

TOWN COUNCIL MEETING

FEBRUARY 26, 1991

7:00 P.M.

AGENDA

1. Roll Call & Pledge of Allegiance
2. Consider and Approve Local 1282 Labor Agreement and a Corresponding Transfer of Funds in the Amount of \$39,908.00 from Council Contingency to Various Accounts within the Budget - Personnel
3. PUBLIC QUESTION & ANSWER PERIOD - 7:30 P.M.
4. Remove from the Table for Discussion and Possible Action the Naming of the Building Committee for 88 S. Main Street
5. Consider and Approve a Transfer of Funds in the Amount of \$623.00 from the Copier Rental, Microfilming for Storage, and Seminars and Dues Accounts to the Vital Statistics Account within the Town Clerk's Office
6. Consider and Approve a Transfer of Funds in the Amount of \$1,000.00 from the Waste Disposal & Composting Account to the Utilities Account within the Public Works Dept.
7. Consider and Approve a Transfer of Funds in the Amount of \$4,500.00 from Salt Supplies to Tree Removal Accounts within the Public Works Dept.
8. Consider and Approve a Transfer of Funds in the Amount of \$2,200.00 from the Mower W/Deck & Leaf Blower and Entrance Door with Canopy Accounts to the Maintenance Heating System Account within the Public Works Dept.
9. Discussion and Possible Action Regarding Conveyance of Land Located on Barnes Road to Habitat for Humanity
10. Discussion and Approval of the Water/Sewer Budget Amendments and/or Transfers
 - a. Review and Adopt the Quarterly Budget Amendments
 - b. Consider and Approve a Transfer of Funds in the Amount of \$1,000.00 from Maintenance Trans. & Dist. Lines to Unemployment Compensation
 - c. Consider and Approve a Budget Amendment in the Amount of \$3,000.00 to increase the Project Representative Account #430-000 and Project Representative Account #920-003

OVER

d. Consider and Approve a Transfer of Funds in the Amount of \$20,000.00 from Drought Contingency to Water Conservation Devices

e. Consider and Approve the Alteration of the Intent of Account #395-091, Laboratory Equipment Account to Reflect the Reallocation of Funds to General Laboratory Equipment Purchases

11. Executive Session Pursuant to Section 1-18a(e)(4) of the CT. General Statutes for the Possible Sale and/or Purchase of Property as requested by Councilor Zandri

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7:00 P.M.

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TOWN COUNCIL MEETING

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7:00 P.M.

A meeting of the Wallingford Town Council was held on Tuesday, February 26, 1991 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order at 7:07 P.M. by Vice Chairman Edward R. Bradley. Answering present to the Roll called by Town Clerk Kathryn J. Wall were Councilors Bradley, Duryea, Gouveia, Papale, Parisi, Solinsky & Zandri. Chairman Albert Killen was absent, Holmes arrived at 7:15 P.M., Mayor William W. Dickinson, Jr. arrived at 7:08 P.M., Town attorney Janis Small arrived at 7:08 P.M., Deputy Comptroller Eva Lamothe was also present.

The Pledge of Allegiance was given to the Flag.

Mr. Bradley announced that he will assume the position of Acting Chairman in the absence of Chairman Killen; Ms. Papale will assume the position of Acting Vice-Chairman.

A motion was made by Ms. Papale to place the following agenda items on the Consent Agenda to be voted upon by one unanimous vote of the Council:

ITEM #5 Consider and Approve a Transfer of Funds in the Amount of \$173.00 from the Copier Rental Acct. #001-6030-600-6120; \$350.00 from Microfilming for Storage Acct. #001-6030-400-4040; \$100.00 from Seminars and Dues Acct. #001-6030-700-7990 for a total of \$623.00 to Vital Statistics Acct. #001-6030-700-7180 - Town Clerk's Office

ITEM #6 Consider and Approve a Transfer of Funds in the Amount of \$1,000.00 from the Waste Disposal & Composting Account #001-5060-600-6540 to Utilities Account #001-5060-200-2010 - Public Works Dept.

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

ITEM #2 Consider and Approve Local 1282 Labor Agreement and a Corresponding Transfer of Funds in the Amount of \$39,908.00 from Council Contingency Acct. #001-8050-300-3230 to Various Accounts within the General Fund - Personnel Dept.

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

Mr. Holmes arrived at 7:15 P.M.

Mr. Zandri commented that he would be supportive of this issue this evening and that he would be looking for two things in future contracts that are negotiated for the Town employees; 1) that the employees help out with the rising costs of health benefits and 2) that the percentage of increase will need to be in the vicinity of 4%.

Mr. Parisi reiterated his concerns he raised the last time this issue was before the Council, that perhaps this system was outdated or not, reflective of the feelings of the Council. He referred to the argument that two raises are awarded during the course of the year, one being a merit and the other being the union contract negotiation raises. He felt that perhaps one raise per year should be considered.

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Mr. Stanley Seadale, Director of Personnel explained that he performed an analysis which shows that approximately 30 people are on steps, fifteen of them would be on steps whether the pay plan had been restructured or not due to new hires or recent promotions. In one year's time a total of 20% of the Town employees will be on steps at any given time. This is about the norm. We hire at a low rate with the assumption that it takes five years to grow into the position. He stated that one of the options to consider in contract negotiations is to cut down the number of steps. He did not feel that it saves money to do so.

Ms. Papale asked Mr. Seadale to list the revisions made to the contract since the Council last acted upon it.

Mr. Seadale explained that reductions were negotiated in good faith between the Town and the union prior to bringing this issue before the Council again at the request of the union. He stated that a lot of the people in this union function as department heads but do not meet the requirements of the State Statutes to be excluded. We have no choice but to include them. It has been his goal as well as the administration's and the Council's goal to try to treat these individuals as though they were still management. He was thankful that many still respond in that way.

Ms. Papale felt that there are employees working under the department heads who are/have received cost of living and merit increases and does not think that this is fair.

Mr. Gouveia asked Mr. Seadale to explain the rationale for longevity pay.

Mr. Seadale responded that it is just one of those things that has been there and if it is voted out it most likely will be folded into pay.

Mr. Gouveia said that it is not a popular decision and a most difficult one for him to make. He felt that the Town has been well-served by these people and felt that they are very professional and the Town is fortunate to have them working for them. His voting against this contract should not be viewed as an indictment on their performance. It is nothing more than an indictment on the present economic situation. He stands by his previous statements made on this contract. He pointed out that approximately 26 people will get a 6% increase, plus a 5% step increase and some will even get a longevity pay which amounts to an additional 1-1½%. That amounts to a 12% increase. He felt that by accepting this contract the Town is doing nothing more than engaging in a game of Russian Roulette and the gun is pointed at the taxpayer's head. "I will not pull the trigger".

Mrs. Duryea agreed with Mr. Gouveia and felt that there are a lot of people within the union who do deserve the raise but the economy being the way it is, layoffs, etc., it is time to step back and take a look at what is happening. This is not the year to be forging ahead, let's take care of Wallingford and not look out for ourselves for a change.

She went on to say that when she took her Oath of Office to do the best job for the Town of Wallingford, that is what she feels that she is doing with voting in the negative this evening on this issue.

Mayor Dickinson reminded the Council that rejection of the contract will not prevent an award of this kind, in fact, his information is that it is very probable that there will be an award of this kind once the Town precedes into binding arbitration. Secondly, other unions already have agreements covering this period of time with similar benefits. He shared concerns about the Town's ability to handle the cost. He did not think this budget would be a very easy time and if the Town does not have the funds to pay everyone, we may be going back to unions and saying, perhaps we are going to have to have some concessions on benefits for a year or two or there may be lay-offs. He did not know what the scenario is but did not feel that the upcoming budget is made or broken on one union.

Mr. Gouveia stated that both he and Mr. Bradley attended a workshop given by State Representative Mary Fritz on the proposed budget by the Governor. We already know what the Grand List promises for Wallingford and the Mayor is aware of that. The budget as proposed by the Governor will give Wallingford \$601,000.00 less this year than last for the downside of government. It is true that it gave \$875,000.00 more to the Education side of the government but the net gain is only \$274,000.00. When the other 15 contracts were agreed upon we were not aware of these things, we are now. Chances are if this contract goes to binding arbitration they are going to win. If they win, more power to them. Mr. Gouveia voted in support of binding arbitration and he believed in it. He felt that its hypocritical that at the last meeting a Resolution was passed asking our State Reps to do away with binding arbitration and now that the Town has the perfect opportunity to say no to these huge type of increases, we are saying, go ahead and pass them.

Mayor Dickinson requested that the record reflect that the Council did not vote to eliminate binding arbitration, it was to modify it and provide for more balanced awards.

ward Musso, 56 Dibble Edge Road stated that the contract should not be approved. He listed the many large corporations who will be laying off and eliminating jobs due to the state of the economy. He agreed with Ms. Papale on the issue of awarding merit increases once per year if they have been earned. He felt 2% was a fair increase. He urged the Council to reject the contract with the rate of increase as it presently stands.

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

Ms. Papale made a motion to Approve a Transfer in the Amount of \$39,908.00 from Council Contingency Acct. #001-8050-300-3230 to Various Accounts within the General Fund, seconded by Mr. Parisi.

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

Those accounts affected by the transfer are as follows:

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LOCAL 1282 CONTRACT CONTINGENCY TRANSFER
FISCAL YEAR 1990-91

FROM:

001-8050-300-3230 GENERAL GOVERNMENT \$39,908

TO:

001-1400-100-1200 COMPTROLLERS 4,275
001-1420-100-1200 TAX 2,104
001-1430-100-1200 ASSESSOR 2,486
001-1450-100-1200 PURCHASING 1,265
001-1600-100-1200 RISK MANAGEMENT 1,147
001-2018-100-1200 POLICE YOUTH SERVICES 2,078
001-2050-100-1200 BUILDING 4,016
001-3010-100-1200 HEALTH 1,924
001-3060-100-1200 WELFARE 1,092
001-3090-100-1200 VETERANS CENTER 1,092
001-4000-100-1200 RECREATION 3,194
001-5010-100-1200 ENGINEERING 991
001-5020-100-1200 PUBLIC WORKS ADMIN 944
001-5030-100-1200 PUBLIC WORKS GENERAL 3,574
001-5050-100-1200 PUBLIC WORKS GARAGE 1,147
001-7010-100-1200 PLANNING & ZONING 2,382
001-7011-100-1200 INLAND/WETLANDS 991
001-8020-800-8080 CONS. PENSION PLAN 5,206

TOTAL

\$39,908

PUBLIC QUESTION & ANSWER PERIOD

John Pierlioni of 81 S. Whittlesey Avenue was the first to approach the microphone.

He stated that he was representing the six towers in Town who pick up the abandoned cars as requested by the Police Dept. He stated that they were being paid by the Police but are not any longer and questioned why? On October 25, 1990 the Chief of Police was approached by all six towers and a meeting was held to iron out this issue. A letter was received within one week by the Chief stating that he is working on this problem with the Town Attorney. Since then nothing has happened. He stated that the towers are trying to work with the Town to clean it up but would so like to be paid for the service due to the hike in gasoline prices and insurance costs as well as maintenance of their wreckers.

Mayor Dickinson asked Mr. Peirlioni if he was being paid by the junk dealers?

Mr. Pierlioni said that it was a very involved process. He explained that when they take a car in, they have to have a 109 Form from the Police Dept. which they are reluctant to give the towers due to the fact that they then have to appraise the vehicle at \$100. or less. He did not blame the officers for not wanting to do that. Without the 109 Form the towers must keep the car for 30 days by Motor Vehicle Laws. After the 30 days have elapsed paperwork has to be filed on the vehicle. It takes 15-20 working days to get the paperwork back from the Motor Vehicle Dept. At this point in time 45 days have passed with the car in the tower's possession without any monetary compensation.

Mayor Dickinson asked how much they would be paid from the junk dealers for the car?

Mr. Peirlioni responded, if it is a full-size car, \$25.00 if everything is intact and scrap prices are up. If scrap prices are down, the towers receive nothing.

Mayor Dickinson informed Mr. Peirlioni that a scrap dealer has contacted the Town offering to pay the Town to pick up and dispose of the vehicles. When the Chief of Police was faced with that option he was reluctant to pay private towers. That is what has caused the reversal of the Dept.'s policy. The Town Attorney has been reviewing the ordinance.

Atty. Small stated that the work that she is doing on the ordinance is not going to solve this particular issue.

Mayor Dickinson stated that his office will schedule a meeting in an endeavor to obtain some information from a variety of sources to confirm, are the people willing to pay for this, how much, what do towers charge in other communities, etc.? This meeting will occur within the next few days.

Mrs. Duryea has been working with Mr. Pierlioni and the Town Attorney as well as the Chief of Police. It has been lagging but does understand both sides. She suggested over and over again to set up a meeting with everyone involved to resolve this issue. She felt that everyone would know where they stand with what issues. She felt that Mr. Pierlioni is not getting any answers.

Mr. Zandri stated that he would stop towing if he were in the wrecking business and as displeased with the arrangement as the towers are.

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Mrs. Duryea asked the Mayor if the Town did have a facility for the cars to be towed to therefore alleviating the burden on the towers for storage?

Mayor Dickinson responded, no. This issue has raised troublesome questions and there is no quick solution but a meeting will be held to gather information and keep everyone informed on the issue. Hopefully an amiable solution can be reached. In the meantime, it is the choice of the tower whether or not to continue towing for the Town when called to do so.

Mr. Pierlioni warned the Town to be careful as to who they choose for a scrap dealer if they choose to go that route. He stated that some dealers will not wait for the paperwork to come through before crushing the car. He did not want to see the Town responsible for someone's car that may be worth several thousands of dollars that was crushed for the sake of scrap metal fees. He also recommended that the Town check to make sure that the tower has a licensed wrecker.

ITEM #4 Remove from the Table for Discussion and Possible Action the Naming of the Building Committee for 88 South Main Street

Mr. Papale stated that this item will remain tabled due to the fact that the Chairman was absent and he was to submit the third name for the Council's behalf and also due to the fact that the Mayor did not have the two names required by him to constitute the five member committee.

ITEM #7 Consider and Approve a Transfer of Funds in the Amount of \$4,500.00 from Salt Supplies Acct. #001-5040-400-4550 to Tree Removal Acct. #001-5070-600-6420 - Public Works Dept.

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

Mr. Gouveia asked when a tree is removed if another tree is planted in its place?

Mr. Steven Deak, Director of Public Works responded, yes.

VOTE: Holmes. Killen & Parisi were absent: all others, aye: motion passed.

ITEM #8 Consider and Approve a Transfer of Funds in the Amount of \$2,200.00 from the Mower W/Deck & Leaf Blower Acct. #001-5030-999-9921, \$1,300.00 and from Entrance Door With Canopy Acct. #001-5140-999-9911, \$900.00 to Maintenance Heating System Acct. #001-5140-500-5400 for a total of \$2,200.00 - Public Works

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

Mrs. Duryea noticed that in the budget a Heating System Study was performed and some of the funds have been used to date for that study, have any conclusions been reached on this item? A large amount of money was just spent on the heating system at this building, what are the results? (the building in question is 701 Center St.)

Mr. Deak stated that there were no definite plans as to what would be done to the heating system. A new system will cost approximately \$60,000.00 - \$100,000.00.

Mrs. Duryea: Would this come to the Council for its approval first? Would it be a budget item?

Mayor Dickinson: It would be a budget item ultimately, if we were to replace the heating system.

Mr. Deak explained that a decision needs to be reached regarding the future use of the building. He will add more insulation and put a new roof on but the fact remains that it is an old building and not constructed for the use it is now getting. It is not energy efficient. To do the job properly, \$250,000.00 will be needed.

Mayor Dickinson stated that on a temporary basis we can keep the building open and operable.

Mr. Bradley asked the Mayor if the options will be brought before the Council or will the Town continue to throw \$10,000 - \$12,000 into the system each year?

Mayor Dickinson stated that the Council has the basic option of either spending \$250,000 to replace everything or keep it going for the time being. He felt that we must keep it going we don't want to get rid of the property (formerly Simpson School).

Mr. Bradley asked if the study encompassed the heating system and the options of additions to the building also?

Mr. Deak responded that it only encompassed the heating system. He stated that the heating system is 78 years old and quite unique. The front of the building is steam heat, the middle hot water and yet another section is air.

Mr. Bradley wanted to make clear that the Council expects all of the options open to repairing or replacing the heating system and those pertaining to additions or renovations brought before the Council in a package for the Council to review and make a decision on.

Mrs. Duryea stated that since the heating system is so old it could fail at any time, therefore serious consideration must be given this issue.

Mr. Zandri asked what type of fuel was used for heating?

Mr. Deak responded that it was both oil and gas.

Zandri stated with gas heat individual units can be placed in various locations of the buildings. Forced hot air was another option suggested by Mr. Zandri, that way the air conditioning could be incorporated into it.

Mr. Deak felt that the first decision that needs to be made is who will be using the building and for what reasons.

Mr. Zandri felt that it may not be necessary to heat all of the corridors.

VOTE: Killen & Parisi were absent: all others, aye: motion duly carried.

ITEM #9 Discussion and Possible Action Regarding Conveyance of Land Located on Barnes Road to Habitat for Humanity.

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

Ms. Papale read correspondence into the record.

Mr. Sam Sargeant explained that the organization represents a local affiliate of Habitat for Humanity and is an ecumenical non-profit housing group seeking to provide affordable housing through donate to the labor and materials and sweat equity to needy families in Wallingford. For almost two years now this local group of

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local Town residents have been searching for ways to implement their goal of affordable housing. Empty houses and a number of sites have been investigated. It is a diverse group of professionals and community people who have the will to implement this dream.

Mr. Wilbert Robinson, Chairman of the Site Selection Committee stated that his committee has worked very hard to choose a project that they consider to be beneficial not only to families in need of housing but to the Town as well. They also wanted to select a project that they can assure that it can be completed with the skill that they have. They found out about two houses on Rte. #68 that were scheduled to be demolished and saw it as an opportunity to be helpful to the Town and the family in need. After examining the red house at 1181 Barnes Road, a site was being searched for to relocate the house. Lot 26A on the map in front of the Council was a site deemed appropriate. The site measures slightly over two acres and it is the hope of the committee to split it into two lots. The options are to either relocate two houses or relocate the one and build on the other lot. This lot is not presently on the tax rolls and has not been since 1929. No taxes have been paid for this lot in 62 years. With the Council's help Habitat would like to return Lot #26A to the tax rolls and simultaneously help a displaced family. They would like to enter into an agreement with the Town to relocate the house at 1181 Barnes Road to Lot #26A. They wish to acquire Lot #26A through a land trust agreement or even through a deferred payment plan. They propose that the Town designate a committee to work with Habitat for the acquisition of Town owned land, hopefully Lot #26A. If the Council does not see fit for Habitat for Humanity to acquire the entire parcel of land they would like the Council to consider letting them acquire half of it. They are also interested in saving the home that is 250 years old located also on Barnes Road but that undertaking would be too expensive for Habitat to accomplish alone. If the Town is also interested in saving the home Habitat would be more than happy and willing to help out.

Ms. Shepardson was the next to speak. Family selection's purpose is to establish a need for housing. Once established, the character of the family is determined as well as sufficient income, stable employment, etc., to provide repayment of the home. Once the family is selected, Habitat will nurture and support that family so they will be a success.

Ms. Shane Root explained how Habitat proposes to fund this. They are hoping that the Town will be partners with them by supplying the land. They have already raised \$5,000 for their first project. They have solicited from local businesses and professionals donations of in-kind services for such things as testing the soil, surveying, etc. A retired civil engineer has offered his services. The sweat equity portion is the most important. Local churches have expressed interest in supplying manual, skilled labor. Their first community-wide fund raiser will begin in March via the First Baptist Church to introduce Habitat to their congregation and the community. If the Council approves this project, Habitat will try to negotiate with the State for the funds currently in their (State's) budget for the demolition of the homes on Barnes Road.

Mark Patton with the Council of Concerned Housing Development Corporation stated that his organization is a United Way recipient. He is advising Habitat in terms of some of the technical aspects about housing and the like. He made note that United Way does an annual survey of perceived needs in Meriden and Wallingford and for the last few years both from the social service providers and the public at large, they have identified affordable housing as the number one need for this area. He also pointed out that the State does give priority to those towns trying to participate in the housing partnership effort.

He also stated that they are very cognizant of the fact that our sons and daughters and friends as well as neighbors have a hard time affording housing. This is a very small effort but a very good start.

Mayor Dickinson pointed out that the Council had in their possession this evening a letter from his office stating that all departments were requested to forward their interest in the land to the Mayor showing their municipal need for the lot. Every department responded that they did not see a need for municipal purposes. This seems to be a good purpose to save one if not both of the homes that are going to be demolished.

Zandri asked what price range is considered affordable housing?

Mr. Patton responded that the cheaper you make it the more affordable it is. The moving costs are approximately \$18,000.00 and an additional \$20,000.00 is estimated for site work, foundation, etc.

Mr. Zandri asked if a Wallingford resident would be chosen?

Ms. Root stated that they would give preference to a Wallingford resident.

Mr. Robinson stated that they are hoping to relocate the red house and the family who currently resides in it. That is something that has to be worked out.

Mrs. Duryea asked if Habitat was referring to current real estate prices for the land or what is affordable to the group regarding deferred payment?

Mr. Robinson stated that that is something that needs to be worked out between his organization and the Town.

Mrs. Duryea does have her concerns with the piece of property in question. She felt it should be discussed at length before a decision can be made. She asked if the group had other pieces of property in mind in Town?

Root stated that there are other lots available throughout the Town but their difficulty is the timeline that the State has given the group for the red house. The State will bid on April 15, 1991 and they expect construction to begin on July 15. If they are to respond to this opportunity they must look at that particular piece of property.

Mrs. Duryea asked if the red house was structurally sound enough to move?

Mr. Patton felt that it was a win/win situation.

Mrs. Duryea stressed that she liked the idea of a deferred plan but would like to know more before making a decision. She thought it was a good idea to form a committee.

Ms. Papale asked the Mayor to give a brief history on this piece of property.

Mayor Dickinson stated that the Town owns the lot in question, the title was obtained through a tax foreclosure at some earlier time.

Ms. Papale felt it would be in the Town's favor to have the piece of property put back on the tax rolls. She was also in favor of saving the houses. She hoped that a resident would be interested in saving one of the homes that Habitat could not afford to.

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Ms. Papale recognized the need to work with a committee on this issue. She stated that she would be happy to work with/on this committee.

Mr. Patton asked that it be noted for the record that there would be no need for zoning changes or variances since they will develop according to the zoning regulations in existence.

Mr. Gouveia was very much in favor of the program and felt it was an outstanding mission and if he was not so involved in other committees he would be willing to sit on this committee. He reminded everyone that when they are asked to give something away, it does not belong to the nine Councilors, it belongs to all the people of Wallingford. He wanted some sort of commitment that the house will be moved.

Mr. Patton stated that the house could not be moved if they did not have the land.

Mr. Gouveia stated that if the land were given to the group he wanted a commitment that they would move the red house to that location. He felt that there were other lots in Town that would better fit the description of affordable than this one. Only if the red house is located to the lot would Mr. Gouveia consider giving the land to the group. Otherwise, it is not deemed affordable.

Ms. Root felt that could be part of the negotiations.

Mr. Holmes asked Ms. Root for the date that the houses were scheduled to be demolished.

Ms. Root stated approximately July 15, 1991.

Mr. Holmes felt that the project deemed consideration by the Council. He felt it was important to reiterate that this will be returned to a productive tax-paying piece of property. He was intrigued by the idea of deferred payment and felt it warranted investigation.

Mr. Solinsky asked if affordable housing is deemed ownership?

Mr. Patton stated that affordable housing is when you do not spend more than 30% of your income for housing regardless of its ownership or rental.

Mr. Solinsky felt that there is a lot of affordable housing available in town, rentals, condos, etc.

Mr. Robinson stated that they are in the business of trying to make renters into homeowners.

Mr. Solinsky had reservations regarding giving this land away to anyone for a purpose such as this. He felt it was a good purpose but if a letter were sent out to 1,000 residents in town, they would find a use for it. He was in favor of forming the committee to work more on this issue.

Mr. Patton explained that the affordable housing is kept affordable through the land trust agreement with the homeowners. When the current homeowner is ready to sell the property, Habitat buys the property at approximately 30% of its market value or whatever is worked out. Habitat then puts another family in there and keeps it affordable that way.

Mrs. Duryea said that she would like to serve on the committee as well.

Edward Musso of 56 Dibble Edge Road asked where the property was located?

Mr. Bradley explained the location of the property.

Mr. Bradley felt that it should be a very high priority of the group that a Wallingford resident be picked for this opportunity. He was concerned with the time frame involved and did not know if it could be pulled off but felt it was worthwhile enough to try. He felt that it would be pertinent to have Planning & Zoning involved in this committee also.

Mayor Dickinson felt it was necessary to review the legal documents as far as what is necessary in the deed. He was concerned with the resale of the property in not allowing a windfall profit to an owner. There needs to be a means of control to keep this housing affordable. There are technical questions that need to be answered and the Town Attorney should be involved in drafting a document which it would actually be the deed to Habitat to Humanity. He asked Habitat if they were proposing language?

Mr. Patton responded not in terms of the deed but in terms of the land trust language. There is language approved by both the Department of Housing and F.H.A.

Mayor Dickinson pointed out that land trust is used in a generic sense and does not refer to the Wallingford Land Trust. He agreed that a committee needs to be set up to work with the Town Attorney to work out the language and draw up a deed for conveyance.

Ms. Papale amended the motion to include that a Committee be formed to work in conjunction with Habitat for Humanity.

Ms. Papale withdrew her motion.

Ms. Papale made a motion to Establish a Committee to Work with Habitat for Humanity to Discuss Affordable Housing on Property on Rte. #68, seconded by Mr. Holmes.

Mr. Bradley asked for recommendations as to how many should serve on the committee.

Mr. Zandri recommended that the two Councilors (Duryea & Papale) serve on the committee along with one representative from Planning & Zoning and the Town Attorney.

Mr. Solinsky asked if this motion was to investigate other possible sites as well?

Mr. Bradley stated that now is the time to set the charge when the committee is established.

Mayor Dickinson felt that it should be made clear that this committee will be bringing back a recommended document in detail as to how this conveyance and relationship with Habitat for Humanity should be completed. The Council will have to ultimately approve the recommendation.

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

Mayor Dickinson stated that the Council may want to establish a Chairman for this committee this evening.

Mrs. Duryea agreed to serve as Acting Chairperson. She is charged with contacting Planning & Zoning for a representative to join the committee.

ITEM #10 Discussion and Approval of the Water/Sewer Budget Amendments and/or Transfers

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

Motion was made by Ms. Papale to Review and Adopt the Quarterly Budget Amendments, seconded by Mr. Gouveia.

Mr. Bradley stated that two or three weeks ago when Mr. Dann appeared before the Council, the Council did make recommendations on this budget and for whatever reason they were not made. He let it appear on the agenda to see what the Council wanted to do on it.

Mr. Roger Dann, Manager of Water Division stated that his opinion is that the approach made previously to the Council is the appropriate one to take. It was not altered since the last appearance. He left the last Council meeting without any clear sense of what would be necessary to come up with a format that would be agreeable to all of the interested parties. He was still open to that and felt that it would be a worthwhile effort if a format could be devised that would be acceptable and routinely implemented. He brought back some individual transfers this evening to take care of business that must be taken care of at this time.

Ms. Papale made a motion to Remove from the Table Discussion of the Water/Sewer Budget Amendments and/or Transfers, seconded by Mr. Gouveia.

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

Mr. Bradley gave an example of how he envisions the amendments working. He pointed out that there is an item (10d) in the budget that is in a separate transfer and what is actually being done is they are transferring \$20,000 from Drought Contingency into Acct. #664, Conservation Devices. He felt that they could still eliminate the transfer forms so long as the Council can follow where the money is going to and from. He asked if this defeats the budget amendment process?

Mr. Dann responded, to some extent it defeats the intent of the process. In all cases it will not be a "from and to" scenario. One account may be reduced to affect three other accounts in different amounts. He felt that perhaps a cover sheet could be draw up to sum up all of the transactions that are increasing and decreasing the accounts. Not every account if from an expense to an expense account. He was open for suggestions but felt this format was an appropriate one. It becomes a difficult sort of matrix to reflect a "from" and "to" format.

Mr. Bradley read the motion made at the last meeting that the Water/Sewer Budget was tabled at. It read, "To show the appropriate transfers to each line item".

Mr. Zandri did not see this format as being complicated if an explanation accompanies the amendments. Everything should balance and if you just list from and to all the way down the line, it is over and done with. That way the Council can agree or disagree with it.

Mr. Gouveia apologized to Mr. Dann and asked that his apologies be extended to Mr. Vanski as well regarding a remark made at the last meeting directed to Mr. Dann by a Council Member. No disrespect was intended, it was a funny remark, everyone laughed at the Council but no one at your table was laughing at all. He insisted then and still does that Mr. Dann's explanation and approach was outstanding. He knew they were hurt by the expressions on their faces and he apologized. They worked hard to present that report. It was not the report but the process that the Council did not agree with.

Mr. Dann said that a great deal of time and effort was invested in a format that thought was going to be acceptable. He is willing to come back and try to make work. He asked if he came back in next quarter with the basic format, the backup sheets that show the amendment itself, would it be acceptable provided that he provides the cover sheets showing the "from" and "to" approach?

Mr. Gouveia stated that Mr. Dann's presentation was outstanding, it was the "from" and "to" the Council had a problem with. As long as there was an accompanying explanation on the "from" and "to"s he would have no problem with it.

Mr. Zandri questioned the voting process. There could be one transfer that he does not agree with. The Council would have to be careful as to how it votes.

Mayor Dickinson stated that that provision in the amendment would have to be eliminated. The other item would have to be voted on separately.

Mr. Zandri made a motion to Table Item #10a until the next quarterly report, seconded by

Mr. Bradley felt that no tabling motion was needed.

Mr. Zandri withdrew his motion.

ITEM #10b Consider and Approve a Transfer of Funds in the Amount of \$1,000.00 from Maintenance Trans. & Dist. Lines to Unemployment Compensation

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

VOTE: Killen & Parisi was absent; all others, aye; motion duly carried.

ITEM #10c Consider and Approve a Budget Amendment in the Amount of \$3,000 to Increase the Project Representation Acct. #430-000 and Project Representation Acct. #920-003

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

Mr. Gouveia asked the Mayor if he anticipated any problems at all similar to the Yalesville Firehouse?

Mayor Dickinson: This indicates the appointment of an individual within the Water Dept. so if the project proceeds similar to the Sewer Treatment Plant, I think we were represented in an excellent manner, thus far to my knowledge we have not lost and substantive issue at arbitration. With regard to the Building Committee the issue really is the record-keeping and the committees haven't had enough knowledge as to what must be done on a daily basis. I think that if we can provide a form that indicates that someone must be on sight daily and have this form filled out as to work completed, problems encountered, in addition a checklist will be generated.

Every step will be on that checklist so that a building committee Chairman or a member of the committee can go through that and determine what has to be done and when it should be done.

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

ITEM #10d Consider and Approve a Transfer of Funds in the Amount of \$20,000 from Drought Contingency to Water Conservation Devices

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

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

ITEM #10e Consider and Approve the Alteration of the Intent of Account #395-091, Laboratory Equipment Account to Reflect the Reallocation of Funds to General Laboratory Equipment Purchases

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

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

ITEM #11 Executive Session Pursuant to Section 1-18a(e)(4) of the CT. General Statutes for the Possible Sale and/or Purchase of Property as requested by Councilor Zandri

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

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

Motion was made by Ms. Papale to Move Out of Executive Session, seconded by Mr. Holmes.

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

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

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

There being no further business, the meeting adjourned at 10:25 P.M.

Meeting Recorded and Transcribed by:

Kathryn F. Milano
Kathryn F. Milano, Town Council Secretary

Approved by:

Edward R. Bradley, Vice Chairman

Date

Kathryn J. Wall, Town Clerk

Date