. Establishes that the foregoing amendments to the Bloomfield Code of Ordinances, and the revised fee schedule adopted hereby, shall become **effective on October 13, 2026**; and

9. Directs the Town Clerk to codify the amendments in the Bloomfield Code of Ordinances and to take all other actions necessary to give effect to this Resolution, including publication of notice of adoption as may be required by the Town Charter and applicable law prior to the October 13, 2026, effective date.

TOWN OF
BLOOMFIELD
CONNECTICUT

DEPARTMENT OF FINANCE
TAX COLLECTOR'S OFFICE

To: Alvin D. Schwapp, Jr., *Town Manager*

From: Ashley A. DeJesus, CCMC, CCMO, *Tax Collector*

Through: Donna J. Stewart, *Director of Finance*

Copy: Teresa A. Blesso, CCMC, CCMO, *Deputy Tax Collector*

Re: **October 2026 Tax Refunds**

Date: September 29, 2026

The attached requests for property tax refunds are submitted for your review and approval in accordance with Section 12-129 of the Connecticut General Statutes.

Shown below is the reason for the refund above $1,000.00:

- Khalilah Abdullah is due to being taxed in the incorrect town.
- Perry Francis is due to being taxed in the incorrect town.
- Tesla Corp is due to multiple vehicles being sold.
- Toyota Lease Trust is due to multiple vehicles being sold.

October 2026 Tax Refunds

Customer Name	List Number	Amount Refunded
Abdullah, Khalilah	2023-03-0050024	1,661.97
Abdullah, Khalilah	2022-04-0080004	292.81
Blozy, Stephanie	2025-03-0051652	11.00
Briggs, Patrick	2025-03-0051992	230.15
Chang, Shi-Kao	2025-01-0006455	16.21
Francis, Perry	2024-03-0055753	825.30
Francis, Perry	2024-03-0055754	880.49
Grier, Lavern	2025-03-0057294	180.48
Holtz, Jennifer	2024-03-0058018	240.41
Jones Sonja Estate Of	2025-03-0059314	4.87
Martin, Ketanya	2025-03-0061194	7.53
McPherson-Tinker, Cecile	2025-03-0061677	71.74
Newkirk, Derrick	2025-03-0062871	125.50
Newkirk, Derrick	2025-03-0062872	468.11
Perez, William	2025-03-0063680	25.09
Roberts, Robert	2025-03-0064759	340.83
Smith, Michelle	2025-03-0066571	13.81
Susaya Construction	2025-03-0067100	17.04
Susaya Construction	2025-03-0067101	165.87
Susaya Construction	2025-03-0067106	262.11
Tesla Lease Trust	2025-03-0067334	936.89
Tesla Lease Trust	2025-03-0067335	562.37
Tesla Lease Trust	2025-03-0067336	333.92
Tesla Lease Trust	2025-03-0067339	443.18
Toyota Lease Trust	2024-03-0067315	303.54
Toyota Lease Trust	2024-03-0067316	258.55
Toyota Lease Trust	2024-03-0067332	916.35
Toyota Lease Trust	2024-03-0067377	655.11
Toyota Lease Trust	2024-03-0067417	260.33
Toyota Lease Trust	2024-04-0081154	164.67
White, Lemonia	2025-03-0068795	32.00
		$10,708.23

MEMO

To: Alvin D. Schwapp, Jr., Town Manager

Cc: India Rodgers & Latonia Tabb, Operations and Communications
Tiffany Wright & Angelica Thompson, Social & Youth Services

From: Lynn Weisel, Recording Secretary

Date: October 7, 2026

Subject: **Appointment of Professional School Representative on Youth Diversion Team: Jaunice Edwards-Hassan, Bloomfield High School Dean of Students**

There is a current opening for a staff/professional representative on the Bloomfield Youth Diversion Team from the school district. Having a school representative is a requirement for the Youth Diversion Team (YDT), and there is no current school representative on YDT.

Bloomfield High School selected their Dean of Students, Jaunice Edwards-Hassan, to fill the school representative role, and Social & Youth Services has requested her appointment.

Please note: Staff & Professional representatives are not required to fill out interest forms or interview with Committee on Committees.

It is requested that Town Council approve the appointment of Jaunice Edwards-Hassan as the school representative on the Youth Diversion Team for a term ending 6/25/27.

TO: Town Councilors

FROM: Alvin D. Schwapp, Jr., Town Manager

DATE: October 8, 2026

RE: FY 2027-07: EXPLORE REPURPOSING AND ISSUE A REQUEST FOR PROPOSALS OF 44 GRIFFIN ROAD SOUTH (FORMER GEMS BUILDING)

Please review the attached memorandum dated October 7, 2026, regarding Explore Repurposing and Issue a Request for Proposals of 44 Griffin Road South (Former GEMS Building).

The property comprises approximately 3.4 acres at the southeast corner of Griffin Road South and West Newberry Road and is within the I-2 Zone District. The site includes an existing two-story building with steel exterior walls, a paved parking area on the building's east side, and wooded areas along the lot's southern and eastern portions. The building previously housed the GEMS school and is currently vacant.

The building continues to generate costs for utilities, insurance, security, and maintenance, and unused buildings tend to deteriorate over time. Returning 44 Griffin Road South to productive use would reduce these ongoing costs and could generate revenue for the Town, either through the sale or lease of the property. If the property is transferred to private ownership, it would also return to the tax rolls.

The property is surrounded by office, industrial, and commercial uses, and it's I-2 zoning allows for a range of business and industrial uses. Its location at the intersection of Griffin Road South and West Newberry Road, existing buildings, and established parking area make it a reasonable candidate for reuse.

The request seeks the Town Council's authorization for the Town Manager to explore options to repurpose the Town-owned property at 44 Griffin Road South, the former GEMS school building, including authorization to issue a Request for Proposals (RFP) for the property's reuse.

A Request for Proposals (RFP) process would allow the private market to identify potential uses for the property while giving the Town the ability to evaluate proposals on more than price alone.

Should the Council wish to move forward, the following motion would be in order:

Move to authorize the Town Manager to explore the repurposing of the Town-owned property located at 44 Griffin Road South, the former GEMS school building, and to prepare and issue a Request for Proposals for the reuse of the property, with any proposal selected through this process to be returned to the Town Council for review and approval prior to any sale, lease, or other disposition of the property.

MEMORANDUM

To: Honorable Mayor and Members of the Town Council

From: Alvin D. Schwapp, Jr., Town Manager

Date: October 7, 2026

Subject: Authorization to Explore Repurposing and Issue a Request for Proposals – 44 Griffin Road South (Former GEMS Building)

Background

The purpose of this agenda item is to request the Town Council's authorization for the Town Manager to explore options to repurpose the Town-owned property at 44 Griffin Road South, the former GEMS school building, including authorization to issue a Request for Proposals (RFP) for the property's reuse.

The property comprises approximately 3.4 acres at the southeast corner of Griffin Road South and West Newberry Road and is within the I-2 Zone District. The site includes an existing two-story building with steel exterior walls, a paved parking area on the building's east side, and wooded areas along the lot's southern and eastern portions. The building previously housed the GEMS school and is currently vacant.

Analysis

A vacant municipal building continues to generate costs for utilities, insurance, security, and maintenance, and unused buildings tend to deteriorate over time. Returning 44 Griffin Road South to productive use would reduce these ongoing costs and could generate revenue for the Town, either through a sale or lease of the property. If the property is transferred to private ownership, it would also return to the tax rolls.

The property is surrounded by office, industrial, and commercial uses, and its I-2 zoning allows for a range of business and industrial uses. Its location at the intersection of Griffin Road South and West Newberry Road, existing building, and established parking area make it a reasonable candidate for reuse.

An RFP process would allow the private market to identify potential uses for

the property while giving the Town the ability to evaluate proposals on more than price alone. Evaluation criteria could include the proposed use and its compatibility with the surrounding area, the level of investment in the building and site, job creation, anticipated tax revenue, the respondent's financial capacity and experience, and the project timeline. The RFP could invite proposals for purchase, long-term lease, or other arrangements. Any proposal selected through this process would be returned to the Town Council for review and approval before the Town enters into any agreement.

In preparing the RFP, staff would evaluate the following:

- **Building condition:** An assessment of the structure, roof, steel exterior walls, and mechanical, electrical, and plumbing systems, as well as any hazardous building materials, would give respondents reliable information and help the Town evaluate proposals.
- **Code compliance:** A change from the former educational use to a new use will require compliance with the Connecticut State Building Code and Fire Safety Code, which may require improvements to the building.
- **Zoning:** Proposed uses must comply with the I-2 Zone District requirements and obtain any required approvals from the Town Plan and Zoning Commission.
- **Environmental features:** A pond and wooded areas are located along the eastern edge of the property. Site changes near these areas may require review by the Inland Wetlands and Watercourses Commission.

Financial Impact

Authorizing the Town Manager to explore repurposing the property and to issue an RFP has no significant direct cost beyond staff time and the cost of advertising the RFP.

Potential financial benefits include proceeds from a sale or lease, the elimination of ongoing carrying costs for the vacant building, and new property tax revenue if the property is transferred to private ownership. The actual financial impact will be determined once the Town receives proposals and presents them to the Town Council.

Legal Considerations

- Any sale, lease, or other disposition of the property is subject to C.G.S. CGS 8- 24, the Town Charter, and approval by the Town Council.

- Under Connecticut General Statutes 8-24, the proposed sale or lease of municipally owned property must be referred to the Town Plan and Zoning Commission for a report before final action is taken.
- Because the building was formerly used as a school, staff will confirm with the Town Attorney that any required action by the Board of Education to release the building has been completed.
- The RFP will be issued in accordance with the Town's purchasing procedures and reviewed by the Town Attorney before release.
- Authorization of the RFP does not constitute a land use approval. Any proposed use will remain subject to all applicable zoning, building, fire, and health requirements.

Alternatives

- **Maintain the property in its current vacant condition.** This avoids an immediate decision but continues the Town's carrying costs and the risk of further deterioration.
- **Evaluate the building for municipal or Board of Education use.** This may address Town space needs but would likely require significant capital investment and would keep the property off the tax rolls.
- **Sell the property through a public bid or auction.** This may be faster and maximize the sale price but gives the Town less control over the future use of the property.
- **Defer action pending a building condition assessment.** This would provide more information before deciding on next steps but would delay any potential reuse of the property.

Attachments

- Attachment A – Aerial Image of 44 Griffin Road South

Recommendations

It is recommended that the Town Council authorize the Town Manager to explore the repurposing of 44 Griffin Road South and to prepare and issue a Request for Proposals for the reuse of the property.

Suggested motion:

> *"Move to authorize the Town Manager to explore the repurposing of the Town-owned property located at 44 Griffin Road South, the former GEMS school building, and to prepare and issue a Request for Proposals for the reuse of the property, with any proposal selected through this process to be returned to the Town Council for review and approval prior to any sale, lease, or other disposition of the property."*

Attachment A – Aerial Image of 44 Griffin Road South



Property boundary outlined in orange. Approximately 3.

TO: Town Councilors

FROM: Alvin D. Schwapp, Jr., Town Manager ADS

DATE: October 8, 2026

RE: FY 2027-08: COLLECTIVE BARGAINING CONTRACT OF THE UNITED PUBLIC SERVICE EMPLOYEES' UNION LOCAL 424 - UNIT 8

This item will be discussed in Executive Session.

TO: Town Councilors

FROM: Alvin D. Schwapp, Jr., Town Manager ADS

DATE: October 8, 2026

RE: FY 2027-09: COLLECTIVE BARGAINING CONTRACT OF THE TEAMSTERS LOCAL 671

This item will be discussed in Executive Session.