

TOWN COUNCIL MEETING

APRIL 23, 1991

6:30 P.M.

NOTE CHANGE IN TIME OF MEETING DUE TO ITEM #2

1. Roll Call & Pledge of Allegiance
2. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Pending Litigation
Report Out from the Golf Committee on the Market Demand Study by the National Golf Foundation as requested by Council Member Holmes
4. Discussion and Possible Action to Authorize the Mayor to Enter into a Contract with the National Golf Foundation to Proceed with Phase II and Phase III of the Municipal Golf Course Study as requested by Council Member Holmes
5. Consider and Approve the Release of Funds Necessary for Phase II and Phase III of the Municipal Golf Course Study as requested by Council Member Holmes
6. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.
7. SET A PUBLIC HEARING on an Ordinance Establishing a Code For Rental Housing For the Town of Wallingford - #155
8. Consider and Approve Transfer of Funds (11) Within the Fire Department
 - a. \$2,000 from General Wage to Union Business Replacement
 - b. \$600 from Safety Clothing & Equip. to Building Supplies
 - c. \$3,000 from General Wage to Vacation Replacement
 - d. \$445 from Paramedic Bonus to Laundry
 - e. \$1,300 from General Wage to Utilities
 - f. \$4,000 from General Wage to Maint. of Vehicles #2032-500-5000
 - g. \$500 from Tires & Tubes to Maint. of Vehicles #2031-500-5000
 - h. \$500 from Tires & Tubes to Maint. of Vehicles #2037-500-5000
 - i. \$500 from Tires & Tubes to Maint. of Vehicles #2036-500-5000
 - j. \$412 from Tires & Tubes to Maint. of Vehicles #2038-500-5000
 - k. \$500 from Tires & Tubes to Maint. of Vehicles #2039-500-5000
9. Consider and Approve Transfer of Funds (3) Within the Public Works Department
 - a. \$6,000 from Waste Disposal Composting to Utilities - Town Hall
 - b. \$450 from Salt Supplies to Maint. Heating System
 - c. \$1,920 from Waste Disposal Composting to HVAC System Maint.
10. Consider and Approve a Transfer of Funds in the Amount of \$50,000 from Ins. Employees Blue Cross to Self-Insured Workers' Compensation - Risk Manager

(OVER)

11. Consider and Approve Tax Refunds (#196-204) in the Amount of \$10,900.16 - Tax Collector
12. Consider and Approve Tax Refunds (#205-206) in the Amount of \$217.23 - Tax Collector
13. Consider and Approve a Transfer of Funds in the Amount of \$110.00 from Social Svs Contrib. SSBG Food Program to Maintenance of Equipment - Town Clerk
14. Consider and Approve a Transfer of Funds in the Amount of \$14,500 from Contingency Reserve for Emergency to Professional Services A & E Conceptual Design - Comptroller's Office
15. Consider and Approve a Transfer of Funds in the Amount of \$425.00 from Office Furniture to Date Stamp - Mayor's Office
16. Consider and Approve a Transfer of Funds in the Amount of \$250.00 from Advertising to Housing Partnership Comm. to Cover Additional Cross Tabulations Needed to Finalize the Affordable Housing Survey - Planning & Zoning
17. Remove from the Table to Consider and Approve the Waiver of Public Bid and Authorization for the Mayor to Execute a Lease with Mr. Kondracki for the Satori Parcel of Land - Program Planner's Office
18. Consider and Approve the Waiving of the Bid for Architectural Services Required for the Relocation of the Board Offices to Sheehan High School - Requested by Superintendent Cirasuolo
19. Consider and Approve the Naming of the Building Committee for 88 S. Main Street
20. Discussion and Possible Action and Approval of Funding for the Costs Associated with the Renovation/Relocation of the Structure Located at 88 S. Main Street
21. Executive Session Pursuant to Section 1-18a(e)(4) of the CT. General Statutes to Discuss the Possible Purchase/Sale of Property
22. Approve and Accept the Minutes of the January 22, 1991 Town Council Meeting

TOWN COUNCIL MEETING

APRIL 23, 1991

SUMMARY

<u>Agenda Item</u>	<u>Page No.</u>
Consent Agenda - Items #8b, 8j, 8k, 9a, 12, 13, 15, 16, 22	1
2. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Pending Litigation	1
3. Report Out From the Golf Committee on the Market Demand Study by the National Golf Foundation	7 - 10
4. Authorize the Mayor to Enter Into a Contract with the National Golf Foundation to Proceed with Phase II and Phase III of the Municipal Golf Course Study	10
5. Approve an Appropriation of Funds in the Amount of \$8,000 to Fund Phase II and Phase III of the Municipal Golf Course Study	10 - 11
6. PUBLIC QUESTION & ANSWER PERIOD - 7:30 P.M.	7
7. SCHEDULE A PUBLIC HEARING for May 14, 1991 at 8:00 P.M. on an Ordinance Establishing a Code For Rental Housing For the Town of Wallingford - #155	11
8a. Approve a Transfer of Funds in the Amount of \$2,000 to Union Business Replacement - Fire Dept.	11
8c. Approve a Transfer of Funds in the Amount of \$3,000 to Vacation Replacement - Fire Dept.	11 - 12
8d. Approve a Transfer of Funds in the Amount of \$445 to Laundry - Fire Dept.	12
8e. Approve a Transfer of Funds in the Amount of \$1,300 to Utilities - Fire Dept.	12
8f. Approve a Transfer of Funds in the Amount of \$4,000 to Maint. of Vehicles - Fire Dept.	13
8g. Approve a Transfer of Funds in the Amount of \$500 to Maint. of Vehicles - Fire Dept.	13
8h. Approve a Transfer of Funds in the Amount of \$500 to Maint. of Vehicles - Fire Dept.	13
8i. Approve a Transfer of Funds in the Amount of \$500 to Maint. of Vehicles - Fire Dept.	13 - 14

<u>Agenda Item</u>	<u>Page No.</u>
9b. Approve a Transfer of Funds in the Amount of \$450 to Maint. of Heating System - Public Works	14
9c. Approve a Transfer of Funds in the Amount of \$1,920 to HVAC System Maint. - Public Works	14
10. Table a Transfer of Funds in the Amount of \$50,000 to Self-Insured Workers' Compensation - Risk Manager	14 - 15
10. Remove from the Table and Approve a Transfer of \$38,000 to Self-Insured Workers' Compensation - Risk Manager	18
11. Approve Tax Refunds (#196-204) in the Amount of \$10,900.16	16
14. Approve a Transfer of Funds in the Amount of \$14,500 to Professional Services - A&E Conceptual Design for Community Pool	15 - 16
17. Remove from the Table and Approve the Waiver of Public Bid and Authorization for the Mayor to Execute a Lease with Mr. Kondracki for the Sartori Parcel of Land	2 - 4
18. Approve the Waiving of the Bid for Architectural Services Required for the Relocation of the Board Offices to Sheehan High School	4 - 7
19. Approve the Naming of the 88 S. Main Street Building Committee	16 - 17
20. Table Approving the Funding for the Costs Associated With the Renovation/Relocation of the Structure Located at 88 S. Main Street	17
21. Executive Session Pursuant to Section 1-18a(e)(4) of the CT. General Statutes to Discuss the Possible Purchase/Sale of Property	17

WAIVE RULE V

To Approve a Settlement in the Case of Orchard Properties vs. the Town of Wallingford by Payment of \$510,000 and to Schedule a Public Hearing for May 14, 1991 on an Ordinance Appropriating \$510,000 for the Settlement of Orchard Properties vs. the Town of Wallingford 1

TOWN COUNCIL MINUTES

APRIL 23, 1991

7:00 P.M.

A meeting of the Wallingford Town Council was held on Tuesday, April 23, 1991 at 6:30 P.M. in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order at 6:35 P.M. by Chairman Albert E. Killen. All Council Members answered present to the Roll called by Town Clerk Kathryn J. Wall with the exception of Mr. Bradley. Mayor William W. Dickinson, Jr.; Town Attorney Janis Small and Comptroller Thomas A. Myers were also present.

ITEM #2 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Pending Litigation

Motion was made by Mr. Holmes to Move Into Executive Session, seconded by Mr. Zandri.

VOTE: Bradley was absent; all others, aye; motion duly carried.

Motion was made by Mr. Holmes to Exit the Executive Session, seconded by Mr. Zandri.

VOTE: Bradley was absent; all others, aye; motion duly carried.

The meeting was then opened to the public and the Pledge of Allegiance was given to the Flag.

Motion was made by Ms. Papale to Waive Rule V for Settlement of Litigation, seconded by Mr. Parisi.

VOTE: Bradley was absent; all others, aye; motion duly carried.

Motion was made by Ms. Papale to Approve a Settlement in the Case of Orchard Properties vs. the Town of Wallingford by Payment of \$510,000 Which Will Also Serve to Settle the Injunction Case Involving the Same Parties Now Pending in the Superior Court in Meriden, seconded by Mr. Parisi.

VOTE: Bradley was absent; Solinsky & Killen, no; all others, aye; motion duly carried.

Ms. Papale made a motion to Schedule a Public Hearing for May 14, 1991 on An Ordinance Appropriating \$510,000 for the Settlement of Orchard Properties Vs. the Town of Wallingford A Legal Action Instituted in Connection with the Eminent Domain Acquisition by the Town of Real Property on Alexander Drive and Authorizing the Issuance of \$510,000 Bonds of the Town to Meet Said Appropriation and Pending the Issue Thereof, the Making of Temporary Borrowings For Such Purpose. It will be held at 7:45 P.M.

VOTE: Bradley was absent; Solinsky, no; all others, aye; motion duly carried.

April 23, 1991

Ms. Papale made a motion to Place the Following Items on the Consent Agenda:

ITEM #8b Consider and Approve a Transfer of Funds in the Amount of \$600 from Safety Clothing and Equip. Acct. #2031-400-4820 to Building Supplies Acct. #2032-400-4260 - Fire Dept.

ITEM #8j Consider and Approve a Transfer of Funds in the Amount of \$412 from Tires and Tubes Acct. #2038-400-4520 to Maintenance of Vehicles Acct. #2038-500-5000 - Fire Dept.

ITEM #8k Consider and Approve a Transfer of Funds in the Amount of \$500 from Tires & Tubes Acct. #2038-400-4520 to Maintenance of Vehicles Acct. #2039-500-5000 - Fire Dept.

ITEM #9a Consider and Approve a Transfer of Funds in the Amount of \$6,000 from Waste Disposal Composting Acct. #001-5060-600-6540 to Utilities - Town Hall Acct. #001-5200-200-2010 - Public Works

ITEM #12 Consider and Approve Tax Refunds (#205-206) in the Amount of \$217.23 - Tax Collector

ITEM #13 Consider and Approve a Transfer of Funds in the Amount of \$110.00 from Social Svs. Contribution SSBG Food Program Acct. #3070-600-6882 to Maintenance of Equipment Acct. #001-6030-500-5200 - Town Clerk

ITEM #15 Consider and Approve a Transfer of Funds in the Amount of \$425.00 from Office Furniture Acct. #001-1300-999-9902 to Date Stamp Acct. #001-1300-900-9904 - Mayor's Office

ITEM #16 Consider and Approve a Transfer of Funds in the Amount of \$250.00 from Advertising Acct. #001-7010-400-4100 to Housing Partnership Comm. Acct. #001-1300-900-9041 - Planning & Zoning

ITEM #22 Approve and Accept the Minutes of the January 22, 1991 Town Council Meeting

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

Motion was made by Ms. Papale to Move Agenda Items #17 & 18 Up To The Next Order of Business, seconded by Mr. Parisi.

VOTE: Bradley was absent; all others, aye; motion duly carried.

ITEM #17 Remove from the Table to Consider and Approve the Waiver of Public Bid and Authorization for the Mayor to Execute a Lease with Mr. Kondracki for the Sartori Parcel of Land - Program Planner's Office

Motion was made by Ms. Papale, seconded by Mr. Parisi.

Atty. Adam Mantzaris stated that Gary Kondracki, the prospective lessee and his wife were present this evening. The lease previously

April 23, 1991

distributed outlines the situation whereby a farmer might hay the area or plant it.

Mr. Kondracki hays the area for these particular parcels and would be obliged to perform those requirements set out in the Soil Conservation Service document marked Exhibit C. Adam went on to say that people from the Soil Conservation Service and Inland Wetlands, the Town Planner, Mr. Kondracki and Mr. Roe, Program Planner have walked these parcels and that is how it came that the Town has these recommendations from the Soil Conservation Service as to how the land ought to be kept up so it retains its heirability. The last page of the lease, Exhibit D, those are items of work that the lessee has offered to perform on these lots in lieu of dollar payment for rental for this acreage. The adoption of the Conservation Commission's recommendations with regards to fertilization and haying and Mr. Kondracki has agreed to take care of the lots in accordance with those recommendations. He has agreed to the mowing of the parcels in Exhibit D for appearance and to deter vermin and other wildlife.

Mr. Zandri had a problem with extending this agreement since the original agreement was made with the owner of the property.

Mayor Dickinson explained that the original owner had a life use clause following the sale of his farm. Mr. Kondracki would like to continue with what he has done over the past eleven years with the late Mr. Sartori and his property.

Mr. Parisi gave a brief history of how this arrangement came to pass. The point with this agreement was to give everyone an opportunity, because it is public land, to have access to the land and, based on what their need was or what they were willing to give, it kept it out of the private arena and made it a public effort. He was surprised that this land went eleven years with being subjected to public bid. That was probably due to Mr. Sartori who was instrumental in the land being purchased at a fair price by the Town. He wanted everyone to understand that the arrangement did not have anything to do with the present. It has to do with the past when this problem first arose. He respected what Mr. Kondracki was trying to do and has offered to do in his proposal but he felt that it should probably go out to bid. If land is as poor as stated, there should not be a great deal of competition.

Mr. Holmes pointed out that there is an escape clause built into this lease for both parties.

Mr. Gouveia was disappointed that the Town Attorney's Office did not provide the Council with enough time to review the lease. It was given to them the night prior to the meeting. He was concerned because the land was located near McKenzie Reservoir and any water runoff would flow into the river that flows from the reservoir. He asked if there were any guarantees that would protect against the use of pesticides or chemicals?

April 23, 1991

Atty. Mantzaris stated that he was told no chemicals or fertilizers are used and referred to Exhibit A of the lease (see copy of lease attached). It does not seem to cover pesticides. Atty. Mantzaris suggested that the lease can be approved with the condition that Mr. Kondracki not use any pesticides in any of his process.

Mr. Gouveia asked that that statement appear in the contract.

Mr. Solinsky asked how many acres of useable land is there?

Atty. Mantzaris stated, approximately twenty-five acres.

Mr. Edward Musso, 56 Dibble Edge Road stated that he felt that the Town is getting away cheap by letting Mr. Kondracki farm the land. "If it doesn't work, next year give him the boot". (applause)

Mr. Holmes stated that he was willing to proceed with this and at a future meeting reassess the charges that are being remedied against the other property users.

Mr. and Mrs. Kondracki had contacted the other property owners to see if they were interested in farming the land and they were not. The Kondracki's just want to farm for hay and keep the appearance of the property up.

VOTE: Bradley was absent; Zandri, no; all others, aye; motion duly carried.

ITEM #18 Consider and Approve the Waiving of the Bid for Architectural Services Required for the Relocation of the Board Offices to Sheehan High School - Requested by Superintendent Cirasuolo

Ms. Papale read correspondence into the record from Dr. Cirasuolo, Superintendent of Schools.

Motion was made by Ms. Papale, seconded by Mr. Parisi.

Dr. Cirasuolo stated that a letter of intent from the Center of Architecture in Wallingford was distributed to the Council this evening. Basically they (Center for Architecture) would do the design and development, the construction documents, handle negotiation services in cooperation with the Town Purchasing Department and do construction contract administration services for a flat fee of \$10,000. There will be no additional charges for change orders or anything of that type. Included in that fee would be attendance at all of the Board of Education Meetings as required, committee meetings as required, one job meeting per week during the construction phase, any additional meetings per week during the construction phase will cost \$55 per hour per person attending the meetings. It is the Board's expectation that it will not be necessary to have more than one job meeting per month during the construction phase of this project. The Board was pleased with the letter of intent because it is well within the normal percentage total project as charged by architects. Also it is not a percentage proposal. It is a flat fee proposal so that if there are any change

April 23, 1991

orders, there are no additional costs for architectural services. That tends to make the architects very careful about approving change orders. They act more as agents for the owners. The Board is attempting to keep all of its options open in terms of space for next year. One of the options indicates support for the feasibility study for Yalesville as an office because that would be a viable option if it turns out that that is something that can be done and done by next September. One of the other options is for the Board to move to Sheehan. They have looked at it in terms of being able to house themselves there, it is their judgement that they should go there without disrupting the educational program that is there.

The Center for Architecture was retained by the Board of Ed to perform a feasibility study to see whether from a construction point of view a move could be accomplished within the \$200,000 allocation that is in the Board's budget request and included in that would not only be the work at Sheehan but the work at Stevens to retrofit that space so it can be used for instructional space. The report indicated that the move could be made within the \$200,000 limit. They would take up ten classrooms at Sheehan. The program that are in those classrooms can be relocated to other parts of the school without any serious disruption of the educational facility. The Board's projections over the next ten years is that the elementary population will increase approximately 800 students. The Board has an interest in trying to facilitate a program with the least amount of purchasing or leasing of temporary classrooms. If the central offices could be moved out of Stevens and put someplace else, we make available five additional classrooms at Stevens School. The Board is basically asking that the bid waiver be approved in order for them to keep that option alive. If they have to go through the normal procedure they will add an additional six weeks to the process, which would not provide them enough time to be ready by September. By awarding this bid it cuts approximately six weeks out of the project and frees up the additional time for construction.

s. Papale's concern is that last week the Council decided to put money to perform a feasibility study to see if the Yalesville School would be a place to move the central offices. At the same time the Board is requesting the Council to spend money on an architectural firm to go in and see if Sheehan High School would be feasible, to see what it would cost...we are looking at two different options. She asked what would happen if after the feasibility study for Yalesville School is complete and the Council decides that is the proper place to go? Is it possible to wait thirty days before waiving the bid for this firm until the Council receives the study back for Yalesville School?

Dr. Cirasuolo felt that the time constraints were too tight at this point in time.

Mayor Dickinson stated that there was no way that Yalesville School could be ready by September.

April 23, 1991

Mr. Zandri stated that he will have to vote against this because he feels that the Board is not looking at all the options and giving Yalesville School a fair shake. He went on to say that if the Board would be willing to wait to award the bid until the feasibility report is in, then he will vote in favor of this item this evening. Otherwise, he will not.

Mayor Dickinson stated that it appears the real issue is, what happens in September? If the only feasible route to go practically is to have Sheehan ready, then that should be identified and avoid sacrificing that. If the Council still wishes to go with the study in Yalesville, that does not mean it is meaningless, that information could be utilized sometime in the future. He could not represent that it wouldn't be useful. He did not think that we should pretend that by maintaining options now, we are going to serve any practical purpose. The practical purpose has to be to resolve an issue for September and he did not think that options are worth sacrificing that. (applause)

Gretchen Morzinsky of the Stevens School P.T.O. presented the Chairman with signatures from the parents supporting the waiving of the bidding process and expressed the Board of Ed's wish to have the Council support the waiving of the bid process so that they may obtain five classrooms that are needed for the children next year.

Edward Musso, 56 Dibble Edge Road voiced his opposition to the Board of Ed wanting to spend money on "plush offices". He felt that if the teachers did their job correctly additional teachers would not be needed for those students with learning disabilities. He wants to leave the central offices where they are.

Deborah Bozzi, 17 Bayberry Drive spoke out in favor of the bid waiver. She has a son who is a first grader at Stevens School and does not want him crowded into a class of thirty or more children next year. She is against having portables added to the school taking away valuable playground space that the children need. She wants her child to have a library that can accommodate new titles. She wants the Board offices in Sheehan so that Stevens School will have the space to give the children the best education possible.

Penny Losi, 1327 Durham Road and Rock Hill School parent, spoke out in favor of the bid waiver. She was in favor of using Sheehan School for the offices. She felt it was too expensive to re-open Yalesville School.

Donna Lange, 88 Sieter Hill Road addressed Ms. Papale's concerns surrounding the addition of temporary classrooms at Stevens School. She pointed out the cost of leasing portables for five years (\$225,000) and stated that it would be more expensive than the move to Sheehan. There would be nothing to show for our money after that time passed, whereas Sheehan and Stevens both would be improved.

Mr. Holmes felt that the Council should proceed ahead with the bid waiver and feels that the Council would be throwing good money after bad with the Yalesville School option.

April 23, 1991

VOTE: Bradley was absent; Zandri, no; all others, aye; motion duly carried.

PUBLIC QUESTION AND ANSWER PERIOD

Edward Musso, 56 Dibble Edge Road stated that he was not happy with the fact that the exterior doors to the building are locked and it is difficult for anyone from the public to attend the meetings (it must be noted that, for security reasons all exterior doors are locked at 5 P.M. with the exception of the sliding double doors located at the southwest corner of the building). He also doesn't like the fact that he is not allowed to speak his mind, he is stifled in the length of his rebuttal to an issue.

ITEM #3 Report Out from the Golf Committee on the Market Demand Study by the National Golf Foundation as requested by Council Member Holmes

Mr. Holmes, Chairman of the Golf Course Study Committee thanked the members of the committee, Susan Duryea and Robert Parisi for their constructive comments and input into the first phase of the study. He gave a presentation to the Council condensing the National Golf Corporation's Golf Market Analysis. Copies were available for the public at this meeting.

The Sartori property is the site that is being considered for the municipal golf course. NGC consultants Richard Singer and Mike Russell spent three days on site reviewing the market areas. These areas were established by determining the number of miles an average golfer is willing to travel and the length of time they are willing to spend to travel to a course. These parameters created the areas from which a Wallingford course would be able to consistently draw players from. NGC feels that a meticulously maintained and efficiently operated facility will draw golfers from Wallingford, others within an eight mile radius of the site and still other golfers within an eight to fifteen radius of the site. Analysis of the median age and income of these three market areas were also performed. The NGF (National Golf Foundation) has determined that the participation level of golf in Connecticut is 10.6% of the residents over the age of five. These residents play an average of 14.9 eighteen hole rounds of golf per year. By using that data it is possible for the NGF to calculate the level of demand that exists in the three markets. There is a demand for 61,775 rounds of golf per year from within the Town of Wallingford; market two demand (within an eight mile radius), 282,847 rounds of golf per year, and in the third market area (eight to fifteen mile radius) demands 813,431 rounds of golf. The projected figures out to 1995 is 63,645; 293,944 and 837,431 rounds of golf per year, respectively. To accurately determine the feasibility of constructing a course, an account of competing golf facilities was made. The NGC visited or contacted sixteen public or semi-private facilities in the area. Additionally, two new facilities are in the planning stages within the expanded market areas. Hunter's Golf Course in Meriden, Meriden Municipal Course, Laurel View Country Club in Hamden, New Haven Municipal Course, Lyman Meadows in Middlefield, Timberland in Berlin, Pine Valley in South-

April 23, 1991

ington, Pilgrim's Harbor in Wallingford and Meadowbrook Course in Hamden were determined to have the greatest impact on a public golf facility in Wallingford. A total of 333,000 eighteen hole rounds were played at these courses in 1990. Fees being charged by these courses were also studied. The low end runs from \$17-\$23 for weekend green fees and cart rental, the high end; \$27-\$33. Using the previous information, the consultant team determined the market share for a course in Wallingford. This was done by comparing the projected demand to the golf rounds currently being supplied in the golf markets. The comparison shows that an unmet demand of 41,775 rounds of golf per year exists within the Wallingford market alone. Market area two (within an eight mile radius) has an unmet demand of 65,847 rounds. Using this information the consultants formulated the number of rounds the Town can expect for a proposed course and projected it out for five years. The first year can expect 32,000 rounds, 38,000 the second year, 44,000 rounds the third year, 48,000 the fourth year, and 50,000 rounds of golf can be expected in the fifth year. In conclusion, the consultants are recommending the addition of a new, high quality golf course at the proposed site in Wallingford. If the Council approves funding for phases II and III, the economics of the project will be studied.

Mr. Gouveia stated that he would have a problem at this time supporting a golf course in Town that would require taxpayers funding it. Especially in the light of the economic situation we are in. If it is self-sufficient, he had no problem at all with it, but if it comes back showing that it will cost the Town money to run it, at this point in time, he could not support it.

Mr. Holmes appreciated Mr. Gouveia's opinion. Mr. Holmes stated that he would not have advanced the issue early on if he believed it would be a financial burden on the taxpayers.

Mr. Parisi stated that point was made very clear through each Golf Committee Meeting.

Mr. Killen asked Mr. Holmes to explain what Phase II and III entails.

Mr. Holmes explained that Phase II an investigation will be made of the suitability of the proposed site for development. The following areas will be analyzed; site suitability, drainage, irrigation systems, course design, construction costs review, summary of cost estimates, soft construction costs and hard construction costs. Phase III is the financial analysis. Depending on the results of Phase I and II, a cash flow analysis for the proposed course developments and a projection of the initial five years of operation will be performed.

Mr. Killen felt that NGC was very repetitious in their aspect of recommending Phases II & III be performed. He stated that more information could have been contained in Phase I that would have helped him make a better decision on this issue.

Mr. Solinsky asked who would be managing the course?

Mr. Holmes responded that, based on observations of other courses, it would be wise to have a separate department that would manage the course, i.e., a golf commission. He would look to the NGC for their expertise in recommending what the setup should be.

Atty. Small asked who is choosing the architect?

r. Holmes stated that, with Phase II, NGC will supply the architect.

Atty. Small felt that the language needed to be cleared up in the contract. She did not feel that was clearly stated.

Edward Musso, 56 Dibble Edge Road stated that the children in Town are given everything, why not give the "oldsters" something for a change (applause) but they must pay for what they want. If it runs a deficit, he does not want to have to pay for it.

Lester Slie stated that Meriden made a mistake with spending so much on the clubhouse/restaurant. Wallingford resident golfers are not looking for anything more than what is similar to a two-car garage. A small pro shop that sells hot dogs and hamburgers is sufficient. He stated that numerous colleagues of his feel the same way. They want the money spent on the greens, not a fancy clubhouse.

Salvatore Falconieri, 281 Grieb Road spoke in favor of the course and stated that the analysis shows the course will make at least \$320,000 per year minimum.

Kevin Turco, 563 Woodhouse Ave., member of the Lyman Hall Golf Team, addressed the Council to state that he wants a golf course in his Town to play golf on.

ohn Walworth, 28 Laurelwood Drive asked, where do we go after Phase III?

Mr. Holmes responded that he would request a building committee be established to go ahead with the necessary steps to get the course in.

Mr. Walworth then asked, if the NGC is incorrect in their predictions, what happens then?

Mr. Holmes answered that, in this area there is a good track record of what courses annually draw and you can see the percentages go up every year. The data developed by NGC indicates the amount of time that people are willing to travel to get to a good course.

Mr. Walworth, a member of the Park and Recreation Commission, stated that the commission had a concern that there is close to \$225,000 worth of donated services and municipal expenditures in the fields being considered for the course. Those fields are currently serving

April 23, 1991

the youth of this Town. There is a need to serve all sectors of society with recreation he admitted, but he wanted to make sure we were not taking away from the youth. He asked, how can NGC determine the soil characteristics, wetlands, cross-sectioned areas for earth excavation, etc., within a very small number and still do a benefit cost analysis, ten year projections, maintenance, life of the course, etc.? It is a very low price to do a lot of work that should be accurate.

Mr. Holmes answered that the primary responsibility would be with the architect to see that all those factors are considered.

Mr. Walworth: They will use general rule of thumb costs? And will that be taken into consideration in the conclusion of the study?

Mr. Holmes: Yes. They will act in a conservative nature.

Rosario Morganti, 85 High Street asked if the plans developed approximately eleven years ago when the ground was plowed over could be used again?

Mr. Holmes answered that the area has to be shifted from its proposed location ten years ago.

Mr. Morganti remembered that a great deal of money was spent on the plans back then. He asked how much Phases II & III would cost?

Mr. Holmes responded, \$3,000 and \$5,000, respectively.

Karen Hlavac, 85 Saw Mill Drive was concerned with the location of the course itself and how close it is to the Town's water supply. She asked if that will be studied in the environmental portion of the analysis?

Mr. Holmes: Yes. Any course in that area will be subject to review by the Department of Health of the State of Connecticut. Any pesticides or herbicides would have to be approved by the State. There is no desire to be dumping harmful chemicals into the watershed area.

Ms. Papale made a motion to Accept the Report from the Golf Committee on the Market Demand Study by the National Golf Foundation, seconded by Mr. Holmes.

VOTE: Bradley was absent; all others, aye; motion duly carried.

Ms. Papale made a motion for the Mayor to Enter Into a Contract with the National Golf Foundation to Proceed with Phase II and III of the Municipal Golf Course Study, seconded by Mr. Parisi.

VOTE: Bradley was absent; all others, aye; motion duly carried.

Ms. Papale made a motion for an Appropriation of Funds in the Amount of \$8,000 from Contingency, Reserve for Emergency Acct. to Professional Services Golf Course Study Account #1110-900-90003,

April 23, 1991

seconded by Mr. Parisi.

Mr. Holmes stated that the funds expended to date and the funds contemplated being spent on Phases II & III will be paid back to the general fund in the event that this course went ahead and was funded this way.

VOTE: Bradley was absent; all others, aye; motion duly carried.

The Chair declared a five minutes recess.

ITEM #7 SET A PUBLIC HEARING on an Ordinance Establishing a Code For Rental Housing for the Town of Wallingford - #155

Motion was made by Ms. Papale to Schedule a Public Hearing for May 14, 1991 at 8:00 P.M., seconded by Mr. Solinsky.

VOTE: Bradley, Holmes and Parisi were absent; all others, aye; motion duly carried.

ITEM #8a Consider and Approve a Transfer of Funds in the Amount of \$2,000 from General Wage Acct. #2032-100-1320 to Union Business Repl. Acct. #2032-100-1640 - Fire Department

Motion was made by Ms. Papale, seconded by Mr. Zandri.

Mr. Gouveia asked why the corresponding letter accompanying the transfer states that there are nine representatives on the union negotiating committee when the contract for the union only calls for payment to three representatives?

Wayne Lefebvre, Fire Chief, responded that if they are on duty and they are on the committee, they are allowed, by contract, to leave duty. If there were four of them on the committee, four would be paid.

Mr. Gouveia stated that contract negotiations have begun this month and, to date, \$6,775 has been spent.

Chief Lefebvre stated that the reps are going to different meetings in different locations at different times of the year. It also includes the business that they conduct going to their seminars and those times that they must represent members at grievance hearings.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

Mr. Parisi left at 9:40 P.M.

ITEM #8c Consider and Approve a Transfer of Funds in the Amount of \$3,000 from General Wage Acct. #2032-100-1320 to Vacation Replacement Acct. #2032-100-1500 - Fire Dept.

April 23, 1991

Motion was made by Ms. Papale, seconded by Mr. Holmes.

Mr. Zandri asked if this was due to staffing levels?

Chief Lefebvre stated that, by contract, four people can be off on vacation on a given shift. If the shift personnel level is light due to injury leave, vacations create overtime. Normally, this would not occur because vacation days can be predicted. But the number of instances cannot be determined.

Mr. Zandri asked if the Chief had considered looking at hiring additional personnel to bolster the levels instead of using the money for vacation replacement?

Chief Lefebvre: In 1988 a study was done which shows that it is only a short-term gain at best because you are using the same funds, just giving it a different title.

Mr. Killen asked if the department was short two employees?

Chief Lefebvre responded, yes. One individual was hired yesterday, two people were interviewed today.

Mr. Killen asked if funds were put away for their vacation pay at the time we thought we were to hire them?

Chief Lefebvre answered, there are funds available because he has not been replacing people as quickly as they would like to.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

ITEM #8d Consider and Approve a Transfer of Funds in the Amount of \$445 from Paramedic Bonus Acct. #2032-100-1680 to Laundry Acct. #2032-400-4280 - Fire Dept.

Motion was made by Ms. Papale, seconded by Mr. Holmes.

Chief Lefebvre explained that this is a result of the department's failure to get their open order accounts in order until late September of last year. He had to pay above bid prices to a laundry in the meantime. This coupled with increase usage of the service resulted in a shortfall.

VOTE: Bradley and Parisi were absent; Zandri, no; all others, aye; motion duly carried.

ITEM #8e Consider and Approve a Transfer of Funds in the Amount of \$1,300 from General Wage Acct. #2032-100-1320 to Utilities Acct. #2039-200-2010 - Fire Dept.

Motion was made by Ms. Papale, seconded by Mr. Holmes.

VOTE: Bradley and Parisi were absent; Zandri, no; all others, aye; motion duly carried.

ITEM #8f Consider and Approve a Transfer of Funds in the Amount of \$4,000 from General Wages Acct. #2032-100-1320 to Maintenance of Vehicles Acct. #2032-500-5000 - Fire Dept.

Motion was made by Ms. Papale, seconded by Mr. Holmes.

Mr. Killen asked the Chief to explain the encumbrances placed upon the account.

Chief Lefebvre explained they are due to have ground ladder inspections by a professional testing company. The other encumbrances are to their mechanic and supply house. The department could have made it through the year had the rear end on Engine #1 not fail. That was recently replaced.

VOTE: Bradley and Parisi were absent; Zandri, no; all others, aye; motion duly carried.

ITEM #8g Consider and Approve a Transfer of Funds in the Amount of \$500 from Tires & Tubes Acct. #2036-400-4520 to Maintenance of Vehicles Acct. #2031-500-5000 - Fire Dept.

Motion was made by Ms. Papale, seconded by Mr. Holmes.

Mr. Killen asked the Chief to, in the future, keep the department's transfers within their own department. He noticed that a transfer effecting the #2031 account was made previously.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

ITEM #8h Consider and Approve a Transfer of Funds in the Amount of \$500 from Tires and Tubes Acct. #2036-400-4520 to Maintenance of Vehicles Acct. #2036-500-5000 - Fire Dept.

Motion was made by Ms. Papale, seconded by Mr. Holmes.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

ITEM #8i Consider and Approve a Transfer of Funds in the Amount of \$500 from Tire and Tubes Acct. #2036-400-4520 to Maintenance of Vehicles Acct. #2036-500-5000 - Fire Dept.

Motion was made by Ms. Papale, seconded by Mr. Holmes.

Mr. Gouveia asked the approximate cost of tires for the vehicles.

Chief Lefebvre responded, as much as \$500 a piece.

Mr. Gouveia's concern was that \$500 was taken out of the same account in the previous transfer and another in this transfer. If something happens to a tire, there will not be enough to pay for it with only \$200 remaining in the account.

April 23, 1991

Chief Lefebvre stated that all their tires look very good right now and felt that they could make it through the next two months without incident.

Mr. Gouveia asked if a transfer could be made from the Yalesville Fire Dept. Tires & Tubes Account since they show a \$1,700 balance?

Chief Lefebvre stated that normally they do not transfer from other companies, but it can be done.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

ITEM #9b Consider and Approve a Transfer of Funds in the Amount of \$450.00 from Salt Supplies Acct. #001-5040-400-4550 to Maintenance Heating System Acct. #001-5130-500-5400 - Public Works Dept.

Motion was made by Ms. Papale, seconded by Mr. Holmes.

Mr. Killen asked if this agreement with McKenna Court has been reviewed by the Law Department?

Mr. Stephen Deak, Director of Public Works responded that at the present time we don't have an agreement. It expired last December.

Mr. Killen specified that the wording in the new agreement should be much clearer than the last regarding heating costs.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

ITEM #9c Consider and Approve a Transfer of Funds in the Amount of \$1,920 from Waste Disposal Composting to HVAC System Maintenance - Public Works

Motion was made by Ms. Papale, seconded by Mr. Gouveia.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

ITEM #10 Consider and Approve a Transfer of Funds in the Amount of \$50,000 from Ins. Employees Blue Cross to Self-Insured Workers' Compensation - Risk Manager

Motion was made by Ms. Papale, seconded by Mrs. Duryea.

Mr. Gouveia asked Mark Wilson, Risk Manager, if he knew what the payment to Blue Cross/Blue Shield's payment for next fiscal year would be?

Mr. Wilson: No. That insurance is under Stan Seadale's jurisdiction.

April 23, 1991

Mr. Killen stated there should be a balance of \$17,312 left in the account.

Mr. Wilson could not comment to that without going to his office and checking on the account.

Mr. Gouveia asked what the \$33,000 in indemnity payments were for?

Mr. Wilson explained that they were long time disabilities acted upon by a previous Council.

s. Papale made a motion to Table This Item Until Later This Evening so That Figures Could Be Checked, seconded by Mr. Solinsky.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

Motion was made by Ms. Papale to Move Agenda Item #14 Up To The Next Order of Business, seconded by Mr. Solinsky.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

ITEM #14 Consider and Approve a Transfer of Funds in the Amount of \$14,500 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to Professional Services A&E Conceptual Design Acct. #001-4010-900-9000

Motion was made by Ms. Papale, seconded by Mr. Solinsky.

Mr. John Walworth, Chairman of the Community Pool Building Committee stated that this was a follow-up to the report given two weeks ago. Negotiations for the first phase of the study have been finalized with the firm. He pointed out that this is not the preliminary design but rather the survey phase. This phase includes analysis of the existing facility, topographic surveys, inventory of existing site, relation to activities, existing physical conditions, survey of structures, including the existing pool, dam structure, surfacial geology, site evaluation on pedestrian and vehicular access, circulation drainage, landscaping, visual impact, signage, user operational analysis which will be a fifteen year user demand forecasts, utility expenses, marketing and promotional efforts, personal expenses, maintenance procedures, safety and site control, analysis of the renovation of the pool vs. conventional pool, and analysis of the build vs. the no build scenario. It will also include review of soil conservation survey data and conduct of test pits. The firm will attend all necessary meetings and prepare preliminary construction estimates which will be checked against a general contractor to verify the validity.

This is all included in the survey phase which your agenda refers to as the conceptual design phase.

Mr. Gouveia asked what appropriations have been made to date?

April 23, 1991

No appropriations have been made to date.

This is the first step.

Mr. Walworth stated that the three options available are to renovate the existing pool, build a new pool or don't do anything (backfill).

Mr. Zandri offered another option which is to disassemble and restore the area to open space.

Mr. Walworth stated that that is what is meant by filling it in.

Mr. Zandri requested a report on the number of people who utilize the facility in the course of a year.

Mr. Gouveia wanted to make sure that the project does not become so cost-prohibitive that people will refrain from using the facility.

VOTE: Bradley and Parisi were absent; Killen, no; all others, aye; motion duly carried.

ITEM #11 Consider and Approve Tax Refunds (#196-204) in the Amount of \$10,900.16 - Tax Collector

Motion was made by Ms. Papale, seconded by Mr. Holmes.

Mr. Gouveia thanked Mr. Myers for instituting the procedure of forwarding a letter to all individuals who have overpaid their taxes to notify them of their impending refunds. It speaks well for the Town and the department. It is no longer necessary to continue including copies for the Council in their agenda packets.

Mr. Myers stated that the credit belongs to the Tax Department, they do an excellent job, it is an excellent staff.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

ITEM #19 Consider and Approve the Naming of the Building Committee for 88 S. Main Street

Motion was made by Ms. Papale to accept the following individuals to the Building Committee for 88 S. Main Street:

- | | | |
|------------------|------------------------|-----------------|
| 1. Peter Fresina | 3. William Fleischauer | 5. Roger Bruenn |
| 2. Robert Avery | 4. Sandy Schwink | |

Seconded by Mr. Zandri.

Mr. Gouveia charged the committee with looking into the possibility of either relocating the house to the location indicated on the map presented to the Council or fix it at the present location and come before the Council with their recommendation(s).

Ms. Papale embraced Mr. Gouveia's charge into the motion.

Mr. Gouveia asked that the record show that there are two plans in front of the Council at this point, one that shows forty-nine parking spaces and one that calls for fifty-seven spaces.

Mr. Gouveia pointed out that based on the figures supplied the Council by Mr. Deak, Director of Public Works, if the building is renovated and build the forty-nine parking spaces, and it may be possible that you will obtain fifty-seven parking spaces, the cost will be approximately \$9,000 per parking space which is by far the cheapest option that the Town could ever possibly come up with and still have a restored building used for office facilities.

VOTE: Bradley & Parisi were absent; Holmes & Solinsky, no; all others, aye; motion duly carried.

Mr. Killen noticed that Mr. Avery was present in the audience and appointed him Acting Chairperson and asked that he call a meeting of the committee so that they may vote on their Chairperson and then report back to the Council.

ITEM #20 Discussion and Possible Action and Approval of Funding for the Costs Associated with the Renovation/Relocation of the Structure Located at 88 S. Main Street

Motion was made by Ms. Papale to Table This Item Until Costs Are Obtained, seconded by Mr. Zandri.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

ITEM #21 Executive Session Pursuant to Section 1-18a(e)(4) of the General Statutes to Discuss the Possible Purchase/Sale of Property

Motion was made by Ms. Papale to Proceed Into Executive Session, seconded by Mr. Holmes.

VOTE: Bradley and Parisi were absent; all others, aye; motion duly carried.

Motion was made by Ms. Papale to Exit the Executive Session, seconded by Mrs. Duryea.

Holmes left for work at 11:00 P.M.

VOTE: Bradley, Holmes & Parisi were absent; all others, aye; motion duly carried.

Motion was made by Ms. Papale to Remove Item #10 From the Table, seconded by Mr. Zandri.

VOTE: Bradley, Holmes & Parisi were absent; all others, aye; motion

April 23, 1991

duly carried.

ITEM #10 Consider and Approve a Transfer of Funds in the Amount of \$50,000 from Ins. Employees Blue Cross to Self-Insured Workers' Compensation - Risk Manager

Ms. Papale withdrew her original motion to Approve the \$50,000 transfer. Mrs. Duryea withdrew her second to the motion.

Mark Wilson, Risk Manager, explained that after going up to his office and reviewing the accounts, the Council is correct. The account originally started off with \$17,000. The figures needed to be adjusted. The new figure is \$38,000.

Mr. Myers was not available to sign a corrected transfer.

Ms. Papale made a motion to Change the Transfer to \$38,000 predicated upon the Comptroller's Signature, seconded by Mr. Zandri.

VOTE: Bradley, Holmes & Parisi were absent; all others, aye; motion duly carried.

Motion was made by Ms. Papale to Adjourn the Meeting, seconded by Mr. Solinsky.

VOTE: Bradley, Holmes & Parisi were absent; all others, aye; motion duly carried.

There being no further business, the meeting adjourned at 11:19 P.M.

Meeting recorded and transcribed by:

Kathryn F. Milano

Kathryn F. Milano, Town Council Secretary

Approved by:

Albert E. Killen, Chairman

Date

Kathryn J. Wall, Town Clerk

Date