RECEIVED September 14, 2026 @ 8:30 AM
Eliza Berkowitz, Redding Assistant Town Clerk
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Minutes of the
Special Town Meeting
Town of Redding CT
September 8, 2026 at 7:00 pm
Town Hall Hearing Room
100 Hill Road, Redding CT

Board of Selectmen in Attendance: Julia Pemberton; Diana Carlino.

Others Attending: Janet August, Recording Secretary; Mary Dale Lancaster, Moderator; Michele Grande, Town Clerk, Jim Sanders, Finance Director; members of the public.

Note: ***All attendees were verified by the Registrar of Voters office to be Legal Voters in the Town of Redding.***

Call to Order: First Selectwoman Julia Pemberton officially called the Special Town Meeting to order at 7:04pm

Julia Pemberton stated that the first order of business is to nominate a moderator. She asked if there were any nominations for a moderator.

Michele Grande of Huckleberry Rd nominated Mary Dale Lancaster to be the moderator. Diana Carlino of Huckleberry Rd seconded the nomination. Julia Pemberton asked three times if there were any other nominations for a moderator. Hearing none, Ms. Pemberton asked all in favor to say "aye." and then asked all opposed to say "nae". Hearing no opposition, Ms. Pemberton stated that Mary Dale Lancaster has been voted to be the moderator and stated the meeting would now be turned over to Ms. Lancaster to moderate the meeting.

Ms. Lancaster thanked Ms. Pemberton, and called on Michele Grande, Town Clerk, to read the warning for the meeting. Ms. Grande read as follows:

NOTICE OF REDDING SPECIAL TOWN MEETING

The Legal Voters in the Town of Redding, Connecticut, and those entitled to vote therein are hereby warned and notified to meet at the Special Town Meeting to be held on September 8, 2026, at 7:00pm at the Redding Community Center, 37 Lonetown Road, Redding, to consider and vote upon the following:

Approval of Project to Rebuild Town Hall Front Steps and Ramp Funded from State of Connecticut Local Capital Improvement Program Entitlements.

To do any and all things legal and necessary to accomplish the above-named purpose and to take any other action that may legally and properly come before the meeting.

DATED at Redding, Connecticut this 17th day August of 2026.
Redding Board of Selectmen: Julia Pemberton, Diana M. Carlino, Michael Thompson.

Ms. Lancaster thanked Ms. Grande for reading the warning of the meeting and asked if there was a motion to accept the warning as read.

MOTION: Ward Mazzucco of Wood Road moved to accept the warning as read. Jim Sanders of Fox Run Road seconded the motion. Ms. Lancaster stated that the motion was made, and seconded, and asked if there was any discussion. Hearing none, she asked all in favor to signify by saying "aye" and then asked those opposed to signify by saying "nae". Hearing no "nae" votes, she stated the motion was carried and the warning was accepted as read.

Ms. Lancaster stated she has also received a return certifying as to the publication of the warning of this meeting signed by Redding's First Selectwoman Julia Pemberton and stated she directs that the certification be recorded at length with the doings of this meeting in accordance with the requirements of Section 7-4 of the Connecticut General Statutes.

1. **Approval of Project to Rebuild Town Hall Front Steps and Ramp Funded from State of Connecticut Local Capital Improvement Program Entitlements.**

Ms. Lancaster stated that the only item on the agenda is the approval of the project to rebuild town hall front steps and ramp funded by the State of Connecticut Local Capital Improvement Program (LoCIP) Entitlements. She asked if there was a motion for this item.

MOTION: Ward Mazzucco moved to approve the Project to Rebuild Town Hall Front Steps and Ramp Funded from State of Connecticut Local Capital Improvement Program Entitlements. Jim Sanders seconded the motion.

Ms. Lancaster asked for any discussion.

Discussion on Item #1:

First Selectwoman Julia Pemberton of Umpawaug Road provided details of the proposed project, including cost and funding sources. The cost of the project is $90,456.50. It covers the demolition, construction and renovation of the Town Hall steps, accessibility ramp, Bilko doors, railings, and associated items. These repairs will be funded by LoCIP (state funds), not by Redding taxpayer funds. A state program, LoCIP distributes formula-based funds to municipalities for eligible local capital improvement projects. Redding currently has a LoCip balance of $484, 533. After the proposed project costs, the new balance would be $394,076.50.

Robert O'Brien of White Birch Road stated he did not understand why the Town did not go out for three bids. Julia Pemberton explained the State procurement and purchasing process manages the bids and bidding process. LoCIP and the Town's Purchasing and Expenditure Approval Policy and Procedures state if the proposed project cost is expected to be greater than $25K, then the project goes to bid or to the State or other approved Purchasing Organization. The Town used CROG EZ IQC – the Competitively Bid Purchasing Consortium, which is set up by the state. LoCIP also requires that the proposed project has been on the Town's capital plan and radar for several years, and it has. She noted also that school projects do not qualify for LoCIP funding.

Joann Villamizar of Simpaug Turnpike asked if the Town's building official reviewed the plans. Yes, he did. Amy Arnold of Werf Drive asks if the project is done early do we get a lower price. Julia Pemberton gives an example of the dry hydrant project and finding lower bids. The Town used the State's low-bid process. Ms. Arnold believes the bid was high for the work. Projects typically include 12-15% for project management. Jim Sanders, Finance Director and resident of Fox Run Road, stated that the Competitively Bid Purchasing Consortium manages the bid process and bids on various projects. The Town gets the benefit of a larger company that operates throughout the state. Shaun Donnelly, Chief Building Official for the Town, stated that the contractor has been around for 50+ years. The ED IQC requires contractors to use the system. Amy Arnold questions why the Town did not get a variety of bids, as homeowners do. Julia Pemberton clarified again that this was not a no-bid contract.

Ms. Pemberton showed photos of the steps, ramps, and area. The photos showed deterioration in all areas. The railing on the accessibility ramp is ADA non-compliant as is other parts of the ramp. During the project, they will reclaim any materials that they can.

Joann Villamizar asked what the 120 yards of dirt (in the building specs) will be used for. Shaun Donnelly replied that dirt will need to be replaced when current areas are excavated.

MOTION: Ward Mazzucco moved to close discussion. The motion was seconded by Roger van Ausdale. Mary Dale Lancaster asked those in favor to say "aye," then those

opposed to say “Nea”. Mary Dale Lancaster determined the “ayes” were greater and stated that the motion was carried.

The previous motion for approval (before the discussion) needed to be voted on since discussion was now closed.

(Previous Motion – outstanding): MOTION: Ward Mazzucco moved to approve the Project to Rebuild Town Hall Front Steps and Ramp Funded from State of Connecticut Local Capital Improvement Program Entitlements. Jim Sanders seconded the motion.

After discussion was closed, Mary Dale Lancaster asked those in favor of the outstanding motion to signify by saying “aye”, and then those opposed to signify by saying “nae”. Mary Dale Lancaster stated the “ayes” had it and declared that the vote is carried. She noted only two “nay” votes.

MOTION: Jim Sanders moved to adjourn the meeting. Roger van Ausdale seconded the motion. May Dale Lancaster asked if there was any discussion. Hearing none, she asked those in favor of the outstanding motion to signify by saying “aye”, and then those opposed to signify by saying “nae”. She stated the “ayes” had it and stated that the motion has carried.

The Special Town Meeting adjourned at 7:24pm.

Submitted by:

Janet August, Recording Secretary