

TOWN COUNCIL MEETING AGENDA

DECEMBER 13, 1988

6:30 p.m.

1. Roll Call and Pledge of Allegiance.
2. Consider and Approve Transfers Within Public Works Budget:
 - a. \$1,000 to Maintenance of Building
 - b. \$4,750 to Replace Underground Oil Tank - Yalesville School
3. Consider and Approve Transfer of \$300 to Fund Additional Secretarial Services for Committee Investigating the Purchasing Practices of the Board of Education.
4. Consider and Approve Transfer of \$5,000 to Fund Secretarial and Miscellaneous Expenses for Charter Revision Commission.
5. Consider and Approve Transfers Totaling \$26,300 to Cover Insurance Costs and Testing Exams - Personnel Department.
6. Consider and Approve Transfer of \$2,048 to C-Med Budget.
7. Consider and Approve Transfer of \$8,190 to Professional Accounting Services - Comptroller's Office.
8. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 p.m.
9. Consider an Ordinance Appropriating \$125,000 for the Design Phase of the Public School Roof Reconstruction Project and Authorizing the Issue of \$125,000 Bonds of the Town to Meet Said Appropriation and Pending the Issue Thereof the Making of Temporary Borrowings for Such Purpose - SET PUBLIC HEARING.
10. Consider Waiver of Bid and Authorize Award of Contract for Replacement of Roofs on Public School Buildings.
11. Consider and Approve Waiver of Bid on Organization Study for Utility Division.
12. Consider and Approve Transfers for Organization Study from Water and Sewer Divisions.
13. Consider and Approve Retention of 2 Vehicles - Water Division.
14. Consider and Approve Position Change from Meterman B to Meterman Helper - Electric Division.
15. Consider Adoption of Resolution Authorizing Formation of Local Housing Partnership (Material to be sent later).
16. Update on Oak Street Bridge Project.
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17. Consider and Approve One-Year Contract for Microfilming and Computerized Indexing - Town Clerk's Office.
18. Discussion and Possible Action on Negotiations with CRRA - Requested by Councilman Bradley.
19. Approve Town Council Minutes of November 22, 1988.
20. EXECUTIVE SESSION - Settlement of Claim - Requested by Town Attorney.
21. CORRESPONDENCE

TOWN COUNCIL MEETING

DECEMBER 13, 1988

6:30 p.m.

A regular meeting of the Wallingford Town Council was held in Council Chambers, called to order at 6:42 p.m. by Chairman Albert E. Killen. Answering present to the roll called by Town Clerk Kathryn J. Wall were Council Members Adams, Doherty, Holmes, Parisi, Solinsky, Zandri and Killen. Also present were Adam Mantzaris, Town Attorney, and Thomas A. Myers, Comptroller.

The Pledge of Allegiance was given to the flag.

(Mr. Bradley arrived at 6:43.)

Mr. Killen announced that this would be the last meeting of the year unless an emergency comes along. After the meeting there will be "coffee and" for those who care to stay around.

ITEM 2.a Consider and Approve Transfer of \$1,000 from Professional Services - Monitor Hydroxide Wells Acct. No. 001-5060-900-9010 to Maintenance of Building Acct. No. 001-5200-500-5100 to Fund the Maintenance of the New Town Hall Building - Public Works Department. Motion made by Mr. Parisi, seconded by Mr. Holmes.

Steven Deak stated the transfer was for Christmas decorations and for someone to maintain the carriage house doors which was not part of the maintenance contract.

VOTE: Unanimous ayes; motion duly carried.

ITEM 2.b Consider and Approve Transfer of \$4,750 from Professional Services - Monitor Hydroxide Wells Acct. No. 001-5060-900-9010 to Replace Underground Oil Tank (Yalesville School) Acct. No. 001-5030-999-9924 to Fund Replacement of Underground Oil Tanks at Yalesville School - Public Works Department. Motion made by Mr. Adams, seconded by Mr. Parisi.

Mr. Doherty asked how many tanks are we talking about?

Steven Deak stated at the present time we have two tanks but are going to install one 8,000 gallon tank.

Mr. Solinsky stated the Committee feels this is a reasonable price after making comparisons with other towns. Most of the tanks will be replaced with 8,000 gallon tanks.

VOTE: Unanimous ayes; motion duly carried.

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ITEM 3. Consider and Approve Transfer of \$300 from Secretarial Expenses Acct. No. 1110-600-6040 to Secretarial-Investigation Committee Acct. No. 1110-600-6041 to Fund Additional Secretarial Services for the Committee Investigating the Purchasing Practices of the Board of Education. Motion made by Mr. Adams, seconded by Mr. Bradley.

Mr. Adams read the attached letter, dated December 6, 1988, from Robert Parisi to the Town Council.

Mr. Parisi stated this is primarily for the transcription of the tapes.

Mr. Adams stated he still feels the investigation by the Police Department should be completed first before this Committee continues its own investigation.

VOTE: Mr. Adams passed; Mr. Doherty abstained; all other ayes; motion duly carried.

ITEM 4. Consider and Approve Transfer of \$5,000 from Contingency Reserve for Emergency Acct. No. 001-8050-800-3190: \$500 to Miscellaneous Expenses Acct. No. 001-1140-600-6010 and \$4,500 to Secretarial Expenses Acct. No. 001-1140-600-6040 to Fund Secretarial and Miscellaneous Expenses for Charter Revision Commission. Motion made by Mr. Adams, seconded by Mr. Bradley.

Mr. Adams read the attached letter, dated November 30, 1988, from James Krupp to Mayor Dickinson.

Raymond Rys stated Teddy Lendler was elected Chairman, Rosemary Rascati was elected Vice Chairman, Abigail Nell was elected Secretary. Our first public hearing will be held January 5, 1989.

VOTE: Mr. Killen voted no; all other ayes; motion duly carried.

ITEM 5. Consider and Approve Transfers Totaling \$26,300 as Follows: \$9,000 from Blue Cross Acct. No. 8041-800-8310 to CHCP Acct. No. 8041-800-8330; \$9,000 from Social Security Acct. No. 8020-800-8000 to Medicare Tax Acct. No. 8020-800-8010; \$7,500 from Council Contingency Acct. No. 8050-800-3190 to Physical Exams Acct. No. 1590-500-5750; and \$800 from Council Contingency Acct. No. 8050-800-3190 to Personnel Exams Acct. No. 1590-800-8010 to Fund Insurance Costs and Additional Testing Exams - Personnel Department. Motion made by Mr. Adams, seconded by Mr. Holmes.

Mr. Holmes asked why so many exams were necessary.

Thomas Sharkey replied the cuts at each stage of the police exams are very heavy and we expect out of any 100 to come out with maybe 5 to 6 individuals. The exams mentioned are the original written examinations. The order of exams is: written, oral, agility, polygraph/background/interview with the Chief, psychological, drug test, and physical. This process takes about 6 months.

(Mayor Dickinson arrived at 7:00 p.m.)

Mr. Bradley asked if the town contributes towards CHCP.

Mr. Sharkey responded no. We pay strictly the amount that matches up with Blue Cross/Blue Shield, the employee picks up the difference.

Mr. Zandri suggested sending the top candidates to get their testing done without sending all who pass the interview with the Chief.

Mr. Sharkey stated he had suggested that but in the recent group the top candidate did not make it through. We are also under some pressure from the Police Department because they have to lock into the municipal training academy. If we lose a week or two weeks, we might not catch the opening and will then have to wait another two to three months before a successful candidate would be able to go into that. If we didn't have so many openings to begin with, we could probably deal with this a little more efficiently as far as money is concerned.

Mr. Killen asked if the \$8,300 from Council Contingency could come out of the Retirement and Sick Leave Account.

Mr. Sharkey replied we have had a few people who retired and have gotten their sick pay. I don't know what the estimates were when the budget was formed as to how many people that would cover.

Mr. Killen stated current expenditures were only \$7,300 out of the \$65,000 account.

Mr. Sharkey responded there are some more disability retirements and other types of retirements to come where these people are at maximum and will probably get their 90 days. Ninety days is 18 weeks and with some of the salaries it could jump up quickly. Whether it will go to \$57,000, I don't know.

VOTE: Mr. Killen voted no; all other ayes; motion duly carried.

ITEM 6. Consider and Approve Transfer of \$2,048 to C-MED Acct. No. 2031-600-6500: \$265 from Radio Pagers Acct. No. 2036-999-9910 and \$1,783 from Paving Acct. No. 2036-999-9918 to Fund an Increase in the C-MED Account. Motion made by Mr. Adams, seconded by Mr. Parisi.

Mr. Adams read the attached correspondence, dated December 1, 1988, from the Fire Department.

ITEM 7. Consider and Approve Transfer of \$8,190 from Deputy Comptroller Salary Acct. No. 1400-100-1200 to Professional Services-Accounting Acct. No. 1400-900-9000 to Fund Accountant Services - Comptroller's Office. Motion made by Mr. Adams, seconded by Mr. Bradley.

Mr. Adams read the attached letter, dated December 6, 1988, to Mayor Dickinson from Thomas Myers.

Mr. Doherty asked how are we coming along in filling this position?

Mr. Myers stated the Personnel Department is in the examination process. I estimate receiving notification from Personnel sometime in January and it will probably take me three weeks minimum to go through the interview process and complete it. I would hope to have somebody on board in February.

VOTE: Mr. Holmes and Mr. Parisi were absent; all other ayes; motion duly carried.

PUBLIC QUESTION AND ANSWER

Edward Musso, 56 Dibble Edge Road, wanted to know why the doors were locked and also when are they going to make a commuter parking lot at the Vietnam field.

Mayor Dickinson responded no one else has trouble getting in so I don't know why you have so much trouble. There are no current plans for creating a commuter parking lot at the Vietnam Memorial field.

ITEM 9. Consider an Ordinance Appropriating \$125,000 for the Design Phase of the Public School Roof Reconstruction Project and Authorizing the Issue of \$125,000 Bonds of the Town to Meet Said Appropriation and Pending the Issue Thereof the Making of Temporary Borrowings for Such Purpose - SET PUBLIC HEARING.

Motion was made by Mr. Adams to set a Public Hearing for January 10, 1989 at 7:45 p.m., seconded by Mr. Parisi.

VOTE: Mr. Bradley was absent; all other ayes; motion duly carried.

ITEM 10. Consider Waiver of Bid and Authorize Award of Contract for Replacement of Roofs on Public School Buildings. Motion made by Mr. Adams, seconded by Mr. Parisi.

Mr. Adams read the attached letter, dated December 5, 1988, to Mayor Dickinson from William Fischer.

George Cooke stated Fisher & Kuegler specializes in roofing management and they did a survey for the Board of Education in 1987 on this whole program. Obviously their bid was much lower than everyone else's because they had the survey done and were conversant with all the problems at the schools. Because their bid was much lower and they are well recommended, we requested a bid waiver.

Mr. Doherty questioned the disparity in bids from \$162,000 for Friar and \$38,000 for Fisher & Kuegler.

Mr. Cooke responded Fisher & Kuegler had already done a large portion of the work when they did the survey in 1987. So actually they were in a very good position to bid very cheaply.

Mr. Solinsky stated the Council should be aware we are not being asked to waive the bid for \$38,000. The cost will be about \$106,000 with the infrared testing, asbestos testing, and associated engineering fees. It's about \$106,000, but Stevens School is already waived. The ordinance would be for \$125,000 and that would be reimbursed through the General Fund.

Mr. Killen stated I think Dave was trying to point out that we get requests for someone to do the engineering survey and then they also bid on the project. Then we're told let's give it to them because they already have the knowledge from doing the survey.

Motion was withdrawn by Mr. Adams.

Motion was made by Mr. Solinsky to Waive the Bid for the Design and Engineering Fees for the Eight School Buildings Not to Exceed \$106,500. Seconded by Mr. Parisi.

NOTE: Unanimous ayes; motion duly carried.

ITEM 11. Consider and Approve Waiver of Bid on Organization Study for Utility Division. Motion was made by Mr. Adams, seconded by Mr. Parisi.

Mr. Adams read the attached letter, dated November 28, 1988, to PUC Commissioners from Raymond Smith.

Mr. Bradley stated I noticed in the minutes of your December 6 meeting that Commissioner Beaumont put together an RFP along with a good outline for the organizational study. I'd like to have a copy of that outline.

Raymond Smith replied he would get him a copy.

Mr. Bradley asked about the two phases of the organizational study.

Mr. Smith responded the concept of the organizational study is to interface with all the people who have an influence on the utilities. It is not restricted to the utilities itself, but will involve Council members and those departments we deal with on a regular basis. After those interviews take place some recommendations should be forthcoming regarding the reorganization. The next step would be to make recommendations on the appropriate salaries commensurate with any new positions. This organizational study is looking at the utilities as businesses and this is a time to take a look at how effective those businesses are.

Mr. Bradley asked if the study goes above and beyond salaries and personnel.

Mr. Smith replied it goes into the very makeup of the utilities.

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Mr. Adams stated I think studies are very positive ways of looking at things from the outside where we don't have any type of witch hunt with people that are trained to look at things in a very objective way. Will this study in any way include evaluation of job performance? Ways in which we could improve the way we do things now so we could extend these benefits to the ratepayers.

Mr. Smith responded it will look at the organizational efficiency but I don't think it will go into individual efficiencies except as they relate to a key position. I don't expect that they will do time studies on janitors or construction crews, but they will look at the organizational makeup to find out whether you have enough support people. Or maybe we have people who have been doing things for 15 years that are inappropriate today.

Mr. Zandri stated he is not against studies of this type. He is concerned with the utility hiring a firm to study themselves. I'm not sure whether we will get a complete outside look at the total organization.

Bob Beaumont stated this is not an unusual way to do it. I think you'll find that any business will hire a consulting firm periodically to come in and look at the organization.

Mr. Smith stated as I stated before the Council will be interviewed and I think that's an appropriate time to make known your concerns. We do not want a witch hunt. This is for the benefit of the utility, not just to grind an ax.

Mr. Beaumont stated the purpose of this is to see that the utilities are operating properly and to see that they are staffed properly in order to get the most efficient makeup of all the different departments.

Mayor Dickinson stated we are doing a salary study now for all departments. Is there a particular reason there has to be a separate part of this for the utilities? In some part it would be duplicating.

Mr. Smith responded hopefully we'll get some findings out of that first salary survey. If that proves to be satisfactory, we may be able to delete this portion of it. It will probably take 14 weeks to get through the first phase before they got into the salary portion. The problem is that survey is only

looking at the existing structure. If something new evolves out of this study, it won't be addressed in the first survey. The cost without the salary study is \$48,792.

Mr. Solinsky asked if all the firms were interviewed.

Mr. Beaumont stated we met with all the firms, but we only interviewed three of them.

Mr. Smith replied we took the three lowest and tried to make sure we were comparing apples to apples. We also did reference checks. I think all of the firms are capable of doing the job.

Mr. Holmes stated Ray, you and you staff are intimately involved in the day-to-day operations of the utilities. Why do you feel we have to go outside of the

staff to conduct this study? I'm sure you've come up with some kind of organizational blueprint in the past on how you feel the utilities would be most efficient.

Mr. Smith responded I've been here 8 years and I've seen a lot of things that should have been changed. And being short one manager or another for 24 months, there's not time to get involved in those things. I'd like to bring in somebody from the outside and hopefully get an objective look at the utilities. One of the things I'd like to see come out of this is a better understanding of the utilities and their interface and interaction with the town government. At budget time there's a lot of criticism that this is wrong and that is wrong and I think maybe there could be a better understanding by this Council and future councils.

Mr. Holmes asked what is the duration of this study and how many people will be on board from RMI?

Mr. Beaumont replied in the range of 20 weeks and there will be about 5 principal individuals and other staff assigned as needed. Not all people will get involved in all facets, depending on the areas of expertise. The first phase is in the order of 486 hours; this is without the compensation study.

Mr. Holmes stated so they're basically charging \$100 an hour. Are you satisfied with the price, because I'm not? It's not just with RMI. It just seems that whenever we talk about these management studies it seems we pay these prices and then two years down the road everyone discards the study and says well that's a two year old study it's time to do another one. We love to study but we don't like to get results.

Mr. Beaumont responded he was pleased with the price. After talking with people it would not have surprised me had it gone over \$100,000. I suggest if we don't want to go ahead and utilize the study then we shouldn't be doing the study.

Mr. Holmes asked if the Mayor's salary study overlaps your's, is there any escape clause in the contract which would lessen the price?

Mr. Smith replied yes. That is the second phase which wouldn't be started until they have authorization from the utility.

VOTE: Unanimous ayes; motion duly carried.

ITEM 12. Consider and Approve Transfer of \$16,500 to Outside Services Acct. No. 923-000 from the Following Water Division Accounts: \$13,500 from Administration and General Salaries Acct. No. 920-000 and \$3,000 from Employment Pension & Benefits Acct. No. 926-000 to Fund the Department of Public Utilities Organizational Study. Motion made by Mr. Adams, seconded by Mr. Parisi.

Mr. Zandri asked you were aware of this study back at budget time, why weren't there dollars set aside for this?

Mr. Smith replied originally my concept was looking at the electric division primarily. Even though I was acting manager of water and sewer at that time I

failed to include the monies for the water and sewer at that stage. We have since broadened the scope of the original concept and do believe the Water and Sewer Division should be included.

Mr. Zandri stated I'm concerned with taking dollars out of salary accounts.

Mr. Smith responded unfortunately they are the positions that are vacant and we have not been able to fill them.

VOTE: Mr. Zandri voted no; all other ayes; motion duly carried.

Consider and Approve Transfer of \$16,500 to Outside Services Acct. No. 923-000 from the Following Sewer Division Accounts: \$13,500 from Operating Labor & Expense Acct. No. 642-000 and \$3,000 from Employment Pension & Benefits Acct. No. 926-000 to Fund the Department of Public Utilities Organizational Study. Motion made by Mr. Adams, seconded by Mr. Holmes.

VOTE: Mr. Zandri voted no; all other ayes; motion duly carried.

ITEM 13. Consider and Approve Retention of Two Vehicles as Requested by the Water Division. Motion made by Mr. Adams, seconded by Mr. Parisi.

Mr. Adams read the attached letter, dated December 1, 1988, to Richard Nunn from Roger Dann.

Mr. Dann stated the original intent was to trade these in when the new vehicles were bid. As a result of the low trade-ins offered, we feel it is far better to continue to operate these vehicles. We were offered \$100 a piece on 1984 vehicles that have approximately 50,000 miles on each. In addition, in February we invested funds to rebuild the engine on one of the vehicles.

Mr. Bradley stated there should be a contingency in the bid that states these should be able to be traded-in for market value.

Mr. Dann replied there's no such contingency written in, but we do write in a contingency that allows us to not accept the trade-in offer if we so choose. We would like to continue to operate one of them until such time that we bid the compressor truck. When that goes out to bid we'd like to again offer one of these vehicles as a trade-in and see if we get a better offer at that time. The second vehicle we would like to operate until next year and at budget time we would propose to replace that with a new vehicle.

Mr. Zandri asked do you have any idea what these vehicles are worth if you sold them outright?

Mr. Dann responded I don't imagine there's a huge market for vehicles that have been used the way these have. They are operated primarily by the meter readers so they get a lot of hard use. If I had to guess, I would say anywhere from \$500 to \$1000.

Mr. Adams stated he was glad Mr. Dann used some foresight and frugality as far as the Town budget was concerned and I hope some of the other departments take notice of that.

VOTE: Mr. Holmes was absent; all other ayes; motion duly carried.

Mr. Doherty stated I've been receiving some mail from various constituents on the west side of town concerned about whether they should be getting a warning on the sodium level in Well #3. How would you respond to that question?

Mr. Dann replied we will be making a formal response to that question. We've had discussions with the State on that issue. We're aware that the sodium levels in Well #3 have risen. For the purposes of providing notice to our customers, what we should be looking at is the blended water going out from Wells #2 and #3. Until the end of October the sodium had not been higher than the levels at which we would be required to provide notice. We have followed that up with repeat samples and on the basis of those we will be proceeding to provide notice in the March billing. However, we were not in a position in terms of timing to provide such notice in the December billing.

Mr. Doherty asked how about manganese notice?

Mr. Dann responded there is no requirement with regard to manganese.

Mr. Doherty asked how about the keeping track of complaints?

Mr. Dann replied we had not gone back and analyzed our complaints for the purposes of determining how many we had received prior to and following the blending process. It was my impression that the number of complaints had been reduced. Since this issue has continued to be questioned, we have gone back and analyzed the 6 month period prior to shutting Well #3 down and the 6 month period subsequent to the start-up of the blended system. We have 13 for the period before and 7 for the period after.

Mr. Doherty asked in light of the most recent incident at the sewer plant, have you considered the possibility of putting one person on duty during the second shift or later to catch something like that more quickly?

Mr. Dann responded the operating strategy which the Sewer Division has proposed down there and the funded positions we have available is not accounted for in a second or third shift. The alarm annunciation system is incomplete down there so that we have less than a full alarm capability during the off hours. In this particular case one of the problems that contributed to the odor had already been identified and dealt with on the previous day. However, as a result of the nature of that problem the odor took sometime to dissipate. Therefore, having another person on shift would have done nothing about that. Potentially the second problem which occurred might have been identified on a second shift. It's a question that we're going to have to continue to look at. There is a considerable cost involved in manning that facility on a second and third shift.

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ITEM 14. Consider and Approve a Position Change of Meterman B to Meterman Helper as Requested by the Electric Division. Motion made by Mr. Adams, seconded by Mr. Parisi.

Mr. Adams read the attached letter, dated December 7, 1988, to Town Council from William Barry.

Mayor Dickinson stated the budget should reflect that the salary is Meterman Helper instead of Meterman B. Mr. Barry also wants a note in the budget that this position was a Meterman B so that it's recognized that a promotion will be in order and not regarded as a new eventuality that there's another Meterman B.

Mr. Barry stated we need to recognize that we need the Meterman B level. Those levels are allowed to do various things. The Helper is an entry level position. The B level is where the Helper will eventually progress to.

VOTE: Unanimous ayes; motion duly carried.

Motion was made by Mr. Adams to move up Item 16, seconded by Mr. Solinsky.

VOTE: Unanimous ayes; motion duly carried.

ITEM 16. Receive Update on Oak Street Bridge Project. Motion made by Mr. Adams, seconded by Mr. Solinsky.

Mr. Costello stated the bridge work should be completed within 4-5 months. The work at Rt. 68 and 150 has been finished. They put the pavement down a couple of weeks ago. They finished about the same time as the Hall Avenue bridge over the Parkway.

Mr. Killen asked if the trucks will be able to clear the bridge over Rt. 5.

Mr. Costello replied my understanding of the Town's position was whatever the clearance was today that it would be no worse when the road was widened to 4 lanes. The clearance for north bound is 13'7" and south bound is 13'10".

Mr. Killen stated he was concerned that once the lanes are widened there are times the trucks will be where the lowest point of the bridge comes down. Is an average size truck going to clear the bridge?

Mr. Costello stated yes.

Mr. Zandri asked when we went out to contract on the Oak Street bridge was there any timetable set up?

Mr. Costello replied it was eight months. That's why the November 1 date is in there.

Mr. Zandri asked when we went out for the steel contract was there a timetable involved?

Mr. Costello responded we don't deal with the steel contractor. We deal only with the general contractor. There was a maximum time for the overall contract but there's no penalty clause in the contract.

Mr. Zandri asked have we learned anything by this problem that we've had on this bridge as far as maybe putting a penalty clause in future contracts. I would think that before I decided to tear a bridge down I would make sure that I would have all the parts required to construct it.

Mr. Costello stated we can certainly add a penalty clause but whether it will make a difference or not I couldn't say. We are in a market right now where there is a lot of demand for steel and steel fabrication. The only leverage we could use is to put a penalty clause in.

Mr. Zandri stated you could put in the spec that all the material would have to be on site prior to any demolition of the work. Then you shouldn't have a problem with any time frame. As far as the bridge on Rt. 5, it looks to me that the height of the road is the same as the existing center portion.

Mr. Costello replied according to the plans it's supposed to be pitched down towards the gutter.

Mr. Killen asked if the contractor is paid as the work is done, and we are expected to have the cash on hand, why can't we expect them to have the materials on hand.

Discussion Only - No Vote

ITEM 15. Consider Adoption of Resolution Authorizing Formation of Local Housing Partnership. Motion made by Mr. Adams, seconded by Mr. Parisi.

Mr. Adams read the attached resolution.

Mayor Dickinson stated this is a State program. The Chamber of Commerce has an advisory committee which has met with town officials maybe 4 or 5 times since this summer. There has been participation with the real estate community, representatives of the banks, developers, etc. Although there is still a great deal of work to be done, some good information developed regarding what potential changes would have to be made in planning and zoning regulations, what site plans would be necessary, what size projects might be possible or recommended, what type of single family home, what the price range might be. There's an awful lot of information that has been looked at and it really is time for a group to be formalized to allow more information to come in from the community and hopefully, in as short a period as possible, see an actual construction.

Mayor Dickinson stated we are looking for as many people to serve on this committee as are interested. This is one committee where it is probably advisable to have as many as possible.

Mr. Holmes stated he thought the potential benefits for Wallingford are going to be very positive. It's unfortunate that young people in this community are forced to leave the community because there is no affordable housing.

Mr. Bradley stated he was in favor of affordable housing. Who do you envision making up the Housing Partnership?

Mayor Dickinson stated all of those who participated from the Chamber have indicated an interest. Beyond the organization mentioned here, anyone who would be interested in serving. I want at least the number of organizations that are required by the State to be represented so that we would qualify under whatever may be the benefits of the State program.

Mr. Adams stated he was concerned with the definition of affordable housing. I sometimes get a little weary of entering into agreements with the State because when they start providing some funding it seems like they come in and have a lot more say than we would like.

Mayor Dickinson stated this does not represent an agreement with the State. This is purely a local partnership. The definition for affordable housing is not a single definition.

Mr. Killen asked are we talking making rentals available or making homes available to be bought.

Mayor Dickinson replied the initial inquiries that the Advisory Committee has engaged in have involved single family homes; looking to provide single family dwellings at an affordable cost. It is certainly possible that they may get into the rental area.

Mr. Killen stated I'm concerned that they'll start tinkering with planning and zoning to make these particular lots available simply because people do not have homes to live in and you'll then detract from those who worked hard to have their own homes. It is not fair to the person that worked to build their own homes if someone comes along and says I can't own my own home therefore the community has to allow me to build here.

Mayor Dickinson stated well certainly Planning and Zoning plays a role and at some point there potentially has to be a change in P&Z regulations to permit smaller lots, etc. But this partnership program cannot change regulations. The Planning and Zoning Commission would have to take up that issue. We don't want to see anyone hurt by this process, but I think the Town should make an effort to provide housing for those who can't afford to live in the community where they were raised.

Mayor Dickinson stated I hope to have a list of names by the next meeting and again we'll need secretarial support and minutes will be filed.

Mr. Parisi asked that a copy of the meeting minutes be sent to the Town Council.

Mr. Adams asked how much say does the Council have as far as the committee is concerned aside from confirmation of the appointments?

Mayor Dickinson replied anything they would recommend would have to be acted upon by other parties.

Mr. Adams asked the Mayor to send a copy of Public Act 88-305 to the Council.

Peter Gouveia, 39 Lincoln Drive, stated he was in favor of the resolution. Equal opportunity housing is nothing more than a cheap slogan if people, no matter how much they try, can never come up with money for a downpayment on a house or security deposit. This represents a tremendous opportunity because we have the government and public input as well as the private enterprise working together. He also suggested we don't limit ourselves to the options presented in the proposal. We should try to enhance this program with our own creative ideas.

Mary Lou Banks, 36 Bristol Street, stated her concern was that we do for the people of Wallingford first. She was also concerned that the town not become a city.

Edward Musso, 56 Dibble Edge Road, stated he agreed that we should do for the people of Wallingford first.

Mr. Solinsky asked if public funds would be used for this.

Mayor Dickinson replied there's no indication that public funds can't be, but there's no mandate either.

Mr. Solinsky stated we have people complaining about over development and we're asking more people to move into town, we have a sewer plant we can't hookup to because they want to extend the moratorium on it, we have a trash plant that's going to kill the people and we want more people to live here. I can support this resolution to bring out information and work with developers to get housing, but as far as a big impact of affordable housing in Wallingford I don't see it.

Edward Hintz, 55 Highland Avenue, stated affordable housing is for those who will work for a home. If you want something you'll work for it. There are about 600 condos on line in Meriden and Wallingford alone. In 1989 you'll see a housing crash in Wallingford and there might be a lot of condos to pick up at half price. I don't feel Wallingford should rush into the housing market right now. I am strongly against public housing without better regulations.

VOTE: Unanimous ayes; motion duly carried.

ITEM 17. Consider and Approve One-Year Contract for Microfilming and Computerized Indexing for the Town Clerk's Office.

Mr. Killen stated that Item 17 has been withdrawn.

Mr. Bradley stated he had prepared a package for the Council and submitted it for inclusion in the Council packet and it never arrived. This has happened before.

Mr. Killen replied I did have this run off yesterday and I was told it would be here. I didn't follow up on it. They will have it in time for the next meeting.

Mr. Zandri stated that if an item is to be withdrawn it should be done early in the evening because you might have someone out there that is waiting just for this one item.

ITEM 18. Discussion and Possible Action on Negotiations with CRRA Requested by Councilman Bradley. Motion made by Mr. Adams, seconded by Mr. Bradley.

Mr. Bradley stated the object of this proposal is not to undermine the opening of a trash plant. The purpose of this proposal is to get and win back something for the Wallingford residents. This is a three-point proposal.

Point 1 is to allow Wallingford residents to continue to carry their trash to the trash plant at no charge. As rubbish removal bills increase or become a burden it affords people the opportunity to carry it down there on their own if they so desire.

Point 2 is the \$1 million in compensation. The \$200,000 in the current contract that the Town is going to receive in lieu of taxes also includes that portion of Wallingford's tonnage. This is a hidden tax and the monies go back into the General Fund. I suggest that we take out Wallingford's tonnage and then apply a formula based on the other four towns, divided by the \$1 million, which would pay back about \$10 to the Wallingford residents. That \$10 would be applied to reduce the tipping fee for Wallingford residents.

Point 3 is to apply a 10% surcharge in lieu of taxes. This money would come back to the General Fund. This is applied against the tipping fee and also includes the tonnage from the other four towns. This not only brings money back but it's also an incentive for the other towns to reduce their tonnage, i.e., recycling.

The City of Hartford is now trying to renegotiate their contract with CRRA. They realize they got a raw deal. The monies they get back is a drop in the bucket. This will decrease not increase.

The land and building of the plant has an assessed value of \$2,078,000. Personal property is estimated at around \$9,000,000. This is tax exempt. If we were allowed to tax this, we would realize approximately \$300,000 on personnel property and \$325,000 on the land and building. The current contracts don't even come close to offsetting these figures.

I recommend we go forward with the \$1 million and also try to win back something for the residents of Wallingford.

Mr. Solinsky stated I don't know how they can take \$56 million and put it into a project and only come up with \$11 million of value.

Motion was made by Mr. Bradley to authorize the Mayor to carry forward the Three Point Proposal to the other four towns, the Policy Board and CRRA on any contract negotiations. Seconded by Mr. Zandri.

Mayor Dickinson stated you can ask for anything you want. Regarding the surcharge, for example, for a Council to budget a certain amount of money every

year in order to pay directly to Wallingford, what are you going to do if they don't budget it some year—sue them. Practically it just is not a very feasible approach.

Mr. Bradley asked how else could it be done?

Mayor Dickinson stated the bottom line is we want to provide a place to dispose of refuse at the lowest feasible cost. There is almost no way to treat Wallingford differently than others in the project for the reason that it makes it very attractive to falsify documents as to where the trash is coming from. Most haulers pick up in more than one community. If you are paying different rates given different places you're picking up, you're always going to pick the community that has the lowest rate. The entire nation is confronted with a garbage crisis.

We are looking to improve what money will be coming into the town. But if we chose mechanisms that only create avenues for those who want to falsify we are only going to hurt ourselves in the long run.

Mr. Bradley stated all I have heard is why it won't work. I have not heard any constructive comments on how we can make it work. I want to win back something for the residents of Wallingford. If you have another alternative I'd like to hear it.

Mayor Dickinson stated at the previous Council meeting there was discussion on what we were looking to achieve. I fully anticipate that we will see additional revenues and a more attractive situation for Wallingford, but I'm not going to engage in a public discussion of those items. If the Council feels they want to pursue your elements here, I'll pass on the information.

Mr. Killen stated we're talking about something that is a closed subject more or less. We can negotiate but as far as I can see nobody on this Council has told the Mayor he can really negotiate. We have said you can go and ask for this but you can grant nothing in return. I don't know how you negotiate that way.

Mr. Bradley stated but let's carry some points to the negotiating table. It may be rejected and we'll have to modify it, but let's take a strong stand. The Mayor was looking for input, I put forward my proposal, and I've heard no comments, questions or concerns.

Mr. Zandri stated Wallingford is in a position where we are renegotiating and we do have something that we can give them for what we are going to receive and that is our landfill. Without our landfill this project is not going to work. We are lucky to be in this situation of renegotiating. When this whole deal started the tipping fees were going to be \$23 per ton. What happened to that part of the bargain? Unless the terms are agreeable to the Town of Wallingford we can reject it.

Mr. Killen responded you may think you can but you asked again about what happened to the \$23 per ton. If you get all the things you and Ed are asking for and we get an operator that agrees to it all and he does what Vicon does and goes bankrupt then you're back to square one and you don't get it. That's what happened to our \$23 per ton. Those things happen.

Mr. Zandri replied the point is we are in a situation where we are renegotiating. And we're in a position to reject it.

Mr. Killen stated we are not renegotiating the entire aspect, we're renegotiating for an operator for the plant. We can reject the whole thing and take it over if you people care to be operators of the plant.

Mr. Zandri stated you can operate it or you can reject the whole thing and the Bank of Japan can take it over.

Mr. Killen replied the Bank of Japan is not going to take it over without a cost to us and to them.

Mr. Solinsky stated I think we would all like to see Wallingford get something more, but I agree with the Mayor we would have to maintain the same tipping fee for each town or we'd have problems. As it is now up until last year, if there was a neighboring town that had a lower tipping fee, everyone went there until they raised it.

Ron Gregory, 59 Hill Avenue, stated I'm sure Hartford is looking at Wallingford with envy at this particular time. The Policy Board agreement says specifically that each participating municipality must approve certain things. So if this town chooses not to approve it, it has some leverage. Any thing can be negotiated.

As far as the myth that one town can pay less or can't pay less, Ansonia has just contracted with a trash company not to burn. But all of Ansonia's garbage is going there free and every other participating municipality is paying. So any time I hear a Chief Executive Officer say we can't pay less, frankly, I don't know where they're coming from because all you have to do is look around Connecticut and you'll find towns are paying less.

Ed Bradley agonized over his points for weeks to try to come up with something that was fair. First of all, if all of the towns are going to pay \$10 more, you're taxing the people of Wallingford at the same time with a hidden tax and you're penalizing Wallingford for hosting this facility which many of the residents don't want in the first place.

From what I understand, except for Meriden who's trying to pollute our water, the other towns publicly seem receptive to negotiation. It's been reported they think it's fair for the host town to get more.

There's no big problem about collecting; you just collect it in the tipping fee that's paid by the other four towns. If you don't pay the tipping fee, you don't dump your garbage.

I think Mr. Bradley's proposal is fair. It bothers me that the Town Manager in Meriden aggressively speaks out for his town and the Mayor elected in Wallingford says I can't do it. If the Mayor is reluctant to renegotiate, then send in a new negotiator.

Town Council Meeting Minutes

- 17 -

December 13, 1988

Mr. Killen stated we're saying to the Mayor go up and ask for this, this and this. And after he calls each town and each says no, he comes back and says that's it. That's what we're asking him to do. Is that your idea of negotiation?

Mr. Gregory stated I think at the very least our Chief Executive should go and ask the best for the people. I haven't seen that. Please consider Mr. Bradley's proposal - it's a fair one.

Edward Musso, 56 Dibble Edge Road, stated he was against the proposal.

VOTE: Mr. Holmes, Mr. Parisi, Mr. Solinsky and Mr. Killen voted no. Mr. Adams, Mr. Bradley, Mr. Doherty and Mr. Zandri voted yes. Motion Did Not Carry.

Mr. Parisi stated I just want to acknowledge that this document does show a lot of work on the part of Mr. Bradley. It was just a little more than I was comfortable with.

ITEM 19. Approve Town Council Minutes of November 22, 1988. Motion made by Mr. Doherty, seconded by Mr. Solinsky.

VOTE: Mr. Killen passed; Mr. Holmes was absent; all other ayes; motion duly carried.

Mr. Killen announced that according to the Town Attorney the claim under Executive Session can be settled in the open.

ITEM 20. Settlement of Claim - Requested by Town Attorney.

Attorney Mantzaris stated I have discussed this with Chief Bevan and have determined the man did in fact do this work for the Town of Wallingford Police Department and also supplied us with a breakdown of the time he spent on the job. I had the Chief review this and he agreed that it was appropriate. We feel it should be paid. The claim is for \$1,505 for work done by Mr. Betz. He drew up specs for the Town and they were put out as part of the bid document.

Mr. Zandri asked is there was any signed contract/agreement and were fees discussed? What if the bill was \$10,000?

Chief Bevan stated no there was no contract.

Mr. Killen asked if there was a purchase order. How do we follow up on our bookkeeping if we have people doing jobs without a purchase order?

Attorney Mantzaris replied no there wasn't.

Mayor Dickinson stated the Police Department requested information from Mr. Betz to correct the air conditioning problem. He went in and did his work in order to come up with what he recommended. He wants to be paid for the time he spent in coming up with the recommendation. Legally, given the fact that we asked him to do that work, I don't know how we can tell him we're not going to pay him for it. He was authorized by the Police Department to do that work.

There have been other similar cases where people have not billed for the time they spent in devising an estimate. On this one we have someone that wants to make a claim. I'm not aware of the argument that would enable us to win if this becomes a Small Claims issue.

Mr. Killen stated Mr. Betz was familiar with our system and he should have been aware that our Town requires a purchase order.

Mr. Parisi stated I think it should be paid, but I would hope that the point is made tonight that this type of claim doesn't happen again.

Motion was made by Mr. Adams to approve settlement of claim of \$1,505 to be paid out of the Town Attorney's Claims Account. Seconded by Mr. Solinsky.

Mr. Zandri asked that a letter be sent along with this to make sure that they are aware not to start any work without a purchase order next time.

Chief Bevan said he will see that a letter is sent.

VOTE: Mr. Bradley and Mr. Holmes were absent; all other ayes; motion duly carried.

CORRESPONDENCE

Mr. Killen stated the only correspondence he had was a card from Tim Sweeney and the Cook Hill Fire Department.

Motion to adjourn was made by Mr. Parisi, seconded by Mr. Solinsky.

VOTE: Unanimous ayes; motion duly carried.

Meeting adjourned at 10:50 p.m.

Meeting recorded and transcribed by:
Katrina M. Manley, Council Secretary

Approved:

Albert E. Killen
Albert E. Killen, Chairman

January 10, 1989
Date

Kathryn J. Wall
Kathryn J. Wall, Town Clerk

January 10, 1989
Date

15

WALLINGFORD PUBLIC SCHOOLS

18 KONDRACKI LANE

WALLINGFORD, CONNECTICUT 06492

TELEPHONE (203) 265-2831

1988 DEC 13 P 1:24

RECEIVED
MAYOR'S OFFICE

ASSISTANT SUPERINTENDENTS
Vincent Inglese - Personnel
Ext. 283
Celia Tenerowicz - Instruction
Ext. 203

SUPERINTENDENT
Robert Nicoletti, Ph. D.
Ext. 205

December 13, 1988

Mr. Albert E. Killen, Chairman
Wallingford Town Council
Municipal Building
Wallingford, CT 06492

Dear Mr. Killen:

At the meeting of December 12, 1988, the Wallingford Board of Education voted to participate in an employee assistance program offered by the Meriden-Wallingford Hospital. This is a program in which the Town is already involved.

As did the Municipality prior to entering into an agreement with Meriden-Wallingford Hospital, the Board wishes to be placed on the Town Council agenda for the purpose of seeking a waiver for placing this service out to bid.

Please let me know at your earliest convenience when this item will be placed on the agenda of the Council meeting.

Enclosed is a copy of the Meriden-Wallingford Employee Assistance Program proposal.

At the meeting I shall have other copies available for other Council members who may be interested in examining a copy.

Thank you for your attention to the above request.

Sincerely yours,




Vincent L. Inglese
Assistant Superintendent for Personnel

VLI:dmb

Enclosure (1)

cc: Mayor William W. Dickinson, Jr.
Mr. Roger E. Rivers, Board of Education Chairman
Dr. Robert Nicoletti, Superintendent of Schools
Mr. Stanley Seadale, Personnel Director
Mrs. Anne Eckard, Personnel Administrative Assistant





Town of Wallingford, Connecticut

189 JAN 16 7 18 89

RECEIVED
MAYOR'S OFFICE

16
JOHN J. COSTELLO, P.E.
TOWN ENGINEER

DEPARTMENT OF ENGINEERING
29 TOWN FARM ROAD
WALLINGFORD, CONNECTICUT 06492
TELEPHONE (203) 294-2035

January 16, 1989

Mayor William W. Dickinson, Jr.
OFFICE OF THE MAYOR
Wallingford Town Hall
45 South Main Street
Wallingford, CT 06492

Re: Replacement of Ward Street Extension Bridge
over Wharton Brook

Dear Mayor Dickinson:

In response to the Purchasing Agent's request for consultant proposals, we received 14 proposals from interested consultants to prepare plans and specifications for the replacement of the Ward Street Extension bridge over Wharton Brook. A previous structural inspection resulted in a recommendation that the entire structure be replaced because of visual evidence of substructure settlement and other signs of distress in the existing structure.

The request for proposals asked for specific recommendations for a new bridge deemed most appropriate for this location. This then formed the primary basis for our review and ranking of the proposals submitted. The proposal which indicated the most thorough review of existing conditions and the best engineering solution to those conditions, including alternatives, was ranked the highest. Several proposals were not inclusive and did not include such items as topographic survey or utility relocation. Other proposals were not specific in their recommendations.

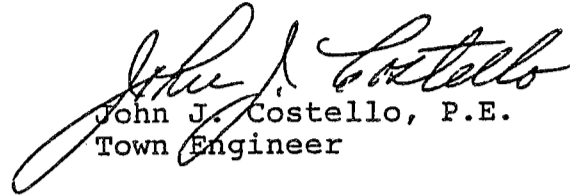
Subsequent to the review of the proposals on a technical basis, the consultants' estimated fees, which were submitted in separate envelopes, were opened by the Purchasing Agent. Attached hereto is an alphabetic listing of the proposals received, the rank assigned to each proposal in descending order, and the consultant's estimated fee.

After a careful review of the proposals and fee estimates, it is our recommendation that the design contract be awarded

J. N.

to Macchi Engineers of Hartford. If you agree, we respectfully suggest that you include a request for waiver of formal bids and award of the contract to Macchi Engineers on the next Town Council agenda.

Very truly yours,


John J. Costello, P.E.
Town Engineer

JJC/vm
Enc.

cc: File-Proj. No. 341-88
Donald T. Dunleavy, Purchasing Agent

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January 9, 1989

Mr. Bert Killen
Chairman
Wallingford Town Council

Dear Bert:

This letter is to inform you and the Town Council of my resignation from the Planning and Zoning Commission, effective on January 10th.

It has been at times a rewarding and always a challenging experience as a member, vice chairman and chairman. It has also been my way of fulfilling the duty of service to one's town and country which I feel all citizens at least once in their adult lives should perform.

I want to thank the Town Council and the Town's Republican Party for giving me the opportunity to serve in this way.

Sincerely yours,


Henry E. Toman