

CORRECTIONS TO THE MINUTES

OF THE OCTOBER 13, 1992 TOWN COUNCIL MEETING

Page #13 - Mr. Costello's name should read Mr. Cassella.

Page #24 - Remarks attributed to Mr. Costello should be attributed to Mr. Stan Shepardson, Director of Parks and Recreation

TOWN COUNCIL MEETING

OCTOBER 13, 1992

7:00 P.M.

AGENDA

1. Roll Call and Pledge of Allegiance
2. Confirm the Following Appointments:
 - a. Armend Minard to the Planning & Zoning Commission
 - b. Rosemary Rascati to the Position of Alternate on the Planning & Zoning Commission
 - c. Ellen Deutsch to the Position of Alternate on the Inland Wetlands Commission
3. Consider and Approve the Appointment of One Alternate to the Inland Wetlands Commission
4. Consider and Approve the Appointment of Ellen Mandes as the Town of Wallingford's Representative to the Newly Created Connecticut Valley Tourism District - Mayor's Office
5. Consent Agenda
 - a. Consider and Approve Tax Refunds #24-37 in the Amount of \$992.63
 - b. Consider and Approve Tax Refunds #38-40 in the Amount of \$1,156.80
 - c. Consider and Approve Tax Refunds #41-55 in the Amount of \$1,510.08
 - d. Consider and Approve a Tax Abatement in the Amount of \$1,655.64 for Town Acquired Property Known as Colony Substation
 - e. Note for the Record Anniversary Increases Approved by the Mayor to Date
 - f. Consider and Approve Proposed Text for the Plaque that the Knights of Columbus Pinta Council No. 5 will Erect on the Town Green - Knights of Columbus Pinta Council No. 5
6. Approve and Accept the Minutes of the 9/8/92 and 9/22/92 Town Council Meetings
7. Note for the Record Mayoral Transfers Approved to Date
8. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.

(OVER)

9. Discussion on the Completion of the 88 S. Main Street Building Project to Include Reports Out by the 88 S. Main Street Building Committee; Town Engineer; Purchasing Agent; Architect; Comptroller; Wlfd. Municipal Federal Credit Union and Public Access Television Committee on Their Respective Involvement in the Completion of the Project as Requested by Councilor Albert E. Killen
10. Consider and Approve Leases with the Wlfd. Municipal Federal Credit Union and Public Access Television for Space Located at 88 S. Main Street - Mayor's Office
11. Consider and Approve Construction Plans and Specifications for the Replacement of the Bridge on Tyler Mill Road Deemed a Scenic Road by the Town Council - Engineering
12. Report Out by Stan Shepardson and John Costello on the Status of the Fence and Landscaping at Doolittle Park as Requested by Councilor Geno J. Zandri, Jr.
13. Consider and Approve Revising the Personnel Pages of the Water and Sewer Divisions to Reflect the Wages for a Number of Positions Associated with the Staffing Requirements of the New Water Treatment Plant as well as the Position of Water and Wastewater Engineer/Planner - Water & Sewer Divisions
14. Report Out by the Wallingford Housing Partnership Committee on Housing Needs in the Town of Wallingford
15. Remove From the Table to Consider and Approve Extending Financial Assistance to the Wallingford Housing Authority in the Form of a Loan to Purchase Property in the Ridgeland Neighborhood - Wlfd. Housing Authority
16. Consider and Approve a Transfer of Funds in the Amount of \$800 from Property/Casualty Self-Insurance Acct. #001-8040-800-8250 to Maintenance of Equipment Acct. #001-1620-500-5200 - Risk Manager
17. Consider and Approve a Transfer of Funds in the Amount of \$1,000 from Maintenance of Building Acct. #001-5250-500-5100 to Utilities Acct. #001-5250-200-2010 - Public Works Dept.
18. Consider and Approve a Transfer of Funds in the Amount of \$600 from Acct. #001-6030-500-5200, Maintenance of Equipment, \$200 from Acct. #001-6030-400-4010, Dog Tags and Supplies, and \$20 from Acct. #001-6030-400-4150, Maps, Books and Binders for a Total of \$820 to Election Supplies Acct. #001-6030-400-4060 - Town Clerk
19. SET A PUBLIC HEARING to Amend the 1992-93 Budget of the Town of Wallingford:
 - a. Amend the Mayor's Council on Substance Abuse Prevention Revenue and Expenditure Budget in the Amount of \$6,635

- b. Amend the Town Aid Road Fund Revenue from the State of CT. Acct. and the Expenditures: Improvements to Town Roads Acct. in the Amount of \$72,376 - Comptroller
 - c. Amend the Local Capital Improvement Fund Revenue from the State of CT. Acct. and Expenditures: Capital Improvements Acct. in the Amount of \$1,261 - Comptroller
20. SET A PUBLIC HEARING on an Ordinance with Respect to the Authorization, Issuance and Sale of Not Exceeding \$20,000,000 Town of Wallingford General Obligation Bonds - Comptroller
1. Executive Session Pursuant to Section 1-19(b)(9) with Regards to Ongoing Negotiations with Respect to Collective Bargaining

TOWN COUNCIL MEETING

OCTOBER 13, 1992

7:00 P.M.

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| 19. SET A PUBLIC HEARING for October 27, 1992 at 8:00 P.M. to Amend the 1992-93 Budget for the Town of Wallingford | |
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| b. Amend the Town Aid Road Fund - \$72,376 | |
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TOWN COUNCIL MEETING

OCTOBER 13, 1992

7:00 P.M.

A meeting of the Wallingford Town Council was held on October 13, 1992 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order at 7:04 P.M. by Chairperson Iris. F. Papale. Answering present to the Roll called by Town Clerk Kathryn J. Wall were Councilors Doherty, Duryea, Killen, Papale, Parisi, Solinsky and Zandri. Councilor Holmes arrived at 7:05 P.M., Councilor McDermott arrived at 7:17 P.M. Mayor William W. Dickinson, Jr. arrived at 7:15 P.M. Deputy Comptroller Eva Lamothe and Corporation Counselor Adam Mantzaris were also present.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Confirm the Following Appointments:

- a. Armend Minard to the Position of Commissioner on the Planning and Zoning Commission
- b. Rosemary Rascati to the Position of Alternate on the Planning and Zoning Commission
- c. Ellen Deutsch to the Position of Alternate on the Inland Wetlands Commission

Motion was made by Mr. Doherty to Confirm the Appointment of Armend Minard to the Position of Commissioner on the Planning and Zoning Commission, seconded by Mr. Parisi.

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

Motion was made by Mr. Doherty to Confirm the Appointment of Rosemary Rascati to the Position of Alternate on the Planning and Zoning Commission, seconded by Mr. Parisi.

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

Motion was made by Mr. Doherty to Confirm the Appointment of Ellen Deutsch to the Position of Alternate on the Inland Wetlands Commission, seconded by Mr. Parisi.

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

ITEM #3 Withdrawn

ITEM #4 Consider and Approve the Appointment of Ellen Mandes as the Town of Wallingford's Representative to the Newly Created Connecticut Valley Tourism District - Mayor's Office

Motion was made by Mr. Doherty to Table This Item, seconded by Mr. Parisi.

The Mayor was not present at this time to answer questions the Council had on this issue.

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

ITEM #5 Consent Agenda

ITEM #5a Consider and Approve Tax Refunds #24-37 in the Amount of \$992.63
- Tax Collector

ITEM #5b Consider and Approve Tax Refunds #38-40 in the Amount of \$1,156.80
- Tax Collector

ITEM #5c Consider and Approve Tax Refunds #41-55 in the Amount of \$1,510.08
- Tax Collector

ITEM #5d Consider and Approve a Tax Abatement in the Amount of \$1,655.64
for Town Acquired Property Known as Colony Substation - Town Attorney

ITEM #5e Note for the Record Anniversary Increases Approved by the Mayor to
Date

ITEM #5f Consider and Approve Proposed Text for the Plaque that the Knights
of Columbus Pinta Council No. 5 will Erect on the Town Green - Knights of
Columbus

Motion was made by Mr. Doherty to Place the Above Listed Items on the Consen
Agenda to be Voted Upon by One Unanimous Vote of the Council, seconded by
Mr. Holmes.

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

ITEM #6 Approve and Accept the Minutes of the 9/8/92 and 9/22/92 Town
Council Meetings

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

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

ITEM #7 Note for the Record Mayoral Transfers Approved to Date.

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

VOTE: McDermott was absent; Duryea, Killen and Zandri no; all others, a
motion duly carried.

ITEM #4 Motion was made by Mr. Doherty to Remove Agenda Item #4 From the
Table, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

ITEM #4 Consider and Approve the Appointment of Ellen Mandes as the Town
of Wallingford's Representative to the Newly Created Connecticut Valley
Tourism District - Mayor's Office

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

Mrs. Duryea asked the Mayor to explain the newly created Valley Tourism District.

Mayor Dickinson explained that this is a replacement of the Meriden-Wallingford Tourism District. Public Act No. 92-184 has Restructured the entire effort regarding tourism districts. As a result of this public act Wallingford is now a part of a much larger district. There will no longer be a Meriden-Wallingford Tourism District. The newly created district will consist of Meriden, Wallingford, Cromwell, Middletown, Middlefield, Portland, East Hampton, Durham, Hadam, East Haddam, Killingworth, Clinton, Chester, Deep River, Essex, Westbrook, Old Saybrook, Branford, Guilford and Madison.

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Doherty to Move Agenda Items #19 & 20 Up to the Next Order of Business, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

ITEM #19 SET A PUBLIC HEARING for October 27, 1992 at 7:45 P.M. to Amend the 1992-93 Budget of the Town of Wallingford to:

- a. Amend the Mayor's Council on Substance Abuse Prevention Revenue and Expenditure Budget in the Amount of \$6,635
- b. Amend the Town Aid Road Fund Revenue from the State of CT. Acct. and the Expenditures: Improvements to Town Roads Acct. in the Amount of \$72,376 - Comptroller
- c. Amend the Local Capital Improvement Fund Revenue from the State of Connecticut Acct. and Expenditures: Capital Improvements Acct. in the Amount of \$1,261 - Comptroller

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

VOTE: Killen and Zandri, no; all others, aye; motion duly carried.

ITEM #20 SET A PUBLIC HEARING for October 27, 1992 at 8:00 P.M. on an Ordinance with Respect to the Authorization, Issuance and Sale of Not Exceeding \$20,000,000 Town of Wallingford General Obligation Bonds - Comptroller

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

VOTE: All ayes; motion duly carried.

ITEM #17 Motion was made by Mr. Doherty to Move Agenda Item #17 Up to the Next Order of Business, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

ITEM #17 Consider and Approve a Transfer of Funds in the Amount of \$1,000 from Maintenance of Building Acct. #001-5250-500-5100 to Utilities Acct. #001-5250-200-2010 - Public Works Dept.

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

Mr. Doherty asked why the town has received a bill from the Water and Sewer Divisions in the amount of \$800 when the water and sewer was turned off?

Mr. Henry McCully, Supervisor of Public Works responded that the water was not turned off until the last of the tenants moved out of the building.

Mr. Killen stated that only three or four months of the fiscal year has expired and \$1,400 has been expended at the site for utilities. He asked that Mr. McCully investigate what is being used at the building to justify such a large expenditure from a vacant building.

Mr. McCully agreed to.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #18 Motion was made by Mr. Doherty to Move Agenda Item #18 Up to the Next Order of Business, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

ITEM #18 Consider and Approve a Transfer of Funds in the Amount of \$600 from Acct. #001-6030-500-5200, Maintenance of Equipment \$200 from Acct. #001-6030-400-4010, Dog Tags and Supplies, and \$20 from Acct. #001-6030-400-4150. Maps, Books and Binders for a Total of \$820 to Election Supplies Acct. #001-6030-400-4060 - Town Clerk

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

Mr. Killen felt that this transfer should not be coming out of the Town Clerk's account but out of Contingency. This is an item that was unexpected which is specifically what Contingency is set aside for. Why take funds now that will be needed in her budget in the spring? Why make a double transfer?

Mr. Parisi reminded Mr. Killen that the Council encourages department heads to search their own respective budgets for surpluses before transferring outside of their department. Perhaps a second transfer will not be needed in the spring. He gave the Town Clerk credit for keeping the Council informed of what is happening. He felt that that is not always the case with other department heads.

Mayor Dickinson stated that this transfer was structured specifically this way to avoid conflict over the Contingency #3190 account. There is always a reluctance on the part of the Council to transfer out of that account unless it is an emergency. He felt that this action tonight proposed by Mr. Killen is a change from what the usual argument is which is that we should avoid using #3190.

Mr. Killen admitted that the objections with regards to Acct. #8050-3190 always originate from him but he was trying to explain that it is an emergency in the sense that the Town Clerk is using funds that are needed in her budget. It was an unexpected expenditure associated with the

primaries. That is specifically what Contingency is set aside for.

VOTE: Doherty, Duryea, Killen, McDermott, Zandri and Papale, no; all others, aye; motion failed.

Ms. Wall stated that she needs the funds very badly and has already waited three weeks for it.

Mr. McDermott made a motion that he reconsider his vote, seconded by Mr. Parisi.

VOTE ON RECONSIDERING THE VOTE: Duryea, Killen and Zandri, no; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Approve the Transfer, seconded by Mr. Parisi.

VOTE: Duryea, Killen and Zandri, no; all others, aye; motion duly carried.

PUBLIC QUESTION AND ANSWER PERIOD

Mr. Robert Avery, 42 N. Elm Street asked the Mayor if there were any specific plans for the Caplan Building?

Mayor Dickinson answered that it will need to be torn down due to the inadequacy of access to the property without having having it demolished. That was a fact that everyone was aware of in considering the purchase.

Mr. Avery informed the Mayor that the doors and windows of the building have been left open for a long time. Recently he noticed the doors were closed but the windows remain open. He was concerned that if the building were going to be put to use the windows should be closed to prevent damage from the weather.

Mayor Dickinson will alert Public Works to the fact.

Rose Longo McLean, 113 Harrison Road asked what the plans are for the Park and Recreation Department? It does not seem that Simpson School can house the activities that take place there.

Ms. Papale informed Ms. McLean that there is a committee studying the needs of the Park and Recreation Department.

Ms. McLean was aware and has attended a meeting last week on the issue. She was thinking more along the terms of a more immediate solution. Two-hundred and thirty (230) programs are run from the building which creates an enormous traffic flow. She questioned whether or not it was safe to occupy the building in its present condition. Back in June she was registering her child for a program after a rainstorm and she was literally standing in approximately 2" of water. The electricity had to be turned off for fear of electrocution. She obtained one-hundred (100) signatures on a petition back then and it was hand-delivered to the Mayor's Office. That petition asked what was to be done through immediate, remedial correction to the building. That structure was below code standards in every respect in her opinion.

Mayor Dickinson responded that, unfortunately, there was much water throughout many buildings in town due to that particular storm. As a general rule there are no flooding problems with the building. As a general rule he is also not aware of any hazards to life and limb in the building. He agreed that the structure is not in the best condition and he suspects that the building is not in the best condition for recreation activities, but it has to be taken one step at a time. The committee is charged with examining the building and there remains a large education classroom issue that needs to be resolved.

Ms. McLean has taken her children out of the building and refuses to bring them back there for any program because she feels that strongly. There are serious health concerns over whether there is asbestos, lead, molds etc. present. The building continues to be damp and musty. There are numerous small children with repeated exposure to the conditions of the building due to the day care facility located there. She has found a company in the North Haven/Wallingford town line area that will perform air testing at the site free of charge. She has passed this information along to George Yasensky, Sanitarian with the Health Department.

Mayor Dickinson stated that Mr. Yasensky has been in contact with OSHA and they will conduct the tests as well. Any tests have to show that the town complies with the appropriate standards. The standards would relate to OSHA. That is where this issue stands at this point in time. In 1987 there was concern over the asbestos-covered pipes. They were re-wrapped, remedial action was taken. To his knowledge, there is no indication of public hazard present at the building.

Ms. McLean asked that the Council have this testing performed as a free service to the town. The firm is known as Perreau Associates.

Ms. Papale stated that the information will be followed up on.

ITEM #9 Discussion on the Completion of 88 S. Main Street Building Project to Include Reports Out by the 88 S. Main Street Building Committee; Town Engineer; Purchasing Agent; Architect; Comptroller; Wlfd. Municipal Federal Credit Union and Public Access Television Committee on Their Respective Involvement in the Completion of the Project as Requested by Councilor Albert E. Killen

Motion was made by Mr. Doherty to Hear Discussion, seconded by Mr. Killen.

A report on the expenditures to date was given to the Council in their agenda packets. The data was collected from all the purchase orders and checks issued against the account pertaining to the project. Listed in the report was the vendor, product purchased and cost.

Mr. Killen was perturbed over the progress, or lack thereof, on 88 S. Main street. He has tried contacting individuals involved for information on the progress and has found this difficult. He had called everyone together this evening with the hopes of obtaining that information and to open the lines of communication for all parties. His intention is to find if there is a plan to finish the project and when will that occur. Another reason is to ascertain whether the \$150,000 allocation for the project will suffice

October 13, 1992

Mr. Robert Avery, Chairman, 88 S. Main Street Building Committee informed Mr. Killen that his committee cannot move forward with the project until they are informed of who the occupants will be. Prices have been solicited for completion of the exterior of the building. No work will begin until the committee is aware of who will occupy the space.

Mr. Steven Lazarus, Lazarus & Sargeant Architects stated that his firm has completed the documents on the exterior of the house. They are presently obtaining prices for the exterior work. That work is based upon assumed occupancy the Wlfd. Municipal Federal Credit Union inside. A preliminary ketch has been completed based on that premise.

Mr. Killen asked if the exterior will be restored to its original architecture and style?

Mr. Lazarus responded, yes, with the exception of the fireplace and the new entrances located in the back of the structure. The chimney and fireplace were not original to the building. He intends it to retain a Victorian style once finished with the exterior.

Mr. Killen asked if it is possible to complete the project with the remaining balance of \$69,945.14 in the account?

Mr. Lazarus answered, no, it is not.

Mr. Killen stated that \$80,000 has been expended. Was it anticipated that this amount be spent at this point in time?

Mr. Avery responded, no. Actually we spent more on the parking lot and house than was anticipated. Extra water-proofing was performed along with a few minor extras in the basement.

Mr. Killen asked if the inside design was based on the law offices?

Mr. Avery answered, yes it was. It was completed.

Mr. Killen asked, if we were to go forward with the law offices could you complete it for the \$69,000?

Mr. Avery: No.

Mr. Killen asked if Mr. Avery had any idea what the Credit Union will request for design?

Mr. Avery responded that an estimate has been obtained for performing the additional work required for the Credit Union. That estimate is for \$22,000.

Mr. Killen asked Mr. Richard Costello, Mgr. and Treas. of the Credit Union if the Board of Directors have reviewed the lease?

Mr. Costello responded, no, they will be reviewing it this Thursday evening.

Mr. Parisi asked why the town contracted with so many different concrete companies?

Mr. John Costello, Town Engineer responded that the town goes out to bid once a year for storm drainage requirements. Depending on who the lowest bidder is, it may take as many as four purchase orders to build one catch basin. The sump is one unit, riser is another, catch basin top is the third unit and the bricks and blocks involved are the fourth unit. Depending on who the low bidder is on those items, it may be four different purchase orders.

Mr. Parisi referred to Tilcon Tomasso's invoice of \$33,000 for the paving of the parking lot. He asked if it was strictly for the parking lot?

Mr. Costello responded, for the parking lot and driveway.

Mr. Parisi asked how much of that was bituminous pavement?

Mr. Costello answered, the processed stone cost \$10,954.; first layer of 2" bituminous pavement cost \$8,430.; the second layer of 1 1/2" top course of pavement cost \$6,322.; the bituminous concrete curb cost \$1,513.; the grader operator for the fine grading and machine cost \$2,560.; the roller which compacted the material cost \$2,400.; foreman, \$610.; labor, \$404. for a total of \$33,1934.

Mr. Parisi asked if Tilcon Tomasso quoted a price for the driveway?

Mr. Costello responded, yes. It is based on estimated quantities.

Mr. Parisi asked why they don't quote one price for the entire job without breaking down the costs by labor, foreman, grader, curbing, etc.?

Mr. Costello answered, it is based on estimated quantities.

Mr. Parisi felt that they should not have to estimate. They should be experienced enough in their profession to know what it will cost.

Mr. Costello stated that when Tilcon arrives at a job that has been rough-graded, they have to bring that to a final grade. Public Works rough-graded the site.

Mr. Parisi asked what the difference was between the rough-grade and the fine-grade?

Mr. Costello answered that it is the skill of the operator and it is done with processed stone. The rough-grading is the earth and the gravel material on site. The fine grading is achieved with the processed stone.

Mr. Parisi asked, if we were to take approximately twenty (20) test borings from the parking lot, would it all be 4 1/2" or 3 1/2"?

Mr. Costello answered, no.

Mr. Parisi asked, how far off would it be?

Mr. Costello answered, anywhere from 1/4" to 1/2".

Mr. Parisi commented that it did not sound like very fine work to him. It seems like the town paid an awful lot of money for fine grading that was not done fine enough. He went on to say that years ago it was not necessary to perform a fine grading of the property prior to laying pavement. Those areas are in good shape today. He could not help but wonder if it is another way to constitute an additional charge to the town or anyone else they do business with. For there to exist a 1/4" or 1/2" discrepancy in the pavement is a very sloppy tolerance.

Mr. Avery added that prior to the town's commitment to purchase blacktop from Tilcon Tomasso, he called four firms and requested that they bid on this project. By the time he called them back to tell them not to bother one had already quoted the job. It was a fixed price of \$28,000 which, at that time, was a little more than Tilcon's of \$26,124 was a fixed price. He was surprised to find that we give open-ended purchase orders on the basis of a State bid no. He felt that we would do much better if we went out and got fixed prices and let Tilcon bid the job like any other company.

Mr. Zandri asked if Tilcon Tomasso paved the Doolittle parking lot?

Mr. Costello responded, yes. He stated that Doolittle has approximately 100 spaces and 88 S. Main Street has approximately 55 spaces. Doolittle is approximately twice the size of 88 S. Main Street.

Mr. Zandri asked if the same process was used in both instances, Tilcon performing the fine grading and asphalt?

Mr. Costello, yes.

Mr. Zandri obtained a price of \$28,000 from Public Works on the paving of Doolittle parking lot.

Mr. Costello asked if that included the processed stone.

Mr. Zandri answered that the stone, drainage and fine grade was \$8,750.

Mr. Costello stated that stone was what went into the drainage in the trenches. He asked if there was a cost listed for the processed stone used to fine grade the lot?

Mr. Zandri answered that the cost was not on Mr. McCully's breakdown of the total cost of the Doolittle lot project. Mr. McCully's report gives a total cost of the entire project which includes drainage; rough-grading; fine-grading Tilcon Tomasso; stone for drainage and fine-grading; paving Tilcon, curbing; striping of parking lot; landscaping on the islands for a total of \$57,000. The cost, again, for 88 S. Main Street was more than \$33,000 for a parking lot half the size of Doolittle. It did not make sense. It seems too high a cost for paving a lot half the size.

Mr. Holmes asked what the original bid on the paving from Tilcon was?

Mr. Costello responded, \$28,217 was submitted by Tilcon on April 23, 1992.

Mr. Holmes asked how the final price ended up approximately twenty percent (20%) over that amount?

Mr. Costello explained that the quote is for estimated quantities. Payment is made on final quantities. It is the fairest to the contractor and owner. It is the process used by the State Department of Transportation. He reminded the Council that it is not a bid but an estimate.

Mr. Holmes asked, how do we stick to budgets if the estimate is one amount and the payment is much more? It makes it difficult to hold the line on costs.

Mr. Costello stated that the biggest overrun was in the processed stone. The bituminous pavement was actually twenty-five (25) tons less than the estimate. The biggest increase was in the stone because after the parking lot was graded to rough-grade by the Public Works Department with the material on site, it was almost 4" lower than it should have been.

Mr. Holmes asked if this was the historical pattern of Tilcon Tomasso to charge at least twenty percent (20%) more once the project is completed?

Mr. Costello pointed out that there are variations.

Mr. Killen asked what the estimate was on the processed stone for 88 S. Main Street vs. the actual figure?

Mr. Costello explained that the estimated material was 770 tons and the final quantity was 1,246 tons.

Mr. Killen asked how they could be off that much in their estimation?

Mr. Costello pointed out that the estimate was for 6" of processed stone. They had to fill in over 9".

Mr. Killen agreed with Mr. Holmes' statement that it is impossible to adhere to budgets when the final costs for products do not coincide with the estimates. He pointed out that the cost to date data sheet failed to show that provisions have been made for the fencing and landscaping. He asked if any progress was made in that area?

Mr. Avery responded that the fencing should be ordered. The fence area will be landscaped and the rest of the landscaping will follow later. It has been determined by Mr. Avery that purchasing the trees ourselves would result in a cost savings to the town. He is inquiring whether or not the water division will plant the trees for us. The fence will cost approximately \$1,600 for the southern and eastern border. The shrubbery will cost approximately \$1,400.

Mayor Dickinson asked Steve Lazarus if it is customary to accept an estimate for a project and then be faced with a final cost that could exceed the estimate by as much as twenty percent (20%)? He did not want to have the town involved in practices that are contrary to the standard bidding practices of businesses involved.

Mr. Lazarus responded that it is done two ways. He agreed with Mr. Costello that there is a certain amount of fairness involved in bidding the project as it was bid in this case. The only reason that it is

a difficult situation in this case is due to the grading problem. If not for the grading, the estimate and actual cost would have been within an acceptable variation and everyone would have been satisfied.

Mr. Zandri used the example of an individual building a house who contracted out himself for a builder. He asked if they would build a house not knowing what the cost was going to be prior to having it built?

Mr. Lazarus explained that it is tough to tell exactly how much a project entails before it has started. He agreed that when applying a product that will be three inches (3") in depth, the area can be calculated to a reasonable fixed price. When it comes to the quantity of material that will be used to finish grading, that was a unique situation.

Mr. Killen stated that the bidding system is failing the town when the lowest bidder can submit a final bill for more than what he bid on the project due to the fact that he underestimated the cost. The lowest bidder comes out ahead each time.

Mr. Costello explained that he estimates the quantity of material that the contractors bid on. Everyone bids on that specific quantity. That is not the case when it comes to paving and Tilcon Tomasso. They are the lowest bidder for the State of Connecticut in this district. As part of their agreement with the State they agreed to sell their products to the towns in that district for the same price that they sell them to the State for. For 88 S. Main Street there was no bidding on the paving. Tilcon was issued a purchase order based on the State bid prices. The estimated quantities in this case happened to be by Tilcon's representative.

Mr. Holmes stated that just because a firm has a State bid document with the State in no way guarantees that we can, in fact, get the lowest price on any particular project. Some of the larger firms have the advantage when they go out for a State bid because of their size. The smaller company gets pushed aside. They may, in fact, come in lower than the larger firms. In no way does a State bid correlate with lower prices in any way, shape or form.

Mr. Parisi doubted that everyone is able to bid on the State bids. What the State does through its own process is eliminate the small bidder. Maybe a firm cannot handle fifty (50) miles of town road but they could handle this parking lot job and did it a lot more efficiently and for less money as well. Just because Tilcon is big they steamroll the little guy and get all the work. It eliminates the independent contractor that could probably do this work.

Mr. Avery stated that it is the town's purchasing policy that we do not go out for competitive bidding on anything that is on the State's bidding list. We just buy it. He suggested looking at the town's policy on this subject.

Mr. Edward Bradley, 2 Hampton Trail asked if there is a task list for the project?

Mr. Avery responded, if we don't know who is going in there, how can we make a list, a plan? There was a plan when the Law Offices were moving

there and then we were stopped. Until someone gives us an idea of who is definitely going there, we do not have a plan.

Mr. Killen asked if any dollars have been specifically set aside for the landscaping and fencing?

Mr. Avery responded that they have \$3,000 set aside for the fence and shrubbery and that is as far as they are going until we decide what is going to be done. He alerted the Council to the fact that the parking lot is not being used by town employees. Businesses are using it for their employees. The parking lot is not going to work if you don't have assigned parking. The committee wanted Mr. Avery to express the fact that if you don't have assigned parking the Council has wasted their money. The committee voted to give the architect an additional \$2,000 to do the drawings for the Credit Union, it failed to approve the action. The vote failed due to the fact that the committee did not feel the extra cost should come out of their funds. They were of the opinion that the charge was fair for the additional work. He looked for direction at this point. The committee felt that since this added cost was due to someone's mistake then it should come out of that person's budget.

Mr. Killen pointed out that the committee could not go very far without the architect. If the mistake could be pinpointed then the Council could decide on that issue.

Mr. Richard Costello stated that the additional work required by the Credit Union or a like office on the first floor is due to regulations that the first floor area be opened up. The Law Offices did not require this work.

Mr. Killen was aware of that fact.

ITEM #10 Consider and Approve Leases with the Wallingford Municipal Federal Credit Union and Public Access Television for Space Located at 88 S. Main Street - Mayor's Office

Mr. Doherty Made a Motion to Approve the Leases and Append a Copy of Them to the Minutes, seconded by Mr. Parisi.

Attorney Adam Mantzaris stated that the monthly rental was a figure that the Council had approved earlier this year. The Credit Union wanted a ten year lease and Atty. Mantzaris thought it to be too lengthy and incorporated a five year lease with an option for five more years. He also thought it advisable to include a cost of living increase or a set percentage increase, he opted for the ten percent of the first year, \$50 per month to continue throughout the entire ten year period. The lease provides for items that are particular to the operation of the Credit Union such as increased security, wiring and cabling. Mr. Costello indicated that the additional expense would be paid for by the Credit Union and not by the town in renovating the building. The Credit Union has right of first refusal in the event that the town should decide at some point to sell the property; they can use, at no additional cost, a room available on the second floor to conduct its meetings; they can't assign this lease to any other party except an actual change in name of the same operation. The town will fix up the property and cooperate with the Credit Union regarding the layout of rooms; the usual electrical and

plumbing work will be performed by the town; extra items the Credit Union requires because of their particular operation, they will pay for. Mr. Costello estimates that to be approximately \$20,000 which Atty. Mantzaris understands that the Credit Union will pay and the lease so provides.

Mr. McDermott asked if there exists a lease with the Electric Division and how did the Council arrive at the figure they have to charge the division for space at the town hall?

Atty. Mantzaris stated that no lease exists and the figures were arrived at by computing the cost of renting commercial space in town.

Mr. McDermott felt that we should rent on the basis of current market values which would lower the Credit Union and Electric Division's rental.

Atty. Mantzaris pointed out that the Credit Union is not a big money-making operation and it gives its membership as much of a break that it can on loan rates and interest rates.

Mr. Zandri added that \$500 per month rent is strictly for the shell of a building in commercial property. It does not include any work on the inside of the building. Most firms/businesses that rent space have to go in and build all that is required inside for their firm, air conditioning utilities, etc. We have tenants in this building who are getting their air conditioning and heating included for nothing in their rental fee. He was comfortable with the \$500 per month rent.

Atty. Mantzaris clarified that the Credit Union is willing to pay for the specialities that it requires of the space it will rent.

Casella (See correction)

Mr. Costello stated that the Board of Directors of the Credit Union have not yet seen the lease and asked the Council, in consideration of the fact that they are a non-profit organization, to reconsider the amount of the lease and the ten percent (10%) increase each year which is significant in any market.

Atty. Mantzaris clarified that the ten percent (10%) increase is the first year and it stays the same for the entire five years. It is not ten percent (10%) of each rental increase each year.

Mr. Doherty asked why they can't hold their meetings on the first floor?

Atty. Mantzaris pointed out that that issue was an add on that was not necessary. If the room is rented out it is not available and the Credit Union will not be able to use it.

Mr. McDermott made a motion to Set a Rate of Rent of \$500 per Month for a Period of Five Years with the Wallingford Municipal Federal Credit Union, seconded by Mr. Parisi.

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Mayor Dickinson suggested that we designate visitor parking for 88 S. Main Street as we should do for the town hall and look to police the use of those parking spaces. He feels that there will be too much arguing over the misuse of assigned parking spaces and who should or should not be towed. He is willing to deal with the towing issue for the town hall and 88 S. Main Street but he is totally against assigning parking spaces.

Mr. Zandri stated that the 88 S. Main Street lot was supposed to save on parking spaces here at the town hall. He asked, what would be the problem if the spaces across the street were assigned to town employees only?

Mayor Dickinson stated that they could be marked that way but the difficulty is that a town employee who does not park there and parks here at the town hall instead...what is to say that they can't unless it is marked visitor only? It creates very difficult situations.

Mr. Zandri responded that it should be posted "Town Hall Employees Only" and then if someone is parking in that lot that works at the Post Office or Doctor's Office can be towed legally. If it is marked visitor anyone can visit a number of businesses during the day. He suggested starting with a system of volunteers. Perhaps some employees would volunteer to park over there. If that doesn't work then perhaps the Mayor could suggest to some employees that they park there.

Mayor Dickinson did not have a problem with that system but he found difficulty in the fact that that lot will not hold all of the employees from the town hall. The issue is providing more spaces for people who are not employees. There has to be extra spots available over there to handle the business of the Credit Union and Public Access television. He felt that we should give it a try with designated spots for visitors for town business, if that does not work we can go with more severe measures. It will be difficult to police the proper use of the visitor spots alone. That has been a problem with the current visitor spots here, at the town hall.

Mr. Parisi is of the opinion that employees should have assigned parking places at 88 S. Main Street. After a certain number has been designated for visitors then the rest can be assigned to the employees. That's it. The marker plates should be on file with the Personnel Department. It should be done yearly anyway.

Mayor Dickinson argued that there will not be enough parking places at crunch time as it is. At tax time, when the electric bills are due, we will not have enough spaces between the two parking lots. When we assign to an employee no one else can use that spot. When that employee is on vacation or elsewhere, no one can use that spot. That is a waste.

Ms. Papale felt that this issue can be discussed at another time. The issue at hand are the leases.

Mr. Parisi added, with all due respect Mayor, it can be worked out. If someone is on vacation, an employee can let another in their department make use of the spot. It is all a question of, quite frankly, someone sitting down and making it work. If they want it to, it will work.

Mr. Killen disagreed with Ms. Papale stating that the problem will not go away. We cannot approve the leases if the parking issue has not been resolved. The Credit Union is asking for assigned spaces. If there are not going to be any assigned parking spaces then we can't do it for the Credit Union either. He felt that Mr. Parisi's statement was true, if the Mayor wants it to work he can make it work.

Mayor Dickinson felt it could work on a consensual basis.

Mr. McDermott was in favor of assigned spaces. It can be instituted by lottery system. Anything would be better than the current system.

Mr. Holmes felt that you cannot police assigned parking spaces. A certain number has to be allotted for visitors and the rest is first come, first served.

Mr. Killen pointed out a few typographical errors in the language of the contract and the Council proceeded to vote on the leases.

VOTE: Killen, no; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Table This Item Until the Next Meeting, seconded by Mr. Parisi.

VOTE: Killen, no; all others, aye; motion duly carried.

Motion was made by Mr. McDermott to Set a Rate of Rent of \$100 Per Month for a Period of Five Years with the Public Access Television Firm, seconded by Mr. Parisi.

VOTE: Killen and Solinsky, no; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Table This Item Until the Next Town Council Meeting, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

ITEM #14 & 15

Motion was made by Mr. Doherty to Move Agenda Item #14 and #15 Up to the Next Order of Business, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

The Chair declared a ten minute recess.

ITEM #14 Report Out by the Wallingford Housing Partnership Committee on Housing Needs in the Town of Wallingford

Fred Gettner, 14 Chestnut Lane, Chairman of the Wallingford Housing Partnership Committee, Brendan Sharkey, 473 North Main Street, Committee Member and Linda Bush, Town Planner were present to report out.

Mr. Gettner read the following into the record:

"In 1991 the Wallingford Town Council established an Ordinance for formally creating the Wallingford Housing Partnership. Since that time the partnership has completed its analysis of local affordable housing needs and its assembled this Development Designation Report for approval by the Wallingford Town Council and subsequent submission to the State Department of Housing. While the partnership has spent many months preparing this report it in no way constitutes a final version of a plan for affordable housing in Wallingford. That will only be accomplished with the approval and input of the Wallingford Town Council."

The adoption of Public Act 88-305 established the CT. Housing Partnership Program under the direction of the State Department of Housing. Successful completion of the program results in bonus road aid moneys to the town as well as priority for other state grants.

To establish what need exists in Wallingford, the Partnership has analyzed four primary sources of information; census data; locally generated statistics; town-wide survey and regional statistics.

The total number of housing units in Wallingford has increased almost fifty percent (50%) since 1980. Single family homes have created the bulk of the increase, having risen fifty-nine percent (59%) since 1980. The number of multi-family dwellings has increased only twenty-five percent (25%) in the same time, with the bulk of those added being of five (5) units or more. The number of two-family homes has remained virtually unchanged since 1980.

The ability for Wallingford households to keep up with housing costs varies dramatically with the type of housing studied. For example, the cost of the average rental in town has remained virtually unchanged since 1980 as a percentage of the average household's monthly income.

On the other hand, the cost of the average home has risen dramatically since 1980, and the median cost of owning a home in Wallingford has reached a point in 1990 where the average household is at the upper limit of affordability (29%). The 1990 Wallingford census data reflects that 1,399 or sixteen percent (16%) of all home owning households in town currently pay over thirty-five percent (35%) of their monthly income on housing. A general overview of the key results of the town-wide survey report that over half (55.2%) of the home owners in the survey stated that they could not afford their own homes today. The survey also determined that those moving in to Wallingford more recently are wealthier than before and that the burden of high housing costs is borne disproportionately by low and moderate income households in town. The opportunities for low and moderate income households in Wallingford to own a first home are virtually non-existent. Single people in town seem to be hit the hardest with high housing costs, presumably because few affordable rentals exist in town.

Wallingford currently provides a significant amount of subsidized housing as compared to its suburban neighbors in the region. However, in relation to its urban neighbors, much more can be done.

The priorities and objectives outlined in Section V of the report seek to increase Wallingford's participation in the goal of meeting the regional affordable housing need. The objectives cited do not all involve the creation or rehabilitation of housing units per se. Many of these activities involve bringing together resources to encourage better housing opportunities in town. Taken together, the Partnership feels it is contributing significantly to the regional need.

Several Councilors questioned certain aspects of the report and requested that the partnership not move too quickly to change the whole concept of the town because there appears to be a housing shortage per se.

There was discussion surrounding the existing zoning regulations which encourage affordable housing and potential changes to the regulations. The potential changes could be enacted to encourage the creation of affordable housing, both multi-family and single family.

The Wallingford Housing Partnership Commission has been working for three years to develop its plan of action. Its activities have centered primarily on the development and implementation of the town-wide survey. In addition, the commission has considered a number of specific solutions to affordable housing needs, including new "floating zone" regulations which would encourage higher density development in exchange for permanent restrictions on resale values.

Linda Bush, Town Planner explained, in great detail, the "floating zone" theory to the Council.

Pages 20, 21 & 22 of the report outline the long range plans and goals of the Partnership along with a five (5) year timetable that the Partnership hopes to achieve the goals by.

Motion was made by Mr. Doherty to Accept the Report Known as the "Development Designation Report" Dated October 19, 1992, seconded by Mr. McDermott.

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

ITEM #15 Remove From the Table to Consider and Approve Extending Financial Assistance to the Wallingford Housing Authority in the Form of a Loan to Purchase Property in the Ridgeland Neighborhood - Wlfd. Housing Authority

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Doherty to Loan the Housing Authority \$100,000 for a Period of Eleven Years at an Interest Rate of Five Percent (5%) to Commence on a Date Agreed Upon When the Documents are Executed to Reflect the Note, seconded by Mr. Holmes.

Mr. Zandri asked if the loan will be between the Town of Wallingford and the Housing Authority and will it be secured with any property?

Mayor Dickinson responded that the town will place a mortgage on the property in question.

Mr. Zandri then asked, what will happen in the event the project fails?

Mayor Dickinson answered, we would have a right to foreclosure on the mortgage like anyone else.

Mr. Zandri pointed out that there is a bank involved with this property and asked, would the town be the first or second mortgage holder?

Mayor Dickinson answered that the town would be second.

Mr. Killen asked, where would the \$100,000 come from in the first place?

Mayor Dickinson stated that Mr. Myers has indicated that it can be loaned out of our cash position and re-paid over the period of time. It is similar to investing our money and receiving interest back.

Mr. Killen asked, how are we supposed to ascertain that the money is there?

Mayor Dickinson responded that it is an accounting question and Mr. Myers has indicated that we have advanced funds for other Housing Authority projects, the last being \$80,000 towards Savage Commons which has already been re-paid to the town. An additional \$120,000 in seed money was advanced for the congregate facility which should go to bid by the end of this year.

Mr. Killen argued the point that there is no documentation from either the Mayor or Comptroller verifying the fact that the funds are available. This is the normal procedure.

Mayor Dickinson explained that we are not making an appropriation. What we are looking for is an approval for the town to advance funds. The paperwork, the signing of the note....the mortgage that would secure the note would all be part of working it out afterwards. There needs to be a resolution authorizing the loaning of the money to the Housing Authority.

Ms. Papale asked if this is the way it has been done in the past with the Housing Authority being loaned money from the town?

Mr. Stephen Nere, Director of the Wlfd. Housing Authority, responded, yes. It has been done in this manner.

Mr. Killen asked if we need the Mayor's o.k. or not? In other instances the Council is told that they cannot transfer or request funds without a written authorization from the Mayor and Comptroller. Now we are faced with loaning money to an entity that is not part of the town and we are being asked to do so without authorization from the Mayor or Comptroller verifying the funds. How can it be done one way under one circumstance and not be done at another time under another circumstance? There are things that we want to get done in town and we are told that we cannot take the money to do them. He did not understand the double standard.

Mayor Dickinson stated there is no double standard. We are loaning money, not spending it. He was supportive of the loan and was verbally recommending the action be approved by the Council.

Mrs. Duryea was at odds over this request because there are a lot of buildings in this town that are investments to the town. We have projects that

cannot be funded because we don't have the money. She realized the money will be loaned and we will receive 5% back, however, the projects that the town has let go over the past five years have had to have cost more than 5% on the money that we will be lending the WHA to go ahead with their projects. We need things fixed in this town. You, yourself, Mayor have said it. Community Pool; Simpson School Building; Wooding Property; the impending school project; Fire Department Equipment, etc. She did not begrudge the Housing Authority anything, she would be the first one to help them out if the town had its own affairs in order. She did not feel that the town did. We are at a complete standstill. Before the town can help someone else we need to help ourselves.

Mayor Dickinson pointed out that \$100,000 will not adequately fund any of the above-listed projects.

Mrs. Duryea stated that \$162,000 will take care of the heating and furnace system at Simpson School. The \$100,000 will take care of the roof that is leaking.

Mayor Dickinson asked, have you decided that you want the Parks and Recreation Departments to stay there with inadequate parking? Has the Simpson School Study Committee decided that?

Mrs. Duryea stated that the Committee has been working very hard and has come up with answers that address the parking problem. They will come up with recommendations to alleviate the parking problem there so that it can be used. The \$100,000 will not take care of the entire problem there but it can take care of some of it. We must go a step at a time. Even a year at a time. Right now we are not doing anything.

Mr. Parisi stated that the Simpson School issue was not the topic of discussion at this time, but rather the Housing Authority.

Ms. Papale felt that Mrs. Duryea was correct in expressing her opinion and that what she had to say held a lot of credit, however, she did want the discussion to focus on the Housing Authority and not Simpson School.

Mayor Dickinson explained that the loan is not an expenditure and that once dollars are allocated they are gone. If you don't have enough to do the complete project then an issue develops as to why the entire project was not done. There is also an issue of priorities for the community here. Recreation is a fine thing but we also have housing needs. You have to decide where the most serious priorities are for the community.

Mrs. Duryea felt that the Council's decision does not stop the Housing Authority. They can fund this project themselves without the town. If she had to choose where the \$100,000 were to be spent it would be on the municipal buildings and not for the Housing Authority. She would love to help them but cannot do so. She commended them for what they have accomplished with Tremper Drive, she attended the meeting in Room #315. She felt that if you invest \$100,000 into municipal buildings eventually that building's worth increases.

Mr. Parisi asked, what is the rate of interest that will be charged by

the bank?

Mr. Nere responded, we will be starting at 6 1/4% and they are on an adjustable rate of maximum 2% per year at a cap of 10%. It is tied to T-notes. It comes out to 2 3/4% over what the T's are paying.

Mr. Parisi asked the Mayor if the town can adopt a similar interest schedule?

Mayor Dickinson stated that the interest rate offered by the town was tailored according to what kind of money we could receive back.

Mr. Parisi was of the opinion that if we are going to be in a business vane and the point that Mrs. Duryea brings up that something may not be dealt with immediately that, in fact, deserves consideration very soon... I think that a flat 5% interest is being overly reasonable.

Mr. Nere was not sure how the numbers would run with the proposed change in the interest schedule but he was certain that the town would receive \$30,000 in interest over the life of the loan from the Housing Authority.

Mr. Parisi asked Mr. Gettner, is this not a desirable deal for the private sector to want to be involved with?

Mr. Gettner answered that he is not into commercial real estate but he did say that if it were such a great venture and if there was a tremendous amount of money out there, those units would not be in foreclosure, they would have been bought by someone else. They could have been renovated by someone else. Therefore, the interest rate quoted, 6 1/2% with a cap of 10% for a commercial loan sounds extremely attractive.

Mr. Zandri pointed out that the bank is stuck with this property so it is advantageous to charge a lower interest rate to attract someone to the property.

Mr. Parisi asked if the town is guaranteed their money if the project fails?

Mr. Nere answered, if the project were to fail and the bank would take it back and re-sold the property, obviously the town is in a secondary position. If it was only sold for \$700,000 the town would lose its \$100,000. The actual value of the property will exceed the \$1 million once the work is done. Currently the property is worth less than \$500,000. \$275,000 worth of renovations will be performed on the property.

Mr. Killen agreed with Mrs. Duryea's views on the failure to take care of the town's business with regards to repairs to municipal buildings and properties first. He is of the opinion that, depending on who the requesting party is, the funds may be available. If the Council asks for money, we don't have it to give. When Doolittle park needed paving, the money was given. It was not budgeted for but it was given to that requesting party. When a new boiler was needed for Yalesville School, that requesting party was given funds that were not budgeted. If the Council asks for money to take care of the needs of the town, they are told that there is no money available. We are trying to take care of the taxpayers in this town.

Mr. Zandri asked if there is a reduction of tax dollars with this project?

Mr. Nere responded that they are structured to pay 12 1/2% of their shelter rent. The tax structure on that property runs at approximately \$18,000. The Housing Authority's projections are that in the fifth year of the development they will be paying the town better than \$14,000 on an annual basis.

Mr. Zandri asked if there is a list of people waiting for affordable housing

Mr. Nere responded the list runs approximately 2-3 years old and has about 80-90 families waiting.

Mr. Zandri asked, how many of them are Wallingford residents?

Mr. Nere guessed at about 40-50%. It is based on income and Wallingford residents are given preference.

Mr. Holmes stated that if there is not enough interest on the part of the Council then end the discussion now.

Ms. Papale said that she did understand the point made by some Councilors on the needs for Wallingford and their concern for things the Council is responsible for. Not only Simpson School, there are many other projects that have not been done. She realizes the need of the people in Wallingford for affordable housing. She stated that, when first married, she raised her three children in Hubrick Heights. She said that the people that lived there were all starting out. It was a place to live where everyone was in the same boat, newly married and struggling. If she did not have that place to live they would have had problems. All of her neighbors have gone out and made decent livings for themselves and brought up their children just fine. She feels that this \$100,000 is not being loaned to the Housing to be taken and put somewhere else. She felt that she would be representing the Town of Wallingford by voting for this. There is a need for affordable housing.

Mayor Dickinson stated that the Housing Authority is very much a part of the town's fabric and it is a legitimate way to respond to the needs of the community.

Mr. Samuel Levchuk, Jr., 104B N. Turnpike Road gave a personal account of how the Housing Authority helped him in a critical time of need. He stated that the people that are applying for this assistance are not the people of the 1960's that were on drugs and homeless, instead they are people like you and I that have lost their homes to foreclosure and bankruptcy due to the loss of wages. He felt that the WHA would not default on the loan and wanted to make sure the Council was not going to default on the residents who need that assistance. He reminded them that they are public servants and asked that they serve the people of the Town in this matter.

Fred Gettner, 14 Chestnut Lane, Chairman, Wallingford Housing Partnership spoke in favor of the action of lending the WHA the \$100,000. The thirty-two units will help the Wallingford Housing Partnership when they approach the State of CT. The condition of the property currently is disastrous. The WHA has proved in the past, with their other units, that they will do

a good job and increase the value of real estate at that location.

Mr. Edward Musso, 56 Dibble Edge Road asked if the WHA will pay the same taxes that he pays or will the WHA be making payments in lieu of taxes?

Mr. Nere responded, per State Statute the WHA makes payments in lieu of taxes at the rate of 12 1/2% of their shelter rent. It is less than the actual taxes paid on the property.

Mr. Musso stated that he has been a resident of Wallingford for many years and if anyone deserves a tax break he does. He did not feel that he should be subsidizing anyone else's rent. No one looks out for him. They must live by the same rules that he lives by.

Michelle Kimball, 67 Williams Street stated that the WHA's proposed plan would be beneficial to the people in Wallingford who want to remain residents and are not forced to go to other towns for rents. She address her remarks to Mrs. Duryea and went on to say that people who live in the affordable housing units cannot afford to send their children to the Recreation Department's programs at Simpson School.

Mrs. Duryea reminded Ms. Kimball that she was very involved in the issue of Habitat for Humanity. She is not against the principle. She feels that we have to look out for the best interest in the town, as a whole.

Mr. Bradley reminded that Council that they are dealing with taxpayers money and they are second in line should the project fail. He could not understand why People's Bank would not fund the entire project.

Mr. William Martin, Manager of the Foreclosed Commercial Property Accounts at People's Bank, responded that, under the present guidelines issued by the F.D.I.C., it is not possible for People's Bank to make a 100% mortgage on this property or any other property for that matter. It is illegal.

Tony Saia, 549 S. Main Street agreed with Mr. Bradley. We are second in line in a foreclosure. He stated that the long waiting list for apartments with the WHA are for \$200/mo. apartments, not \$450/mo. He asked, what happens to the tax payment to the town based on shelter rents if the residents in those rents don't pay their taxes? There are all types of programs, Section 8, etc., with the State that is targeted at people who are in trouble and rents go directly to landlords? There are plenty of places for people who are in dire need of housing.

Vin Masotta, 155 N. Ridgeland Road attended the meeting held for residents of the Ridgeland Road area. He lives right across the street from the worst unit in that area. He is a taxpayer as other residents in that area. He hoped the Council had taken the time to drive by the area prior to voting. He urged the Council to vote in favor of it.

Mr. Killen applauded the WHA for doing what they are but he could not support the action because he felt a need to take care of the people who have worked and aspired to own their own homes and now find that they cannot hold onto them. Part of the reason they can't is because of the way we do business. We keep adding to their costs. We have a long list telling what the town needs, have we done something about it? No. There

is no better a time to borrow money, have we? No. You have gotten your act together and did your homework and asked us for what you need. If we were able to tap some of the money the town has in surplus we could take care of our own needs and lend you the \$100,000 and then some. Unfortunately we don't and that is what I am stuck with.

Mr. McDermott asked, what percentage do we make on our other investments?

Mayor Dickinson responded, 4% or less.

Mr. McDermott reminded that Council that he did try to establish a priority committee and that did not pass. When the town is making investments on a daily basis and making a profit off of our investments....I consider this action an investment. It is a small amount of money for the investment we are getting out of it.

Mrs. Duryea stated that it is not easy to say no to the WHA.

Mr. Zandri stated that we are getting 5% return on our investment but losing more than that in tax dollars.

VOTE: Duryea, Killen and Zandri, no; all others, aye; motion duly carried.

ITEM #11 Consider and Approve Construction Plans and Specifications for the Replacement of the Bridge on Tyler Mill Road Deems a Scenic Road by the Town Council - Engineering

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

John Costello, Town Engineer stated that the Council does not have to approve the Specifications of the bridge, he is only seeking the Council's preference as to the design of the bridge, the reason being that the Council has designated Tyler Mill Road as a scenic road and he wants them to choose the design of the bridge which blends with the scenic status of the area. He presented the Council with a copy of the GM² Associates Report entitled, "Tyler Mill Road Bridge Over Muddy River" and explained the different options/types of bridges that was recommended in the report.

Motion was made by Mr. Doherty to Approve Design #1 as Shown on Page Ten (10) of the "Tyler Mill Road Bridge Over Muddy River" Report by GM² Associates, seconded by Mr. Parisi.

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

Mr. Holmes left for work at 11:35 P.M.

ITEM #12 Report Out by Stan Shepardson and John Costello on the Status of the Fence and Landscaping at Doolittle Park as Requested by Councilor Geno J. Zandri, Jr.

Motion made by Mr. Doherty, seconded by Mr. Parisi.

Stan Shepardson, Director of Parks and Recreation stated that both he and Mr. Costello met with residents around the Doolittle Park area and came to a consensus of what they agreed upon regarding the type

of fence that would surround the entire playscape. Parallel to the parking lot will be a six (6) foot stockade fence which will be approximately 182' long. From that point where the angle point and the sidewalk is, going completely around the playscape to the stream, which is approximately 674' we are looking at an 8' sound barrier fence, the type that is on the highway. From the point heading directly north to the first light pole (the playing fields) we would go with a 4' chain link fence. On the other side towards the stream we are thinking about putting in thorny bushes, rose bushes, etc. The reason for the 4' chain link fence is so that the people playing within the park area, itself, would not abut or run up into any of those bushes. That way if someone enters that should not be there it will make their escape that much more difficult. From that point up heading west we have a 4' chain link fence of which will have gates at the far end where the barrier fence begins. A large gate will be installed for Public Works to enter for maintenance of the grounds and for emergency vehicle purposes and there will be a smaller gate for the public to use. All in all he felt it would suffice the needs of the neighbors.

Mr. Zandri asked if they have met with the residents and are they in agreement with the game plan? Where do we stand with the bidding and completion dates?

Shepardson (see correction)

Mr. ~~Costello~~ stated that the neighbors have agreed to all the plans for fencing. Most of the specifications have been put together. He is trying to decide which type of bushes he would like to have planted. He felt that the bids would go out the latter part of this week or sometime during the first part of next week. The bids will return in approximately 2-3 weeks. As long as there is no frost in the ground construction can be started immediately.

Mr. Zandri asked if there will be shrubbery on the stockade side of the fence?

Shepardson (see correction)

Mr. ~~Costello~~ responded that approximately 30 white pines have been planted already. We need at least an additional 20-30 pines to cover the bare spots. There will be three types of bids going out. One for the stockade and chain link fence, another for the material for the sound barrier fence and a third for the landscaping.

Mr. Robert Watchelhausen, 134 S. Elm agreed that the neighbors have been included in the meetings and have agreed upon the specifications for the work.

Mr. Parisi asked the Mayor if there was any way to expedite the process so that it can be finished soon since the neighbors have been tolerating this for so long.

Mayor Dickinson responded that the only way to do that is to waive the bid and solicit prices.

Mr. Parisi stated that he would make an exception in this case and consider and R.F.P.

Mr. Parisi made a motion to allow the Purchasing Dept. to Conduct an R.F.P. to Install the Fencing and Landscaping at the Playscape at South Elm Street.

Ms. Papale stated that a Waiver of Rule V is needed first.

Mr. Parisi made a motion to Waive Rule V of the Town Council Meeting Procedures to Consider Waiving the Bidding Process for the Fence and Landscaping at Doolittle Park, seconded by Mr. Doherty.

OTE: Holmes was absent; all others, aye; motion duly carried.

Mr. Musso asked how much time will be saved by Waiving the Bidding Process?

Mr. Costello responded, two to three weeks.

Mr. Musso felt that we should wait and not waive the bidding.

Motion was made by Mr. Doherty to Waive the Public Bidding Process with Regards to the Fencing and Landscaping Improvements at Doolittle Park and Obtain Three Competitive Prices and Award to the Lowest Bidder, seconded by Mr. Parisi.

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

Ms. Papale pointed out that other towns are experiencing problems with the impact the playscapes are having on neighboring properties. Mr. Frank Wasilewski recently mailed an article from a Massachusetts newspaper depicting the dilemma that a playscape has brought to their quiet town.

Mr. Killen added that Milton, Mass. is experiencing one as well.

ITEM #13 Consider and Approve Revising the Personnel Pages of the Water and Sewer Divisions to Reflect the Wages for a Number of Positions associated with the Staffing Requirements of the New Water Treatment Plant as well as the Position of Water and Wastewater Engineer/Planner - Water and Sewer Divisions

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

Mr. Roger Dann, General Manager of the Divisions reminded the Council that at the time of the budget workshops funds were allocated within the Division budgets to deal with the new positions that needed to be created as a result of the water supply projects in the Water Division. Discussion also centered on placing funds within the budgets for the purpose of providing for the Engineer/Planner's position. Subsequent to the funds being allocated within the budgets the Division came back to the Council with job descriptions which were developed after they had put together a staffing and operations plan that was presented to the P.U.C. and of which the Council was copied on. No formal presentation of that plan was made to the Council. Once the job descriptions were approved it was then necessary for us to negotiate with the unions which were involved with each of the positions with regards to the

compensation to be paid for each of the various positions. That process is now completed and all parties are in agreement and in order to now proceed with hiring the Division needs to revise the Personnel pages to reflect the salary levels which will actually be paid for the remainder of the current fiscal year.

Mr. Parisi asked why the pay had to be negotiated?

Mr. Dann responded that these were new job descriptions. When you create new ones then it is necessary to agree what the salary level will be.

Mr. Parisi asked why the town wouldn't decide what it should be? Why do we have to negotiate?

Mr. Dann answered that the terms of each of the contracts would stipulate that wages is a condition that must be negotiated.

Mayor Dickinson substantiated the procedure. Anything that falls within the description of what the union handles, whether they are new positions that fall within the union, you do have to negotiate what the wage will be for the work performed.

A Friendly Amendment was added to the Motion by Mr. Doherty to Append the Personnel Pages #200, 204, 205 & 206 of the Budget that Reflect the Positions to the Minutes, seconded by Mr. Parisi.

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

ITEM #16 Consider and Approve a Transfer of Funds in the Amount of \$800 from Property/Casualty Self-Insurance Acct. #001-8040-800-8250 to Maintenance of Equipment Acct. #001-1620-500-5200 - Risk Manager

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

Mr. Zandri asked what the reason was for purchasing software enhancement if the problem Mr. Wilson refers to in his letter to the Council states that the hard drive of his computer had reached its maximum storage capacity?

Mr. Mark Wilson, Risk Manager responded that the current software he is utilizing will only use partitions of storage at 30 megabytes per partition. The upgrade in the DOS (Disk Operating System) from 3.3 to 5.0 will allow him to use as much storage on the hard drive as possible. You cannot transfer information from one partition to another. This prevents him from accessing the full amount of storage capacity.

Mr. Zandri found it unusual that the software prohibits the use of all storage on the hard drive. He could not understand how a software package effects or limits storage.

Mr. Wilson replied that the program he uses does.

Mr. Zandri asked Mr. Wilson if it is necessary to have all the information at his disposal in one storage unit?

Mr. Wilson explained that it is vital for performing comparisons.

Mr. Zandri thought that the use of "floppy disks" would solve the problem.

In Mr. Wilson's case that is not practical for his nature of work requires a great deal of comparison charts and graphs.

Mr. Zandri asked that the firm that produces the software forward a letter stating that the software prevents the user from accessing all 40 megabytes of storage.

Mayor Dickinson stated that, although not a fan of computers, he feels that the new equipment will allow for five to six years' of comparisons in memory which will be sufficient. After that time a decision has to be made to remove data from storage so that updated information can be added.

Mr. Wilson explained that the DOS program is the system that runs the computer. He is not looking to purchase software which will allow him to perform duties that are above and beyond what his office needs, simply one that will allow him more storage for overall better comparisons.

Mr. Zandri still had a difficult time believing that a software package could limit the use of the hard drive. He stated that if the request was simply that the hard drive was full and another was needed, he could accept that.

Mr. Wilson responded, that is precisely what has happened.

Mr. Zandri did not interpret the information that way. He understood it to be that the hard drive was full and the purchase of software would solve the problem. He could not understand the correlation between the two.

Mr. Wilson replied, "My hard drive is full and to get a bigger hard drive you need another software....software that will allow you to use a larger hard drive".

Mr. Zandri responded, "That is the part that I don't buy."

Mr. Parisi asked, "Why not store the information on floppy disks?"

Mr. Wilson stated that the information would be of no use to him. He needed it in memory for comparison. In a few weeks his operation will shut down because he will have no way of entering information. It is an emergency.

VOTE: Holmes was absent; McDermott and Papale, aye; all others, no; motion failed.

Addendum Consider and Approve a Transfer of Funds in the Amount of \$1,614 from Copier Acct. #001-1460-999-9901 to Temporary Services Acct. #001-1450-900-9000 - Purchasing Dept.

- 28 - October 13, 1992

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

Mr. Robert Pedersen, Purchasing Agent, requested a transfer due to the impending absence of one of his staff due to jury duty obligations. He anticipates the absence to be quite length due to the nature of the criminal case for which she was selected. In order to effectively staff the Purchasing Office is is deemed necessary to hire a replacement through a temporary service. This can be effected through an agency that has been pre-selected through the bidding process.

VOTE: Holmes was absent; Killen, no; all others, aye; motion duly carried.

Motion was made by Mr. Parisi to Adjourn the Meeting, seconded by Mr. McDermott.

VOTE: All present, aye; motion duly carried.

There being no further business, the meeting adjourned at 12:40 A.M.

Meeting recorded and transcribed by:

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

Approved by:

Iris F. Papale
Iris F. Papale, Chairperson

November 24, 1992
Date

Kathryn J. Wall
Kathryn J. Wall, Town Clerk

November 24, 1992
Date