

TOWN COUNCIL MEETING

MAY 28, 1991

7:30 P.M.**

AGENDA

**PLEASE NOTE STARTING TIME

1. Roll Call & Pledge of Allegiance
2. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.
3. Approve the Appointment of Mrs. Robert Devaney to Fill a Vacancy on the Public Celebrations Committee
4. SET A PUBLIC HEARING on An Ordinance Appropriating \$850,000 For the Planning, Acquisition and Construction of Various Municipal Capital Improvements 1991-1992 and Authorizing the Issue of \$850,000 Bonds of the Town To Meet Said Appropriation and Pending the Issue Thereof the Making of Temporary Borrowings for Such Purpose
5. Consider and Approve a Transfer of Funds in the Amount of \$309,111.47 from the Grand List to the Suspense Tax Book to Comply with State Statute 12-165 - Tax Collector
- 6a. Consider and Approve a Transfer of Funds in the Amount of \$5,000 from General Hospital Acct. #001-3060-700-7040 to Professional Fees Acct. #001-3060-700-7000 - Welfare Dept.
- b. Consider and Approve a Transfer of Funds in the Amount of \$5,000 from General Hospital Acct. #001-3060-700-7040 to Burial Acct. #001-3060-700-7060 - Welfare Dept.
7. Report Out from the Spacial Needs Building Committee Regarding the Yalesville School Study
8. Report Out from the Vo-Ag Expansion Committee
9. Consider and Approve a Change in the Title of a Capital Account and Approve a Corresponding Transfer for \$449.00 - Town Planner
10. Consider and Approve a Budget Amendment in the Amount of \$25,000 to Acct. #1065-060-6020, Charges for Current Service and to Acct. #001-2015-100-1800, Outside Work/Recoverable - Dept. of Police Services
11. Consider and Approve Waiving the Bid to Permit Solicitation of Proposals from Vendors for Computer Equipment - Dept. of Police Services
12. Consider and Approve Waiving the Bid to Purchase Specialized Police Application Software - Dept. of Police Services

13. Consider and Approve Transfers (3) within the Department of Fire Services
 - a. \$900.00 from General Wage Acct. #001-2032-100-1320 to Acting Officer Acct. #001-2032-100-1360
 - b. \$4,000.00 from General Wage Acct. #001-2032-100-1320 to Vacation Replacement Acct. #001-2032-100-1500
 - c. \$3,000 from General Wage Acct. #001-2032-100-1320 to Building Renovations Acct. #2039-999-9932
14. Consider and Approve Transfers within the Public Works Dept.
 - a. \$600.00 from Sand Acct. #001-5040-400-4580 to 701 Center St. Maintenance of Building Acct. #001-5140-500-5100
 - b. \$2,000.00 from Street Lighting Acct. #001-5080-600-6460 to Utilities - Parks & Ballfields Acct. #001-5031-200-2010
 - c. \$500.00 from Sand Acct. #001-5040-400-4580 to Town Hall Maintenance of Building Acct. #001-5200-500-5100
 - d. \$600.00 from Sand Acct. #001-5040-400-4580 to Maintenance of Vehicles - Car Pool Acct. #001-5050-500-5010
 - e. \$360.00 from Sand Acct. #001-5040-400-4580 to Maintenance Alarm and Lighting System Acct. #001-5030-500-5240
15. Remove from the Table for Discussion and Possible Action on a Resolution Authorizing the Town of Wallingford to Request the State of Connecticut, Soil Conservation Service to Undertake a More Detailed Feasibility Study of the Flood Mitigation Measures - Program Planner's Office
16. Consider and Approve a Transfer of Funds in the Amount of \$31,000 from Acct. #5030-100-1200, P.W. Highway - Super.- Foreman Salary to Acct. #001-8040-800-8350, Self Insured Workers' Comp., \$25,000; to Acct. #001-8040-800-8400, Hypertension Police, \$3,000 and to Acct. #001-8040-800-8410, Hypertension Fire, \$3,000 - Risk Manager
17. Note for the Record the Quarterly Reports of the Wallingford Public Library, Visiting Nurse Association and the Senior Citizens Center
18. Consider and Approve a Transfer of Funds within the Town Clerk's Office to Fund the Publishing of Ordinances
19. Approve, and Accept the Minutes of the 3/12/91; 5/8/91 and 5/14/91 Town Council Meetings

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ITEM #14d Consider and Approve a Transfer of Funds in the Amount of \$600.00 from Sand Acct. #001-5040-400-4580 to Maintenance of Vehicles - Car Pool Acct. #001-5050-500-5010 - Public Works Dept.

ITEM #14e Consider and Approve a Transfer of Funds in the Amount of \$360.00 from Sand Acct. #001-5040-400-4580 to Maintenance Alarm and Lighting System Acct. #001-5030-500-5240 - Public Works Dept.

ITEM #17 Note for the Record the Quarterly Reports of the Wallingford Public Library, Visiting Nurse Association and the Senior Citizens Center

ITEM #19 Approve and Accept the Minutes of the 3/12/91; 5/8/91 and 5/14/91 Town Council Meetings

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Bradley to Move Agenda Item #15 Up to the Next Order of Business, seconded by Mr. Holmes.

VOTE: All ayes; motion duly carried.

ITEM #15 Remove from the Table for Discussion and Possible Action on a Resolution Authorizing the Town of Wallingford to Request the State of Connecticut, Soil Conservation Service to Undertake a More Detailed Feasibility Study of the Flood Mitigation Measures - Program Planner's Office

Motion was made by Mr. Bradley, seconded by Mrs. Duryea.

Mr. Bradley read correspondence into the record.

Don Roe, Program Planner and Phil Renn, SCS Representative, approached the Council to answer any questions that they may have had.

All requests to the SCS must come from the State, therefore what the Council needs to do this evening is request that D.E.P. request a study of SCS to obtain the detailed information on the area in question.

Letters were sent to the individuals whose homes/properties may be affected by the study informing them that any activity that occurs on any one dwelling in connection with this study is strictly voluntary. There is no commitment on the part of the individual.

The area in question is the Silversmith Park area south of Quinnipiac Avenue, including approximately ten to twelve buildings north of that and also included in the area south of that is the Ludlum Research facility as well.

The basic purpose of the study is to keep the areas mentioned from sustaining flood damages. In the 1982 flood and floods previous to that, there were major damages in that area. This is to protect the area from those flood waters.

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The agency will do a detailed study on the potential flooding problems and/or hazards and make recommendations to avoid them. They will also be involved in the construction necessary to accomplish this. Any large measures that must be undertaken will be 100% federal cost. Any non-structural measures or measures taken to each individual home will be 75% federal cost, 25% non-federal and the State of Connecticut in the past have picked those costs up. There has not been any cost to the homeowner in the past.

The Town has to pick up the cost of the Operation and Maintenance agreement. Some communities look to pass on the responsibility for the yearly maintenance of the facilities onto the benefiting private property owners. Mr. Roe is awaiting samples of this type of agreement between municipalities and property owners. It would not be a major type of yearly expense in Mr. Roe's opinion if the Town was to bear the responsibility of the agreement in the worst case scenario. There must be at least 50% participation on the part of the homeowners for the project to move ahead.

A steering committee will be set up to continue the give and take between the federal, state and local government so that everyone knows what to expect from the project and realizes where the responsibilities lie for that. At the conclusion there will be a draft report and any comments on the actual report will come back to the Council. Once accepted and finalized, the Council will receive the final report at which time they would have to agree that plan before the State can sign it. Under State Statute, two-thirds of the towns involved have to agree to the plan before the State Commissioner of D.E.P. can sign that.

There is no commitment for any funds of the Town for the study phase. Any commitment is still non-binding once the plan is signed, before any of the measures that are in that plan can be constructed, there needs to be a project agreement, that is the fund obligating document, and an operating and maintenance agreement.

George Cooke (no address given): A study was done in 1984 and again in 1989 which was sent out to the property owners. In 1984 it was recommended that a berm be built on the river. It was done on the east side of Quinnipiac River along Silversmith Park. The water does not run over the bank and come back on the property, after the river gets so high, the water comes up from underground. The pressure is so great it hydraulically rises from the ground on the flood plain and backs it way onto the property. Unless steel sheeting is driven to a depth below the hydraulic level, it is not going to be functional. Secondly, they are talking about spending \$1 million to do this project. If we fix the gates on Community Lake and took out the fill that has run in there over the last twenty-five years and used it for dump cover or construction fill, we would be a lot better off in total. I can appreciate that they are trying to protect the park, but when they get through with that if they don't address the hydraulic problem of the water pressure as the river rises, this will not work.

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Mr. Renn stated that a drain would be placed in the system behind that. Part of the diking system would necessitate that. The lake would not affect the flood heights. The start of the storm will fill up the pond and then you will get the same flow, the peak flow will go right through that as it would even if it wasn't there. The upstream structure will not make a difference in the flood heights in this area.

The cost estimate in the preliminary report is \$837,500 which includes all costs. That cost will more than likely go up in the final report because of added inflation or additional homes.

VOTE (to approve the Resolution): Solinsky was absent; all others, aye; motion duly carried.

PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.

There was no participation from the audience.

Mr. Bradley made a motion to Waive Rule V of the Town Council Meeting Procedures to Consider an Override Veto of the Mayor's Proposed Budget, seconded by Mrs. Duryea.

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

Mr. Bradley made a motion to Consider an Override Veto of the Mayor's Proposed Budget Pursuant to Chapter III, Section 7 of the Wallingford Town Charter, seconded by Mrs. Duryea.

Mr. Gouveia gave a detailed presentation with accompanying graphs to prove his point that the majority of the Council feels that a 6/3% return both on return on investment and payment in lieu of taxes (PILOT) is not a great deal of money to ask for from the Electric Division. The reason given by the Mayor for his vetoing of the budget was to avoid dependency on a one time revenue source. Mr. Gouveia's objective was to prove that this does not have to be a one time revenue source, that the economic structure of the Division supports this kind of return on investment.

A lot of claims have been made that are not necessarily true. They are as follows; this kind of action by the Council will impact the rates; it will impact the Retained Earnings Account; and it will impact the operation and maintenance of the plant. Again, Mr. Gouveia tried to prove that these claims are unfounded and do not speak to the facts.

The Council increased the Mayor's appropriation of \$1,275,000 to \$1,525,000 by reducing expenses by approximately \$750,000 and increasing revenues by \$765,000. The reason being that, based on surpluses from 1987 to the present, the Council felt comfortable to decrease the Division's request for \$43,306,000 for operational expenses for F.Y. 1991-92. It is inconceivable that the Division will spend \$41 million this year since they have only spent \$34 million to date. There is no possible way they could spend \$43 million

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next year. It was also noted that from 1987 to the present there was only one year that the Interest account actual was lower than the budgeted amount. In 1988-89 \$300,000 was budgeted, \$706,000 was the actual; 1989-90, \$400,000 was budgeted, \$1,303,000 was the actual; 1990-91, \$60,000 was budgeted, \$377,000 in just the first ten months of the year is the actual. Based on that, the Council, as a majority, felt comfortable to increase that account by \$700,000 (approximately). He then targeted the Miscellaneous Income Account. In 1987-88, \$45,000 was budgeted, \$60,000 was received; 1988-89, \$50,000 was budgeted, \$91,000 received; 1989-90, \$60,000 was budgeted, \$224,860 received; 1990-91, \$60,000 budgeted, \$377,000 received in the first ten months of the year. The Council again, as a majority, felt comfortable in increasing that particular item. The \$2.8 million represents a 6.3% of the gross income of the Division. If the 6.3% is applied across the board, the following returns would be available to the Town from the Retained Earnings and PILOT accounts for 1990-91, \$2,693,552. The Division budgeted \$948,000 for Net Income. In the first ten months they already have \$2,685,856. In going down the line over the past four years, in every instance, there is little impact on Net Income, no impact on operation and maintenance and no impact at all on Retained Earnings because there was no need in all these years to dip into the Retained Earnings to get more money. He then asked, "Can this then be called a one-time revenue source?, I think not". All the figures are substantiated in the budget books for the public to view. He stated that the Town can, indeed, get this kind of money from the Electric Division and have absolutely no impact on the Net Income, Operational and Maintenance and Retained Earnings Accounts of the Division.

He went on to point out what would happen if the budget had not been vetoed. The Council appropriated an additional \$1,525,000 of which \$1,257,431 would have gone directly to the taxpayers. The remaining \$267,569 was used to increase expenditures. The Board of Education was given \$225,000 to fund their move from Stevens School; \$2,500 was given to the North Farms Volunteer Fire Department for a Rescue Truck; \$13,950 to the Library to retain their Sunday hours; \$30,000 to fill a vacant position that currently exists in the Public Works Department; \$6,750 to the Postage Account in the Central Services Office; \$4,100 to the Town Clerk for a Personal Computer for a total of \$392,300. Many other small items were restored to the budget as well. It was a long, thorough process that, at times, continued until 2:00 a.m. in the morning. Mr. Gouveia stated that Mr. Myers could attest to that fact because, many times it was only Mr. Myers, the Town Council Secretary and the six Democratic Council Members that stayed until such time as the meetings ended. With the veto all these items are gone, especially the \$1,257,431 that was to be returned to the taxpayers. With the veto the taxpayers will be paying an average of \$55-60 per year more in taxes than they should have to pay. He concluded that these are the facts, and invited anyone to review the budget books for the information, it is all there. He hoped that the Republican Council Members would keep an open mind on this issue and restore the Council's budget.

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Mr. Zandri asked the Mayor if he had a problem using a one-time expenditure in a given budget?

Mayor Dickinson stated that the issue is similar to, at the federal level taking money from Social Security, it is a similar issue to, at the State level taking money from pensions, the issue is, does that money reoccur? Unless it is built into the Electric Division Budget the potential is that it may not reoccur. The amount taken out each year is varied. If we, as a Town, are to decide that we want \$10 million from the Electric Division every year then we should understand the consequences. What has just been indicated is that much of the source for the money was an increase in revenues. What was not discussed is, what would happen if those revenues are not realized? His concern is the creation of deficits. It looks great for one year but factor the activities out over five or six years and the question is, does the rate incorporate a 6% payment to the Town? He did not believe that it does. Right now the formula is approximately \$1,300,000 which increases 5% per year. The Electric Division operates on that knowing that they will make that payment. Now the Council wishes to double that payment. Where does that money come from? They don't print it, it comes from rate-payers. What happens if the economy stays down and a shift gets laid off at one of the principle payers of revenue for the Division? There were years in the late 1970s when the Division paid no money to the Town. What happens when that occurs? Can we depend upon the revenue that has been forecasted? Right now Northeast Utilities is contesting our bill and we may owe them out of this year's collections approximately \$1 million. Firm figures have not yet been developed but it is in the hundreds of thousands of dollars. That money comes out of the dollars that have been indicated right now as Net Income. It is not a simple process. His concern is that the Town avoid deficits. Even if we take money this year, unless we build in that every year we will take the same money, we create a deficit. In addition, we would be taking approximately the same amount every year so the benefit to the taxpayer would be one year unless every year we will go up by increments of \$1 million, then you would have an additional tax reduction every year.

Mr. Zandri responded that every year it is a different budget and every year a budget stands on its own merit so whatever the Town budgets for the taxes are adjusted accordingly. No one says that the amount you take out of the Electric Division this year has to be the same next year. The question is whether or not the Division can handle this amount of money in this given year. We are budgeting for this year not next year or five years from now.

Mayor Dickinson stated that, in a synopsis, that is the difference in philosophies between the Council and himself. He felt that the State, over a period of five to ten years, enjoyed surpluses which they continually applied towards next year's operating expenses and developed a very healthy deficit.

Mr. Zandri replied, that is the key. He asked again, do you have a problem spending one-time revenue sources on one-time expenditures?

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He can show more than \$2.8 million in one-time expenditures in this year's budget.

Mayor Dickinson answered that if that is done, next year we would have to make up that difference in taxes. If another \$1.5 million is not taken from the Division, who makes up that difference?

Mr. Zandri stated that the difference does not have to be made up if the money is being dedicated to one-time expenditures in this year's budget.

Mayor Dickinson: They are not dedicated to one-time expenditures.

Mr. Zandri: It all depends on what kind of game you want to play. Capital and Non-Recurring is exactly what that says, Capital and Non-Recurring, things that do not occur year after year after year. There is over \$200,000 budgeted for a fire truck this year, no one says that there is going to be a fire truck in next year's budget, we happen to have enough money this year to put it in so we put it in, but it doesn't say that it has to be there next year.

Mayor Dickinson: Let's take the Capital and Non-Recurring Account, \$600,000 dropped out as a result of the Electric Division infusion.

Mr. Zandri: Where did that come from? We dropped that out because of tax dollars.

Mayor Dickinson: That's right, but next year where does that \$600,000 come from as a contribution?

Mr. Zandri: Who says that it has to be that high next year?

Mayor Dickinson: We are not going to have an \$800,000 expenditure we have had every year in the Capital and Non-Recurring? Why have a budget that is going up and down like a yo-yo with services following suit? That is not in the long-range, multi-year interest of the people who live in Town?

Mr. Zandri: Is there \$500,000 out of tax dollars going towards a sewer cost that is not going to occur year after year, it has only been the last few years, there are two years left to that?

Mayor Dickinson: That is correct, there is a \$500,000 contribution and as you know this is the last year for it. We are also facing revaluation. That impacts all of what we are talking about. How can we build in expenses this year and try to cut them out next year when revaluation visits a heavier burden on everyone? Where does the money come from then? It is fiscal year planning, a multi-year forecast. It is not one year approach.

Mr. Zandri: Past history with the Division proves that the money is there year after year after year. There are millions of dollars in excess down there each year and they are budgeting high and

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that is why the dollars are there.

Mayor Dickinson: I say if they have too much money, then the rates should be lower.

Mr. Zandri: I say that the people who own that plant, which are the people in Wallingford, deserve a return on that plant. If you are running a business and it can't pay you back something, then get rid of it. If I was running a business that I could not get a return on it, I would be doing something else, not running the business.

Mayor Dickinson: The \$1.3 million is more than what the Division would be paying in straight taxes.

Mr. Zandri: It is close to, maybe a little bit more. Any utility that operated in the Town of Wallingford would be paying that to the Town regardless. If there are deficits in a business it is due to mismanagement.

Mr. Bradley: In the general budget itself, for the three and one half to four years that I have been on the Council, this is the first year that the CPI increases were not applied to line items within the operating side of the budget, 3-4% increases, arbitrarily, accumulated year after year. This year they were not applied. There were no outcries from Town Department Heads. So I have to question the CPI increases and whether or not they were really needed on certain line items. I would also like to talk about fund balances. They are budgeted and the dollars that are in there are for a plan and some of the items that are in that plan are for good planning. In 1988-89 an unappropriated fund balance for the 88-89 budgets there was \$1.4 million. The unappropriated fund balance was approximately \$4.2 million. In 1989-90 the unappropriated fund balance was \$2.5 million. The unappropriated side rose to \$4.9 million. This year I did a study of the Motor Vehicle Supplement that is on the revenue side of the budget to where the motor vehicle taxes are collected. Over ten years monies that were approved and appropriated have come in anywhere from \$100,000 to \$372,000 over the appropriated balance. This again, some items are planned in there for bond ratings for maintaining a good bond rating, but again, I have to question, is it necessary to have that amount of money on hand? Maybe it is and maybe it isn't but, again, it is taxpayer's money that have been placed in the investment in the Town of Wallingford. I can agree with Mr. Gouveia and Mr. Zandri from an investment standpoint that the Division has created wealth for the taxpayers of the Town of Wallingford and the taxpayers do deserve a return of that wealth. It is an investment, there should be money coming back to the taxpayer. The Mayor stated that the public deserves no less and I think that they deserve more because they have kept us in a good financial position. I think this was the Council's opportunity to give the taxpayer their break this year, the Mayor felt otherwise.

Mr. Parisi read the Mayor's letter into the record (see attached).

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Mr. Killen: I read the very same letter that Mr. Parisi just read and have come to the conclusion Mr. Mayor that you think that we are just a bunch of fools that we are not aware of an annual appropriation process. That we don't know that if you put X number of dollars in one year, you can't take the same amount out next year and you cannot change it in any way, shape or form. Some of us have been around a lot longer than you have and we are very well aware that year by year the budget changes. Some people thought that they had thunder last night in the sky, I think it was Lowell Weicker laughing when you wrote to him or called him, which ever you did, and told him, don't count on that \$2 million this year, you just can't count on that unreliable Electric Division in Wallingford. Imagine that, in Hartford they are saying, if Wallingford can't count on it, but we can. These are from the people, Mr. Mayor that voted for you to put you in office. This is what you are giving them in return. You wonder where monies are going to come from, where the money is supposed to be coming from. There is a letter here from the Town Attorney stating that the monies from the Electric Division are available for appropriation. That is just what this Town Council sought to do. You asked, if we are to increase that amount by \$1,525,000 without prior notice for planning, vital questions must be answered. Did you even take a look at how the figures were re-worked within the Electric Division budget to come up with that particular figure? The fact that you were unable or unwilling to do so doesn't mean that other people are unable or unwilling to do so. They came up with an artificial deficit. We were able to come up showing them on the plus side and still come up with \$1.5 million for this Town. This is not done by slight of hand we tried it last year. The results were on the positive side last year. You have it in your head that you are not going to touch those kind of dollars. You say, which would be a laugh if I felt like laughing, "A deficit was avoided by appropriating an additional \$1,525,000 from the Electric Division. My objection to this action is not based upon an arbitrary political motivation or an over zealous protectionist view of the Electric Division. My objection is based upon a belief that each budget is a one year installment of a long-range plan". Where does the Council fit into this long-range plan? Do we sit here night after night to find out that when we get through the Mayor decides that he does not want to use "X" number of dollars that are accumulating? This was not the intent of the framers of that piece of material here. I have worked long and hard and knowing that particular Charter. You were taking advantage of what was intended to be a strong point and made a weak point out of it. It was intended that a group such as this, six Democrats sitting here couldn't override you for strictly political purposes, but we have a minority that can uphold you, and this is democracy in action. This is not what the framers of this intended. This was supposed to be the body that did its work and if we did our work properly, you still sought to override something, you have it within your authority to override that particular section of the Electric Division but you say you cannot do so. If you cannot do so then you should not have the job. It can be done. In the Section on Appropriations you may reduce any appropriation or section of appropriations if you so desire.

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You haven't done so. So the things that were mentioned earlier here that we thought were great have gone down the tube. This particular Council and myself, in particular, have argued for years, let's go through the Board of Education budget with a fine-tooth comb. We were turned down time after time. The last two years we went through with a fine-tooth comb. The result this year? They had \$650,000 surplus that they admitted to. It was used again to offset some items in this year's budget. This is what happens when you sit down and don't take at face value something that is thrown in your face. I would like to read to you from the minutes of the Public Utilities last meeting:

"Mr. Kovach: Also in this packet in reference to Water, I thought the Accounts Receivable were climbing, did I read it wrong?"

Mr. Dennison: That is a fact, Al, they certainly are. It shows the status of the economy right now as well as the fact that we are increasing our rates. Another reason why it is adding to ours a little more significantly than in the Electric Division is the fact that we are charging interest on top of that so that is an additional point. The higher the receivable base goes, so goes the interest.

Mr. Smith: Last year to this year, what was the percent increase in the rate?

Mr. Dann: It was 29%.

Mr. Dennison: For the same number of accounts delinquent at 29% increase in the rate means that you are going to experience a 29% increase in accounts receivable."

Mr. Killen: They are talking strictly in water. Incidentally, I will digress for a moment, they had \$1 million left over and they wanted to use it to pay for the water plant. They are going to go up another 25 or 26% this year. This Council sought in its wisdom to have them lower the water rates. I don't know how far it will get but the way other things are going, I would doubt very much. But to get back to the original thought, there is a whole lesson in economics. What happens when the bills go up and people can't pay it? Do you want to know where your monies are going to be coming from in the future years? In your accounts receivable on the taxes that people cannot pay because we are going up at a time when we are sitting on a pot of gold. I find that so utterly ridiculous. If there were a plan to dissipate that, if there were a plan to use it wisely, if there were any plan at all, then someone here can say, o.k., the Mayor has a point. But all we are saying is that we had "X" number of dollars last year, we won't touch it this year, it will be that much more next year. Nowhere have you shown any inclination what so ever to tell us what to do with that particular money with the exception of building the power plant, which we can do through bonding. All these things I say Mr. Mayor make me feel as if I don't know what I'm doing and I consider that a personal insult. I am thoroughly disgusted that you would write a letter such as this and expect us to take it at face value because it is not worth the paper that it is written on (applause).

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VOTE: Solinsky was absent; Holmes & Parisi, no; all others, aye; motion failed.

Mr. Killen: I am going to take a point of personal privilege at this point because, as you can tell, I am worked up. In doing so, I lose my train of thought. I just want one more item to be brought out. We keep talking about the availability and the dependability of monies. In Saturday's paper (Record-Journal) the headlines read, "State Budget Unlikely Until June Session". If we were to take the dollars out of this particular budget that have not been appropriated yet, where would the budget be? These are dollars that you cannot count on, no one knows about them, but they are put in the Mayor's budget and all of a sudden they are sacrosanct. The money in the Electric Division we know is there, is not as holy as the money that they don't have in Hartford where they have a deficit, I can't follow that line of reason. I don't know how you two gentlemen (Mr. Holmes and Mr. Parisi) can either. Election time is coming and I hope the people are listening.

Mr. Bradley made a motion to SET A PUBLIC HEARING for June 11, 1991 at 7:45 P.M. for the Small Cities Housing Rehabilitation Component, seconded by Ms. Papale.

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

Mr. Bradley made a Motion to Consider and Approve a Transfer of Funds in the Amount of \$1,580.00 within the Youth Service Bureau Budget, seconded by Ms. Papale.

A transfer of \$1,000 from Acct. #012-9000-900-9120, Counseling/Substance Abuse; of \$280 from Acct. #012-9000-100-1310, Part-time Clerk's Wages and of \$300 from Acct. #012-9000-100-1310, Part-Time Clerk's Wages for a total of \$1,580 will be made to Acct. #012-9000-100-1350, CB in the amount of \$1,280 and \$300 will be made to Acct. #012-9000-100-1300, Clerk Wages for a total of \$1,580.00, respectively.

Mr. Killen reminded Susan McLaughlin, Youth Service Bureau Director, that the agenda item requests must be received by the deadline of 12:00 Noon on the Wednesday previous to a Town Council Meeting, in this instance this request should have been received by May 22nd.

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

ITEM #3 Approve the Appointment of Mrs. Robert Devaney to Fill a Vacancy on the Public Celebrations Committee

Motion was made by Mr. Bradley, seconded by Mrs. Duryea.

Mr. Bradley read a letter of confirmation by Johanna Fishbein into the record.

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

Motion was made by Mr. Bradley to Move Agenda Item #7 Up to the Next Order of Business, seconded by Mrs. Duryea.

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VOTE: Papale and Solinsky were absent; all others, aye; motion duly carried.

ITEM #7 Report Out from the Spacial Needs Building Committee Regarding the Yalesville School Study

Andri Loubier, 21 Lori Lane, asked the Council to keep a watchful eye over the Board of Education because it seems that they have already made up their mind to move into Sheehan High School and not look at all the options that were presented to them.

Rebecca Shiner, 25 Lori Lane, pointed out that Dr. Cirasuolo wants to utilize 14,000 sq. ft. for the Board of Education at Sheehan High School and the proposed 10 classrooms that he wants to acquire only adds up to 7,000 sq. ft.

Mr. Loubier and Ms. Shiner asked where the Board proposes to come up with the other 7,000 sq. ft.? Are they going to take additional classrooms?

Mr. Killen explained that it seems as though the Board has, indeed, decided to move to Sheehan and that is within their purview to do so since the school building is in their jurisdiction. If the building were vacated then the building would be within the providence of the Council to decide which is best. The Council does not have the authority to tell them they cannot move to Sheehan. He thanked the individuals for their interest and presence at the meeting.

Ray Rys, Chairman of the Spacial Needs Building Committee, Bob Sayback and Daniel Graham of DeCarlo & Doll approached the Council to answer any questions they had regarding the original report on Yalesville School being utilized as a school and also to update the Council on the possibility of utilizing the building for administrative offices.

The total cost of renovations for business offices, according to the preliminary estimates is \$1,307,530. Appendix B on page 16 of the handout states that the earliest the Yalesville School could be available for offices is March of 1992 barring government bureaucracy and the State Department of Education Review Process.

According to the State the reimbursement after July 1st would be approximately 50% and they determine the priority of the reimbursable rate for the Board of Education office complex as approximately half of that amount, so the reimbursement comes out to approximately 25%.

The square footage is sufficient at Yalesville School to accommodate the Administrative Offices of the Board that are currently at Stevens School. DeCarlo & Doll reports that approximately 1,000 sq. ft. of net space over the amount that is required to bring all the departments over to Yalesville School. A total of 4,200 sq. ft. is available.

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The cost of renovations would cover a new HVAC system, sewer connection, new roof, new corridor ceilings, installation of new windows, new finish, painting, carpets, handicapped accessibility requirements, boiler replacements, and piping for the radiating heat system. Overall the structure is in decent shape.

Mr. Gouveia asked Mr. Graham what recommendations DeCarlo & Doll make to the Council on a minimal basis as far as worked required to protect the building.

Graham urged the Council to take steps to secure the building through the Public Works Department. The windows need to be protected, the piping would need draining, the boilers and electricity would need to be disconnected, things of this nature. Mr. Graham did not know how to protect the building without removing the existing roof and installing a new one. Mr. Graham will price these recommendations and forward them to the Chairman.

Mr. Holmes felt that the Architectural Fees of \$450,000 on a \$990,000 project was quite high, almost 50% of the construction costs to be exact.

Mr. Graham explained that the figure of \$450,000 represents the construction work that is classified under Architectural, windows, roof, etc.

Mr. Holmes apologized and thanked Mr. Graham for the explanation.

Mrs. Duryea stated that two studies have been performed with as many ideas generated and suspected that one or two more studies may occur and suspected that the building will be vacant for some time. She requested that any other ideas be presented to the Chairman of the Spacial Needs Building Committee by DeCarlo & Doll with a copy forwarded to her.

Mr. Holmes is hesitant to continue spending any money in the search for a home for the Board of Education if they are going to occupy Sheehan.

Mr. Zandri commented that if the Council finds the Board a home, they will stop moving around.

Ms. Papale remarked that she pushed for all options to be explored and now finds that we are back at square one. She then asked, what do we do now?

Mr. Killen stated that the Council could put up the money if the Board decides to move to Sheehan, the Council could also utilize Yalesville School. It is not within the Board's province to use Yalesville School, it is not their building. It is up to the Council to decide if it wishes to make Yalesville School available to the Board and what the cost will be to renovate it and present it to them as an alternative to what they are planning to do.

Mr. Zandri pointed out that due to the veto of the budget there

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will be less dollars for the Board of Education to utilize. They may be changing their mind on the move to Sheehan and unless there is some other idea as to where to locate them, he did not see any other suggestions being made as to where their offices could be relocated to. The Council will have to decide this, we cannot keep waiting for them and/or the Council to make a decision, nothing will happen.

Ms. Papale suggested that this item be placed on the agenda for the next meeting.

Mr. Bradley agreed that the Board of Education needs to come out of a school building and into their own to allow the school population to settle into the school building. He was not fond of the idea to spend \$200,000 for a temporary solution such as Sheehan High School.

George Cooke asked how much useable square footage existed in the building (Yalesville School)?

Mr. Rys responded, approximately 30,000 sq. ft.

Mayor Dickinson stated that offices can be replaced much easier than classrooms. He would hate to have the Board move into Yalesville School and a few years later have to build a new school.

Gretchen Mrozinski, 9 Mary Ann Lane informed the Council that she would like the Board to think about re-opening Yalesville School while the architects are here. It is very expensive to build a new school compared to renovating the existing one.

Mr. Killen explained that it has been difficult to arrange a meeting that the Board of Ed, Council and the Architects can attend. This item will be placed on the agenda of the next Town Council Meeting at which time, hopefully, all of the above-mentioned parties will be able to attend, at least the Board of Ed.

The Council did not feel it was necessary for DeCarlo & Doll to be present for the meeting.

John Lathrop, Vice-Chairman of the Spacial Needs Building Committee reminded the Council not to lose sight of the elementary overcrowding issue. Yalesville School consists of eighteen classrooms and can be renovated into a useable school. If that is accomplished as opposed to the addition of six classrooms to three other elementary schools, the results would be much more cost-effective. He encouraged the Council to include the Board of Ed in some of the decisions of long-term classroom space needs.

Mr. Parisi asked if a survey has been performed of the safety aspect of having an elementary school in this location?

Mr. Rys stated that the entrance would be moved to the rear.

Mr. Gouveia reminded Mr. Lathrop that the Council commissioned this study to afford the Board of Education another option if they choose to take it. The Council did not take a school building away from the Board of Ed.

Mr. Killen thanked the representatives of the architectural firm and Mr. Rys for their input.

action was taken.

ITEM #4 SET A PUBLIC HEARING on An Ordinance Appropriating \$850,000 for the Planning, Acquisition and Construction of Various Municipal Capital Improvements 1991-92 and Authorizing the Issue of \$850,000 Bonds of the Town to Meet Said Appropriation and Pending the Issue Thereof the Making of Temporary Borrowings for Such Purpose

Motion was made by Mr. Bradley to Schedule a Public Hearing for June 11, 1991 at 8:00 P.M.. seconded by Mrs. Duryea.

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

ITEM #5 Consider and Approve a Transfer of Funds in the Amount of \$309,111.47 from the Grand List to the Suspense Tax Book to Comply with State Statute 12-165 - Tax Collector

Motion was made by Mr. Bradley, seconded by Mrs. Duryea.

Mr. Bradley asked what process is followed to try to collect the outstanding balances.

Mr. Rosoe, Tax Collector, reassured the Council that every effort made to collect the outstanding taxes. A lien is placed on all corporations by August for the tax payments that are due on July 1st. This places the Town in a better position of collecting their monies if the corporation files Chapter 11 bankruptcy. People owing motor vehicle taxes are placed on a computer list and they cannot re-register their cars until the taxes are paid to the Town. Those individuals who owe motor vehicle taxes and own property within the Town have a lien placed on their property(ies) for the outstanding motor vehicle taxes.

There are no inter-state agreements. The State provides a computerized list of residents who have moved to help us track down the outstanding debts. The Town has also instituted a restriction barring firms owing any outstanding taxes from bidding with the Town.

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

ITEM #8 Report Out From the Vo-Ag Expansion Committee

Tom Wall, Chairman of the Committee, Sam Sargeant, Architect and

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Don Campo, Clerk of the Works approached the Council.

The committee currently has a good working forum and can begin to take proper action.

The biggest problem is the sprinklers which will cost approximately \$35,000 to install. The committee is hoping to take the money out of contingency at this point. Otherwise everything is running smoothly, the project is approximately 40% complete and running only two weeks behind schedule. Mr. Wall complimented the Council on assisting the committee with a Clerk of the Works, it has worked out very well.

The plans were subjected to the zoning process the same as in any other case but the zoning officials are not concerned with the inside of the building, only the site and how the addition deals with setbacks, encroachments, etc.

The Fire Marshal did review the plans and recommended back in August of 1990 that a sprinkler system be installed. There was much discussion on the part of the committee as to whether or not one should be installed. There was no clear decision on the part of the expansion committee to have sprinklers since the Fire Marshal "recommended" one be installed. It is not required.

Mr. Sargeant explained that none of the Vo-Ag Departments in the State, except for extenuating circumstances have sprinkler systems, but Mr. Sargeant was concerned about the safety factor in viewing the welding shops. This project is 100% reimbursable by the State. By bringing the system in you will be able to tap off of it at a future time to sprinkle areas that are required like the stage and other power shops.

Mr. Zandri felt that the architect is supposed to make these recommendations up front. There is no second chance in private industry, \$30,000 is a lot of money to come up with for unanticipated work. Private industry does not have a contingency account to draw from.

Mr. Wall explained that the architect did recommend it but the State claims it is not needed.

The Fire Marshal should not come in half way through a job and begin mandating things that should be done. That should be settled before the shovel is put in the ground, responded Mr. Zandri.

Mr. Parisi stated that maybe the Fire Marshal should have insisted that sprinklers be put in and that would have solved everything.

Mr. Sargeant reminded everyone that they must not lose sight of the goal which is to provide the most safe, useable facility to the students.

Mr. Parisi felt it was unfortunate that things were not clearer in the beginning.

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Ms. Papale stated that Mr. Solinsky has expressed an interest in taking part in the committee.

Mr. Killen asked that it be noted for the next agenda meeting that Mr. Solinsky's name will be added to the committee.

Mayor Dickinson asked if there remains sufficient funding to continue with the project?

Wall is having the Comptroller check into it.

The committee will continue to keep the Council informed of its progress.

No action was taken.

ITEM #11 Consider and Approve Waiving the Bid to Permit Solicitation of Proposals from Vendors for Computer Equipment - Dept. of Police Services

Mr. Bradley read part of the correspondence into the record.

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

Mr. Zandri asked if the Chief would be returning before the Council with the pricing for the equipment prior to going out to bid?

Chief Dortenzio asked if it is a requirement?

Mr. Killen stated that Mr. Zandri was asking for the courtesy of appearing before the Council with this information.

Chief Dortenzio responded that he could.

Bradley asked if the proposals could be also be made available to the Council?

Chief Dortenzio will duplicate one for each Council Member.

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

ITEM #12 Consider and Approve Waiving the Bid to Purchase Specialized Police Application Software - Dept. of Police Services

Mr. Bradley read the remaining correspondence pertaining to this item from the letter that accompanied both Item #11 & 12.

Motion was made by Mr. Bradley, seconded by Mrs. Duryea.

Mr. Bradley asked how this system rates on a national level?

Chief Dortenzio stated that this is a national firm and did not inquire of them an account of how many bases they have throughout the country, he was more concerned with how many there were locally, which is seventeen.

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Mr. Bradley asked how long the firm, Diversified Computer Systems, have been in existence?

Chief Dortenzio stated that a number of agencies in CT. have used this system for at least ten years that he is aware of. It has a very good satisfaction level. The Chief has visited a number of locations and have spoken with the people who work with the system on a daily basis from a systems operator standpoint.

VOTE: Solinsky & Zandri were absent; all others, aye; motion duly carried.

ITEM #13c Consider and Approve a Transfer of Funds in the Amount of \$3,000 from General Wage Acct. #001-2032-100-1320 to Building Renovations, Acct. #2039-999-9932 - Dept. of Fire Services

Motion was made by Mr. Bradley, seconded by Mrs. Duryea.

Mr. Bradley asked if this will cover what is outstanding or are there others?

Chief Lefebvre responded that it will bring us to a point where we will have a building that does not leak water. We may have to wait as long as a year to paint the inside wall because it is so saturated with water due to the fact that it has been leaking since it was constructed. The roof will be taken care of, the exterior of the entire building will be sealed, proper size expansion joints will be installed on the outside of the building so the weather will not effect it. With that work done it will just be a matter of waiting to see how long before the building dries out. Once it does, the inside wall will have to be sandblasted and re-painted. A price was obtained to fix the air conditioning also. It was discovered that someone had purposely piped hot air return into the cold air duct which caused it to drip water into one of the lavatories. It can be corrected and the ducts insulated to stop the leak. There is no structural damage.

Mr. Killen would like the Chief to bring in an outside engineer before any additional funds are spent on the problem.

Chief Lefebvre stated that has been done and the price quoted is \$15,000. A local contractor has donated several hours of his time helping the department out determining what needed to be done to make the building water-tight. It will not cost \$15,000 as estimated.

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

ITEM #18 Consider And Approve a Transfer of Funds within the Town Clerk's Office to Fund the Publishing of Ordinances

Motion was made by Mr. Bradley, seconded by Mr. Parisi.

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The transfer is in the amount of \$5,100 from Committee on Aging, Meals Acct. #3070-600-6770 to Advertising, Acct. #001-6030-400-4100.

This request is due to the publishing of the Rental Housing Code Ordinance.

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

M #16 Consider and Approve a Transfer of Funds in the Amount of \$25,000 from Acct. #5030-100-1200, P.W. Highway - Super. - Foreman Salary to Acct. #001-8040-8350, Self Insured Workers' Comp., \$25,000; to Acct. #001-8040-800-8400, Hypertension Police, \$3,000 and to Acct. #001-8040-800-8410, Hypertension Fire, \$3,000 - Risk Manager

Motion was made by Mr. Bradley, seconded by Mr. Holmes.

Mr. Bradley asked that the transfers be put in a format that is easier to read.

Mr. Wilson agreed to.

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

Motion was made by Mr. Holmes to Waive Rule V of the Town Council Meeting Procedures to Hear a Presentation from the Comptroller on the Revaluation Forms, seconded by Mr. Parisi.

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

Motion was made by Mr. Holmes to Hear a Presentation by Mr. Myers regarding the Confirmation Notices On Data Collected from Residents Revaluation, seconded by Mr. Parisi.

Mr. Myers distributed Confirmation Notices to all present and explained in great detail the information that is contained on the notices for residents to review on their property(ies).

He also stated that the process is proceeding smoothly and he will continue to keep the Council informed of the progress. The Revaluation Committee will give a report to the Council at one of its upcoming meetings.

No action was taken.

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

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

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There being no further business, the meeting adjourned at 10:58 P.M.

Meeting recorded and transcribed by:

Kathryn F. Milano, Town Council Secretary

Approved by:

Albert E. Killen, Jr., Chairman

Date

Kathryn J. Wall, Town Clerk

Date



OFFICE OF THE MAYOR

TOWN OF WALLINGFORD
CONNECTICUT

WILLIAM W. DICKINSON, JR.
MAYOR

May 28, 1991

Wallingford Town Council
Wallingford, CT 06492

ATTENTION: Albert E. Killen, Chairman

Dear Council Members:

Our community is at a crossroads. That crossroads symbolizes the difference in fiscal policy which is applied by the Council majority and the Mayor's Office when developing the annual budget. Depending upon which road we choose to travel, the long range fiscal health of the Town of Wallingford is at risk. We have an obligation to reduce any risks to the fiscal integrity of our community. The public deserves no less.

The 1991-1992 Annual Budget adopted by the Council increases expenditures over the proposed budget by \$267,569 and reduces property tax collections by \$1,260,430. Without a source of new revenue, that action would create a deficit. A deficit was avoided by appropriating an additional \$1,525,000 from the Electric Division.

My objection to this action is not based upon an arbitrary political motivation or an over zealous protectionist view of the Electric Division. My objection is based upon a belief that each budget is a one year installment of a long range plan which should fiscally provide for and preserve our community. Our philosophy should be one which utilizes multi-year forecasts of revenues and expenditures in order to assure stable, reliable, predictable rates, revenues, expenditures and ultimately services.

This fiscal management philosophy directs that we avoid dependence on one time revenue sources. Such dependence encourages expenditures which are not reliably supported by revenue.

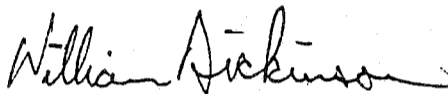
Our current policy is to appropriate \$1,275,000 from the Electric Division. The amount is increased each year by 5%. This policy is incorporated in the planning of the Electric Division. It is predictable by both General Government and the Electric Division.

If we are to increase that amount by \$1,525,000 without prior notice for planning, vital questions must be answered. Will the electric rate continue to provide these funds in future years? If the rate is inadequate, when will a rate increase be necessary and what impact will it have? If the rate remains the same, will retained earnings be impacted in order to adequately provide for the operational needs of the Electric Division? Will a loss in the retained earnings adversely affect capital projects of the utility? To the extent that the Electric Division is at fiscal risk, is the fiscal health and credit rating of the municipality at risk?

We do not have the answers to these questions. Without proper planning, the dependence on an unreliable revenue source increases the risk of budgeting expenditures too high, creating greater unstability in tax rates, and losing our very favorable credit rating.

We are at a crossroads. Our community has prospered for several years by application of sound fiscal management principles. Our principles are standing the test of difficult economic times. It is not advisable to change these principles. For these reasons and pursuant to Chapter III, Section 7 of the Charter of the Town of Wallingford, I hereby respectfully disapprove the Budget Ordinance adopted by the Town Council at its meeting on May 14, 1991.

Sincerely,



William W. Dickinson, Jr.
Mayor

RECEIVED FOR RECORD MAY 28 1991
AT 11 37 M A.M. AND RECORDED BY
Kathryn J. Wall TOWN CLERK

jms