

TOWN COUNCIL MEETING

JANUARY 14, 1997

6:30 P.M.

AGENDA

1. Roll Call and Pledge of Allegiance
2. Consent Agenda
 - a. Consider and Approve Tax Refunds (#235-259) Totalling \$4,965.69 - Tax Collector
 - b. Approve and Accept the Minutes of the 11/26/96 Town Council Meeting
 - c. Approve and Accept the Minutes of the 12/2/96 Special Town Council Meeting
 - d. Approve and Accept the Minutes of the 12/6/96 Emergency Town Council Meeting
 - e. Approve and Accept the Minutes of the 12/10/96 Town Council Meeting
 - f. Approve and Accept the Minutes of the 12/17/96 Special Town Council Meeting
 - g. Approve and Accept the Minutes of the 12/20/96 Emergency Town Council Meeting
 - h. Note for the Record Mayoral Transfers Approved to Date
 - i. Consider and Approve a Transfer of Funds in the Amount of \$1,115. from Vehicle Equipment Acct. to Camera Kit Acct. - Fire Prevention Bureau
 - j. Consider and Approve a Transfer of Funds in the Amount of \$250 from Ground Pounders Acct. to Backhoe Bucket w/ Teeth Acct. - Department of Public Works
 - k. Consider and Approve a Transfer of Funds in the Amount of \$865. from Snow Plow Truck w/Equip. Acct. to Underground Tank Decontamination & Disposal Acct. - Department of Public Works
 - l. Consider and Approve an Appropriation of Funds in the Amount of \$8,106 to the 1996/97 Achievement Grant Acct. - Board of Education

3. Items Removed from the Consent Agenda
4. Correspondence
5. PUBLIC QUESTION AND ANSWER PERIOD
- 6a. Consider and Approve the Appointment of Dennis Lewis to the Board of Education to Fill a Vacancy Expiring November 1997
- b. Consider and Approve One Appointment to the Planning & Zoning Commission for a Term of Five Years to Expire 1/8/2002
- c. Consider and Approve One Appointment/Re-Appointment to the Position of Alternate on the Planning & Zoning Commission for a Term of Three Years to Expire 1/8/2000
- d. Consider and Approve One Appointment/Re-Appointment to the Position of Alternate on the Planning & Zoning Commission to Fill a Vacancy Which Expires 1/8/99
- e. Consider and Approve One Appointment to the Zoning Board of Appeals Commission for a Term of Five Years to Expire 1/8/2002
- f. Consider and Approve One Appointment/Re-Appointment to the Position of Alternate on the Zoning Board of Appeals for a Term of Five Years to Expire 1/8/2002
- g. Consider and Approve One Appointment/Re-Appointment to the Position of Alternate on the Zoning Board of Appeals to Fill a Vacancy Which Expires 1/8/2001
- h. Consider and Approve One Appointment/Re-Appointment to the Board of Assessment Appeals for a Term of Three Years to Expire 1/8/2000
7. Consider and Approve Accepting a Sliver of Land in Front of 182-188 Highland Avenue from Sayers, Required as a Condition of Subdivision Approval - Town Planner
8. Consider and Approve Accepting Skyline Drive off of Research Parkway - Town Planner
9. Report Out by the Planning & Zoning Commission on a Traffic Plan of Development for the Town
10. Consider and Approve a Transfer of Funds Totalling \$995 to Fax Machine Acct. - Department of Public Works
11. Report Out on the Status of the Recreation Center Project as Requested by Councilor David Doherty

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| 10. Approve a Transfer of \$995 to Fax Machine - Public Works | 15 |
| 11. Report Out on the Status of the Recreation Center Project | 15-17 |
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| 13. Executive Session - Records, Reports and Statements of Strategy and Negotiations with Respect to Collective Bargaining - Police Union Contract | 18 |
| 14. Approve the Ratification of an Agreement Between the Town and Police Union Local #1570 and Council #15 AFSCME AFL-CIO | 18-19 |
| 15. Approve a Transfer of \$117,368 from Council Contingency to the Wages, Overtime, Replacement Pay, Medicare Tax and Pension Plan Accts. | 19-20 |



TOWN COUNCIL

Town of Wallingford, Connecticut

MUNICIPAL BUILDING WALLINGFORD, CONNECTICUT 06492 (203) 294-2155

Robert F. Parisi, Chairman
Raymond J. Rys, Sr., Vice Chairman
Richard J. Centner, Jr.
David J. Doherty
Jerry Farrell, Jr.
Stephen W. Knight
Iris F. Papale
Frank A. Renda, Sr.
G. Tom Zappala

TO: All Departments

FROM: Kathryn F. Zandri
Town Council Secretary

DATE: February 20, 1997

RE: January 14, 1997 Town Council Minutes

After distributing the January 14, 1997 minutes of the Town Council I noticed that the second and third pages had somehow gotten by our trusty copier.

Please insert the attached sheet into your set of minutes in the appropriate place.

I apologize for any inconvenience this may cause you.

Standing Committees

EDUCATION

Stephen W. Knight, Chairman
Richard J. Centner, Jr.
Iris F. Papale

PERSONNEL MERIT REVIEW

Iris F. Papale, Chairperson
Richard J. Centner, Jr.
Jerry Farrell, Jr.

PUC LIAISON

Frank A. Renda, Sr., Chairman
Raymond J. Rys, Sr.
G. Tom Zappala

ORDINANCE

Stephen W. Knight, Chairman
Jerry Farrell, Jr.
David J. Doherty

FINANCE

Richard J. Centner, Jr., Chairman
Stephen W. Knight
David J. Doherty

PLANNING & ZONING

Jerry Farrell, Jr., Chairman
Frank A. Renda, Sr.
David J. Doherty

PUBLIC SAFETY

Raymond J. Rys, Sr., Chairman
Frank A. Renda, Sr.
G. Tom Zappala

RECEIVED FOR RECORD 2-21-97
AT 9:15 A.M. AND RECORDED BY
R. Ralanti TOWN CLERK

12. Report Out on the Status of the Yale Avenue Project as Requested by Councilor David Doherty
13. Executive Session Pursuant to Section 10-153d; 1-18a(e)(5) and 1-19(b)(9) of the CT. General Statutes Regarding Records, Reports and Statements of Strategy and Negotiations with Respect to Collective Bargaining - Personnel
14. Discussion and Possible Action on Ratification of an Agreement Between the Town of Wallingford and Police Union Local #1570 and Council #15 AFSCME AFL-CIO - Personnel
15. Consider and Approve a Transfer of Funds in the Amount of \$117,368 from Council Contingency Acct. to the Wages, Overtime, Replacement Pay, Medicare Tax and Pension Plan Accts. - Personnel

TOWN COUNCIL MEETING

JANUARY 14, 1997

6:30 P.M.

SUMMARY

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| 5. PUBLIC QUESTION AND ANSWER PERIOD - Question Re: Litigation Involving John Wooding & the Town; Comments Re: Contribution from Town General Taxation to Sewer Division Through Year 1992; Recognition to Mayor, Council and Public Works for no Loss of Electricity During Snowstorm of Dec. 13th.; Request for Total of Funds Expended During 1996 for Consultant Fees; Comment Re: Unusually High Number of Town Council Meetings in December; Electric Utility Deregulation Comments; Complaint Re: Condition of Former Wooding Property; Complaint Re: the Lack of Plans for Former Wooding, VFW and Prince St. Properties; Comments Re: Police Union Contract; Comment Re: Town Surplus. | 2-6 |
| 6a. Approve the Appointment of Dennis Lewis to the Board of Education to Fill a Vacancy Exp. 11/97 | 6 |
| 6b. Approve the Appointment of Armand Menard to the P&ZC to Exp. 1/2002 | 6 |
| 6c. Approve the Appointment of John Whitney to the P&ZC as an Alternate to Exp. 1/2000 | 6-7 |
| 6d. Approve the Appointment of Timothy Dineen to the P&ZC as an Alternate to Exp. 1/99 | 7 |
| 6e. Approve the Appointment of Brian Leslie to the ZBA to Exp. 1/2002 | 7 |
| 6f. Approve the Appointment of Catharine Beaumont to the ZBA as an Alternate to Exp. 1/2002 | 7 |
| 6g. Approve the Appointment of George Hillegas to the ZBA as an Alternate to Exp. 1/2001 | 7 |

TOWN COUNCIL MEETING

JANUARY 14, 1997

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, January 14, 1997 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:31 P.M. All Councilors answered present to the Roll called by Town Clerk Rosemary A. Rascati. Mayor William W. Dickinson, Jr. arrived at 6:40 P.M.; Assistant Town Attorney Gerald Farrell, Sr. and Deputy Comptroller Eva Lamothe were also present.

A blessing was bestowed upon the Council by Rev. Richard Diehl of the Evangelical and Reformed United Church of Christ.

The Pledge of Allegiance was given to the Flag.

The Council extended get well wishes to Bonita Rubenstein.

Mr. Parisi congratulated the Water and Sewer Division, specifically the Pollution Control Facility, who was one of seven Region I winners of this year's Wastewater Treatment Operations and Maintenance Excellence Award.

ITEM #2 Consent Agenda

ITEM #2a Consider and Approve Tax Refunds (#235-259) Totalling \$4,965.69 - Tax Collector

ITEM #2b Approve and Accept the Minutes of the 11/26/96 Town Council Meeting

ITEM #2c Approve and Accept the Minutes of the 12/2/96 Special Town Council Meeting

ITEM #2d Approve and Accept the Minutes of the 12/6/96 Emergency Town Council Meeting

ITEM #2e Approve and Accept the Minutes of the 12/10/96 Town Council Meeting

ITEM #2f Approve and Accept the Minutes of the 12/17/96 Special Town Council Meeting

ITEM #2g Approve and Accept the Minutes of the 12/20/96 Emergency Town Council Meeting

ITEM #2h Note for the Record Mayoral Transfers Approved to Date

ITEM #2i Consider and Approve a Transfer of Funds in the Amount of \$1,115 from Vehicle Equipment Acct. to Camera Kit Acct. - Fire Prevention Bureau

ITEM #2j Consider and Approve a Transfer of Funds in the Amount of \$250 from Ground Pounders Acct. to Backhoe Bucket w/Teeth Acct. - Dept. of Public Works

ITEM #2k Consider and Approve a Transfer of Funds in the Amount of \$865 from Snow Plow Truck w/Equip. Acct. to Underground Tank Decontamination & Disposal Acct. - Dept. of Public Works

ITEM #2l Consider and Approve an Appropriation of Funds in the Amount of \$8,106 to the 1996/97 Achievement Grant Acct. - Board of Education

Motion was made by Mr. Rys to Approve Consent Items 2b-2l, seconded by Mr. Farrell.

VOTE: Zappala abstained from voting on Item #2g; all others, aye; motion duly carried.

ITEM #3 Items Removed from the Consent Agenda

ITEM #2a Consider and Approve Tax Refunds (#235-246 & #248-259) Totalling \$4,925.02 - Tax Collector

Tax refund #247 is being deleted from the original list of refunds therefore changing the total amount of tax refunds from \$4,965.69 to \$4,925.02.

Motion was made by Mr. Knight, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

CORRESPONDENCE

Mr. Parisi read correspondence into the record (Appendix I) from Johanna Fishbein extending thanks to the Council on behalf of the Public Celebrations Committee for the Council's support and cooperation in the purchasing of a portable bandstand. The equipment belongs to the Town and will enhance and benefit special events in the community.

ITEM #5 PUBLIC QUESTION AND ANSWER PERIOD

Frank Wasilewski, 57 N. Orchard Street noted that the Town Council held an executive session at its April 9, 1996 meeting on the topic of the Estate of John Wooding and the Town of Wallingford. He requested an explanation as to what the matter entailed.

Mayor Dickinson responded that the matter dealt with the escrow of money related to the Wallace Realty Wooding Property purchase.

Mr. Wasilewski asked if it was the Wooding trust? The report lists a Wooding trust.

Mayor Dickinson explained, it dealt with the escrow of money for the cleanup of the Wooding property.

Mr. Wasilewski asked, were they going to get a refund?

Mayor Dickinson responded, the escrow was to cover any costs of a cleanup due to environmental conditions on the Wooding property. I am not sure of the status of the issue at this time.

Mr. Parisi suggested that Mr. Wasilewski call the Town Attorney's Office tomorrow in an attempt to obtain additional information on the matter.

Mr. Wasilewski stated, the Comprehensive Annual Financial Report dated June 30, 1996 states the bonded debt of the Sewer Division has been financed by general taxation through June 30, 1984, however, the following amounts were contributed to the Sewer Division in the corresponding years:

| | | |
|------|---|-----------|
| 1987 | - | \$250,000 |
| 1988 | - | \$500,000 |
| 1989 | - | \$500,000 |
| 1990 | - | \$500,000 |
| 1991 | - | \$500,000 |
| 1992 | - | \$500,000 |

Mr. Wasilewski asked, wasn't the contribution supposed to stop in 1984?

Mayor Dickinson responded, it stopped at a certain time, I cannot give you an exact date. There was a budgeted amount that came out of taxation in order to cover costs of the Pond Hill Pump Station.

Mr. Wasilewski commented, I think it was the Sewage Treatment Plant, not the Pond Hill Pump Station.

Mayor Dickinson answered, there were perhaps some funds for the Sewage Treatment Plant but it was also for the Pond Hill Pump Station.

Mr. Wasilewski asked, why did it stop in 1992? It is my understanding that the Sewer Division wanted the contribution to continue for the length of bonding the Sewage Treatment Plant.

Mayor Dickinson responded, the contribution stopped because the amount of money being raised on depreciation allowed us to eliminate the contribution from general government.

Mr. Wasilewski stated, I have always thought that the Sewer, Water and Electric Divisions have to finance their own projects, not through taxation.

Mayor Dickinson answered, that is correct, and that is the case today. It was not the case then.

Sharon Sanders, 37 Academy Street stated that our neighbors in Meriden and Cheshire had thousands of people without power during the snow and ice storm of December 13, 1996. Wallingford had less than one hundred people without power. I want everyone who did not realize this to become aware of the facts. We are fortunate, here in Wallingford, to have leadership like the Mayor and Town Council who oversee our Public Works Department. By the Public Works Department performing their job making sure that tree limbs are cut and not falling on our power lines we averted a major power outage. I would like to thank Mayor Dickinson, the Town Council and the Public Works Department for doing an excellent job.

Pasquale Melillo, 15 Haller Place, Yalesville asked if the Council has obtained the information he requested in December on the total dollars spent in 1996 for consultant fees?

Kathryn Zandri, Town Council Secretary informed Mr. Melillo that the task has been assigned to her by Mr. Parisi and she is still working on compiling the figures. Once completed the information will be forwarded to Mr. Melillo.

Mr. Melillo read an excerpt from an article in the Meriden Record Journal on the electric industry and the impending deregulation of it. He handed the article to the Council Secretary and asked that each Councilor receive a copy of it.

Philip Wright, Sr., 160 Cedar Street noted that the Council has approved six sets of minutes on this evening's agenda, all but one meeting was held in December. How efficient is government running when there are four special/emergency meetings in one month?

Mr. Parisi explained how the Council typically holds only one regular meeting in the month of December and foregoing the second one. December proved to be very unusual with special and emergency situations rising warranting the extra meetings.

Ms. Papale pointed out that two meetings were emergency in nature.

Mr. Parisi added, the two emergency meetings would still have had to be held even if both regular meetings of the Council were conducted due to the emergency nature of the situation they

addressed.

Mr. Wright next discussed the condition of the former Wooding property. On January 9, 1997 at approximately 11:00 A.M. he paid a site visit to the property to find romex cable and conduit laying about, an old oil tank, cyclone fencing, concrete and plastic piping strewn around the grounds. He asked if the clean up job has been completed by the contractor hired to do so?

Mayor Dickinson responded that the contractor was hired to demolish the buildings, not clean the property.

Henry McCully, Director of Public Works explained that the contractor involved in Phase III of the Town's beautification project is using the property as a staging area. Come Spring the area will be graded and vegetation planted which will be covered by the funds in the Public Works maintenance account.

On a separate matter, Mr. Wright noted that the Charter of the Town of Wallingford specifically designates the power to the Town Council to hold, lease, purchase, sell and condemn property. A legal opinion rendered by the Town Attorney confirms this fact. The Council is responsible for the condition of the former Wooding, VFW and Prince Street properties, in essence, and it is a travesty that taxpayer's money have been spent on these parcels and they sit and do nothing. The matters have been irresponsibly handled. In Mr. Wright's opinion the Town Council could be sued by a taxpayer for the lack of action involving all of the properties. He urged the Council to act responsibly and see to it that something is done. Back in June of 1995 the Mayor presented the Council with a proposal to lease the VFW building to Paul Pizzo, an architect for ten years. The Mayor's argument was that the building would be occupied and maintained until a decision was made as on how to best put the property to work for the Town. Since the meeting at which the proposal was refused, the building has remained empty and useless. Is this good management?

With regards to the Police Union Contract, Mr. Wright asked, wouldn't it be nice to be hired as a policeman on July 1, 1996 at a salary of \$33,000 and in four years be making \$44,000? A thirty percent (30%) increase in four years?

Mr. Wright pointed out that Meriden's police contract has one year in which there is no increase.

Mr. Parisi noted that Meriden's officers are being paid more.

Mr. Wright stated, it is time we took stock of what we are doing to the taxpayers of this town.

Albert E. Killen, 150 Cedar Street referred to the article in Sunday's Meriden Record Journal pertaining to deregulation of the electric utility industry and asked if any of the Councilors are staying on top of the situation? The Town is very vulnerable, we are at the mercy of the people who are dealing for us, we do not have a direct vote in the matter. We should not wait until the last minute to let them know how we feel about it.

Mr. Killen then asked, does the Finance Committee of the Council still exist and, if so, are any of them are reviewing the latest audit report to see how we arrived at the surplus that the Town has? Surpluses are nice when they are truly a surplus and not created automatically.

Mr. Centner, Chairman of the Finance Committee, stated that he has been trying to schedule a meeting on the very subject, however, Mr. Myers, Comptroller, has been on vacation and due to return early February. The meeting will be scheduled once Mr. Myers returns.

Mr. Killen requested that Mr. Centner notify him (Mr. Killen) when the meeting is scheduled.

Mr. Centner stated that the meeting will be open to the public.

The Public Question and Answer Period was formally brought to a close.

ITEM #6a Consider and Approve the Appointment of Dennis Lewis to the Board of Education to Fill a Vacancy Expiring November 1997.

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

VOTE: All ayes; motion duly carried.

ITEM #6b Consider and Approve One Appointment to the Planning & Zoning Commission for a Term of Five Years to Expire 1/8/2002

Motion was made by Mr. Rys to Appoint Armand Menard to the Position, seconded by Mr. Centner.

VOTE: Farrell abstained; Doherty, no; all others, aye; motion duly carried.

ITEM #6c Consider and Approve One Appointment/Re-Appointment to the Position of Alternate on the Planning & Zoning Commission for a Term of Three Years to Expire 1/8/2000

Motion was made by Mr. Rys to Appoint John Whitney to the Position, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

ITEM #6d Consider and Approve One Appointment/Re-Appointment to the Position of Alternate on the Planning & Zoning Commission to Fill a Vacancy Which Expires 1/8/99

Motion was made by Mr. Centner to Appoint Timothy Dineen to the Position, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

ITEM #6e Consider and Approve One Appointment to the Zoning Board of Appeals Commission for a Term of Five Years to Expire 1/8/2002

Motion was made by Mr. Rys to Appoint Brian Leslie to the Position, seconded by Mr. Renda.

VOTE: Farrell abstained; all others, aye; motion duly carried.

Farrell abstained due to the fact that he is related by marriage to Mr. Leslie.

ITEM #6f Consider and Approve One Appointment/Re-Appointment to the Position of Alternate on the Zoning Board of Appeals for a Term of Five Years to Expire 1/8/2002

Motion was made by Mr. Centner to Appoint Catharine Beaumont to the Position, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

ITEM #6g Consider and Approve One Appointment/Re-Appointment to the Position of Alternate on the Zoning Board of Appeals to Fill a Vacancy Which Expires 1/8/2001

Motion was made by Mr. Farrell to Appoint George Hillegas to the Position, seconded by Mr. Knight.

VOTE: All ayes; motion duly carried.

ITEM #6h Consider and Approve One Appointment/Re-Appointment to the Board of Assessment Appeals for a Term of Three Years to Expire 1/8/2000

Motion was made by Mr. Knight to Appoint Robert DeMarco to the Position, seconded by Mr. Farrell.

All appointees present were asked to stand and be recognized.

Philip Wright, Sr., 160 Cedar Street commented that Mr. DeMarco is very well qualified for the position. He asked if the Council had interviewed all of the new candidates to the positions as has been the practice in the past?

Mr. Parisi responded, no, the Council did not interview anyone. The reason being that they were offered for interview to the Council and evidently the Councilors must have felt they were familiar enough to them and did not need to conduct interviews.

Motion was made by Mr. Farrell to Waive Any Waiting Period that may apply to any of the Appointments, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

Rosemary Rascati, Town Clerk, performed the Swearing In Ceremony for all the appointees with the exception of Mr. Hillegas who was absent from the meeting.

The Chair declared a five minute recess at this time.

ITEM #7 Consider and Approve Accepting a Sliver of Land in Front of 182-188 Highland Avenue from Sayers, Required as a Condition of Subdivision Approval

Motion was made by Mr. Knight to Accept the Portion of Land, seconded by Mr. Centner.

Mr. Centner asked if there are any conditions of use or stipulations for this parcel of land?

James Fitzsimmons, Chairman of the Planning & Zoning Commission explained that the Town has accepted slivers of land historically for straightening out a right-of-way. That is the case in this matter.

Pasquale Melillo, 15 Haller Place, Yalesville asked, how much is a sliver? Are there any liabilities placed upon the Town by accepting the property?

Mr. Fitzsimmons responded, this has been reviewed by the Law Department.

VOTE: All ayes; motion duly carried.

ITEM #8 Consider and Approve Accepting Skyline Drive off of Research Parkway - Town Planner

Motion was made by Mr. Knight, seconded by Mr. Rys.

Mr. Parisi stated that he visited the road on Sunday and everything looked fine to him.

Mr. Fitzsimmons stated, there is only one business on the road and they have asked that the road be re-named Technology Drive. The name change falls within the purview of the Town Council, I believe.

Mr. Parisi asked, will there be only one business on the road?

Mr. Fitzsimmons responded, no, but they are the first one located there.

Albert Killen, 150 Cedar Street stated that there may be more property owners on the road. That should be ascertained first before making a change to the name. The request should be tabled until the other property owners are contacted for their feelings on the matter. It is not an agenda item this evening. At least a public hearing should be held so that anyone can come and speak to the issue if they wish to.

Since there was confusion over the matter of whether or not the name should be changed by the Council and if it is proper to do so without warning to the public, it was decided that the matter would be voted on as it appeared on the agenda. If a vote by the Council is required to change the name, the item will be placed on an upcoming Town Council meeting agenda for such action.

Mr. Doherty asked if a professional engineer has approved the road for the Town?

Mayor Dickinson responded, the Engineering Department through Joel Cassista has looked at it. He was not sure if the Town's consultant has reviewed it.

Mr. Fitzsimmons responded, the inspection was performed by Henry McCully, Director of Public Works and Joel Cassista of the Engineering Department.

Mayor Dickinson stated that Mr. Cassista performs all of the inspections for construction and generally, the engineer accepts Mr. Cassista's representations that the road is built in accordance with Town standards.

Mr. Doherty asked, how far are we along on the selection of a new Town Engineer?

Mayor Dickinson responded, it is still being considered, I cannot provide you with a date.

Mr. Doherty asked, have interviews been conducted?

Mayor Dickinson responded, yes they have and candidates are being considered.

Pasquale Melillo, 15 Haller Place, Yalesville asked, what does it mean to "accept" a road? Are there any legal problems we would be inheriting with the road?

Mr. Parisi responded, it becomes a Town-owned road upon acceptance of it. No, there are no legal problems with the road.

Philip Wright, Sr., 160 Cedar Street stated, as a ex-member of the Planning & Zoning Commission I believe that Mr. Doherty is correct. The regulations state that the Town Engineer must sign off on the road to be accepted. Who is the Town Engineer today?

Mr. Parisi asked, who is the Town Engineer today? Is there a problem with the Council accepting this road?

Mayor Dickinson responded, I don't believe there is a problem. It is the Council who determines whether or not the Town accepts a road. To all of our knowledge the road is properly constructed.

VOTE ON ORIGINAL MOTION TO ACCEPT SKYLINE DRIVE: Doherty, no; all others, aye; motion duly carried.

ITEM #9 Report Out by the Planning & Zoning Commission on a Traffic Plan of Development for the Town

Mr. Knight read correspondence dated November 25, 1996 into the record (Appendix II) from the Planning & Zoning Commission.

James Fitzsimmons, Chairman of the Planning & Zoning Commission, James Vumbaco, Vice Chairman of the Commission and Armand Menard, Alternate Member were present for discussion on this matter.

Mr. Fitzsimmons opened the discussion by stating that the P&Z Commission met a total of thirty-six (36) times on the Route 5 study during 1996 when traffic seemed to be the focus and issue of almost every application before the commission. The commission asked the firm of Milone and McBroom of Cheshire to consider and address the issue which they did in four pages (37-41) of their study. Speaking on behalf of the entire P&Z Commission Mr. Fitzsimmons formally acknowledged the excellent work and service received from Officer Rick Doll, Wallingford's leading traffic authority. His service has been invaluable to the commission in the capacity of performing application review.

The commission recognizes a need for one designated official of the Town to serve in the capacity of traffic engineer or traffic planner. The commission is aware of the nine offset intersections

on Route 5 which are limiting future growth which, in some matters, is a good situation. When the commission reduced the regulation and lot coverage of Route 5 recently, however, as a result large scale development will not be coming into town as it has in the past. It cannot go without saying that they did contribute more than \$3 million in roadway improvements that were much needed to Route 5.

As future development applications come before the P&Z commission all will be required to present the commission with extensive traffic studies that go beyond the scope, experience and expertise of the Town's staff. Rather than approach the Council at each interval the commission decided to include in its own regulations a requirement that the applicant supply funds for the Town to retain and do an independent peer review. The commission would rather have a full time person devoted to the task of developing and implementing a traffic plan than to have the issue addressed on an application by application basis.

Mr. Vumbaco stated that he has been a strong proponent of traffic control since he became a member of the P&Z commission. For the last five years the commission has taken huge steps forward in the process of controlling traffic in the town. Five years ago very little regulations and procedures were in place to address the issue of traffic. Since that point in time this commission has put special permit regulations in place where we require traffic studies for excessive traffic generators. From that point forward we have always had the input of Officer Doll who now sits as a staff member to the commission. He has done an outstanding job of handling the discussions and dealing with the various traffic issues that affect this town. In establishing the Route 5 regulations the commission inserted language stating that if a peer review is required the applicant has to pay for an independently-rendered review. He is of the strong belief that the commission is at the stage where it needs to take the next step, that being the planning phase. We have to start looking at every developer, whether a major traffic generator or not, as they appear before any/all boards or commissions to see exactly how their traffic will affect the entire town. The three options the Town has is to, one, remain status quo; two, institute a full time traffic department; lastly, hire on a paid professional consultant that could act as a third party to help do some of the planning. The consultant should have the necessary skills and computer equipment to look at traffic as a whole whenever any application is presented. We need to take this issue on to the next step.

Mr. Centner asked if any consideration has been given to what the salary range would be for a qualified person to fill the job?

Mr. Vumbaco responded, it depends on the size of the municipality, staff, requirements and usage. There are approximately twenty-two towns that have full time traffic personnel and their salaries run

the gamut depending on those circumstances listed above. If this were an option, to go forward, then information can be gathered from the Planning staff fairly readily, if need be.

Mr. Centner next asked, if we were to go with a consultant was any thought given to whether or not we would have to provide office space for that person? Would they occupy an office in this building?

Mr. Fitzsimmons responded, we are not doing that now for the consultant that the town has retained for engineering services.

Mr. Menard stated, it is his opinion that the new Town Engineer that is yet to be hired should have qualifications in the area of traffic planning and development as well. By taking this route the Town will save itself money.

Mr. Zappala asked, how much money has it cost the town to have studies performed on traffic over the past few years?

Mr. Fitzsimmons responded, the last study performed on Route 5 cost the Town \$43,000.

Mr. Farrell stated, if it is something that the town is serious about considering for the coming year then instead of waiting for it to come up during the budget session, it may make sense for the P&Z commission to request a meeting of the Council Planning & Zoning Liaison committee where the issue can be jointly explored. Otherwise the commission is asking the Council to buy into a concept when all the options have not yet been explored.

Mr. Knight stated that the commission has two options; one of which is to put a consultant on a retainer basis. Has any thought been given to hiring a private firm on a permanent basis rather than temporary basis.

Mr. Vumbaco responded, I meant that we may want to hire a consultant for a temporary timeframe, i.e., six months, one year, etc., instead of creating a position, buying computer hardware and software at a large cost to everyone.

Mayor Dickinson stated, to date, we have used a privatized approach to the issue where we need the expertise. If we are not dealing with the ongoing smaller projects and we are talking about the overall plan, why wouldn't that be the subject of a separate contract to hire someone to do an overall plan? I don't think there is a lot of magic to it. If you look at developing all of Mansion Road there would be a serious need to rebuild that road. That is the way that area is zoned today. It is the zoning that will create the traffic. If there is a need for an overall plan on highways then it is a matter of putting out a contract for

someone to tell us what it would like on the highways if all of the land were developed as it is currently zoned. But to have someone eight hours per day, fifty-two weeks per year, on staff, I have a hard time believing that we have the workload to justify that. If that person were to be performing other tasks....I am not saying that the Town could not use another engineer but to have someone just as a traffic engineer and a full time employee, I have some reluctance to do that.

Mr. Fitzsimmons stated, the down time has been reduced to zero. Our meeting last night went until 1:30 a.m. and almost every item was continued to February. We have another stack of applications coming in as well. We have two full time professional staff people in the Planning & Zoning office and a full time Environmental Planner who seem to be busy enough and I cannot imagine that the work load for the traffic engineer would not dovetail the work they do as well. Most of the twenty-two towns that have certified traffic engineers have added the positions within the last year or two. The Cities of Bridgeport and Danbury have just created the position and placed it under the police department. In communications that I have had with the CT. Conference of Municipalities (CCM) every town is handling it a little differently but a lot of towns are at least discussing it. With regards to the outside consultant option, we had to go well beyond the New Haven county area to find a firm that would perform an independent peer review for us in the past due to the fact that the firm cannot have any pending applications before the town while performing the review. This creates a problem.

Mr. Parisi thanked the representatives from the Planning & Zoning Commission for their report. He reminded everyone that the item was on the agenda this evening for informational purposes and not to seek action or direction from the Council at this time.

Mr. Renda stated that he has witnessed much change to the town in the past twenty to twenty-five years. If a plan were in place then we would not be faced with these problems today. This town should have had a plan in place years ago. Route 5 is a mess and we need a plan to solve the problem.

Pasquale Melillo, 15 Haller Place, Yalesville stated that there is no need for a full time traffic engineer or consultant. The average driver in Wallingford is his own traffic engineer. He will sort out the traffic better than anyone. There is no need to burden the taxpayers any further.

Martin Montonye, 468 N. Main Street stated, as a taxpayer, I am willing to pay for extra planning. The street I live on is becoming heavily travelled because of Route 5. I cannot get out of my driveway at times. There are lots of children in the area due to the elementary school being located near by. I suspect it

will only be a matter of time before one is hit by a car.

Motorists are speeding by irrespective of residents. Large trucks are beginning to travel the route as well disturbing the neighborhood.

Mr. Killen suggested that everyone take some time one day and drive from Center Street headed north on Route 5 and time how long it takes. Repeat the pattern every so many weeks and soon you will see that it takes longer and longer. Currently, the traffic is a creeping, crawling type of paralysis. There used to be a prohibition from parking on one side of Christian Street. There isn't any more. It is very dangerous on that street. More and more cars are parking on N. Main Street while traffic is travelling faster on the road as well. The crossing guard stops the traffic for the children but once they are through crossing and he steps back on the sidewalk, it is every man for himself. The bottom line is that there has to be better planning somewhere along the line. We cannot hinge the decision merely on dollars for dollars will in no way make up for what could happen.

Philip Wright, Sr., 160 Cedar Street stated that he was serving on the Planning & Zoning Commission at the time a plan of development was drawn up. Steve Knight and Rosemary Rascati were very active at that time, in addition to the current members sitting on the commission. It was recommended that we hire a traffic engineer then. You can sit here and say that we don't have enough to keep the guy busy but I wish we had someone on board five years ago, ten years ago,....in fact, let's go back to Moses Y. Beach School. If anyone had the foresight to plan ahead the school would never had been built there. If we are truly planning to solve problems in this town then we ought to buy some land contiguous to Moses Y. Beach School to expand the parking facilities up there. Do something to correct the problem. You cannot put a dollar sign on good planning. If it cost \$150,000 per year to have a proper traffic planning department, we could probably save that kind of money a dozen times over if we look at how we spend every nickel in this town. I support the idea of hiring a full time traffic engineer. Let's do things right for a change.

Mr. Vumbaco thanked the Council for the opportunity to present all the options on the table. The purpose of the report out was not to present one solution, one idea. The suggestion to meet with the Council Planning & Zoning Liaison Committee is a good one which hopefully will come to fruition.

Lester Slie, 18 Green Street stated, everyone is worried about that side of town when you have plenty of roads that are very hazardous, especially the intersection by WaWas. Another hazardous intersection is at Ward Street and South Elm Street. The traffic backs up on Ward Street due to the odd shape of the intersection and the way traffic flows through it. It is an accident just

waiting to happen. I wish someone would look into the problems at these intersections. This is why the Town needs a traffic engineer to look at the problems and correct them when they are pointed out.

No action taken.

ITEM #10 Consider and Approve a Transfer of Funds Totalling \$995 to Fax Machine - Department of Public Works

Motion was made by Mr. Knight, seconded by Mr. Farrell.

Henry McCully, Director of Public Works stated, his department requested a fax machine in the budget last year which was denied. Reliance Business Systems, Inc., has been kind enough to let the department use a loaner of a Minoltafax 1700 for the past two months at no cost while they have been trying to locate parts to repair the fax the department has been using. The old machine is obsolete and the parts cannot be located. Reliance is willing to sell the machine to the Town at a cost of \$995. The machine is used jointly by the Public Works and Engineering Departments.

Mr. Centner asked if there is a credit or trade in allowance for the old machine?

Mr. McCully responded the old machine is obsolete, they cannot find parts for it, it is useless. We are getting a good price on this machine for it was originally a \$1,500 machine that we have used for two months and can now purchase for \$995.

VOTE: All ayes; motion duly carried.

ITEM #11 Report Out on the Status of the Recreation Center Project as Requested by Councilor David J. Doherty

Henry McCully, Director of Public Works informed the Council that he walked the site today to obtain an update from the project manager. The gymnasium is up and completely sealed. Today they have finished installing the reinforced wallboard that surrounds the gym. They have started painting the gym as well. The Government Access Television Station had their acoustical wall carpet installed and completed today. Tomorrow the floor carpets will be installed beginning with the Government Access Television offices and working through the Youth Service Bureau. Painting of the building is seventy-five percent complete. They major items remaining to be done are the HVAC for the gym which should be installed over the next few weeks; installation of gymnasium equipment (basketball hoops, etc.); flooring tile, wall treatments and so forth. The completion date is targeted for the end of February.

Mr. McCully stated that he does not anticipate any overrun of funding.

Mr. Doherty asked, when will the gym floor be done?

Mr. McCully responded, towards the end of February. It is the last item to be put in and cannot be walked on for eight days.

Mr. Doherty asked, do you expect this project to come in on budget? To date, only \$516,000 has been expended of a \$1,295,000 budget.

Mr. McCully answered, yes, the project will come in for that amount. There are \$20,000 in change orders so far and a \$70,000 contingency has been set aside.

Mr. Doherty asked, is there any outside site work that needs to be done due to the addition of the gym?

Mr. McCully answered, the contractor was only required to do rough grading. Public Works will tie in the roof leaders to the storm drain systems. My crews will do the general trimming of shrubs and cleaning the place up on the outside. In order to save costs the contractors duties were restricted to work only inside the building.

Mr. Centner asked, what is the balance in the contingency account?

Mr. McCully responded, approximately \$30,000.

Mr. Centner asked, do you expect to expend the remaining \$30,000?

Mr. McCully answered, we hope to save a little but we have cut a lot of corners and we still want to do a nice job.

Mr. Zappala asked if all the tenants are out of the building?

Mr. McCully answered, yes, the Friendly's sign is up and needs to be removed but the tenants are out.

Mr. Zappala asked, will all the departments be moved at the same time?

Mr. McCully answered, there is a moving bid out to move the departments. We are collecting data now as to how much equipment each department has to have moved. We hope to move them in the first or second week of March.

Philip Wright, Sr., 160 Cedar Street asked, what was the final figure for moving the centrax telephone system to the recreation center?

Mr. Parisi informed Mr. Wright that the cost was a mere \$160.

Mayor Dickinson stated for the record that the telephone equipment hardware has been placed out to bid.

Mr. Wright asked, when everything is complete will we be able to tally up exactly how much was spent on the entire project including those dollars expended by each department involved as well?

Mr. McCully responded, you will be able to determine how much each department spent on the actual telephones. The moving will be bid in a one lump sum rather than an hourly charge. The money for the moving will come out of contingency.

Mr. Wright asked, what is the estimated cost for the remaining outside work including labor?

Mr. McCully answered, materials should cost approximately \$300-350; labor should total out at approximately \$600. There is no money in the budget for outside work.

Mr. Wright stated, when the entire project is complete and each department has moved in and settled, I will ask the question, how much money has been spent, in total, to put everything into operation. I hope someone will be able to answer that.

Mr. Parisi responded, I am sure that when the project is finished you will be able to get the information right to the nickel of what it cost if you ask the right office.

Pasquale Melillo, 15 Haller Place, Yalesville asked if any private parties will be able to rent the facility at any time? Do we have a system in place to allow us to rent space and make money?

Mr. McCully answered, no. There are no plans to make such arrangements.

No action taken.

ITEM #12 Report Out on the Yale Avenue Project Status as Requested by Councilor David Doherty

Henry McCully, Director of Public Works informed the Council that Phase I of the project was completed this Fall. From Route 5 to South Curtis Street has been paved, drainage installed and curbed. Curbing in many locations has to be top dressed, loomed and seeded because it was too late in the season to do so. The last of the drainage was installed today. As soon as the asphalt plant re-opens in the Spring a call will be placed to Tilcon to get on the schedule to have the reclaimer come in, reclaim that road, get it graded and rolled and approximately one month later paved, curbed,

loomed and seeded. The reclaiming process cannot begin until the asphalt plant is open. We don't want the road to be fine graded and left exposed to traffic because it will require constant re-grading and touch up work.

Mr. Doherty asked, out of the \$900,000 that has been budgeted for the project only \$209,000 has been spent?

Mr. McCully responded, yes.

Mr. Doherty asked, do you anticipate spending the remaining \$643,000?

Mr. McCully answered, no. The job should come in around \$450,000 to \$500,000. If Mr. Doherty so desires, Mr. McCully will obtain more accurate figures.

Mr. Doherty asked, any problems with the job?

Mr. McCully answered, we did an extensive mailing to residents/business owners in the Route 5/plaza area informing them of the scheduled work and asking their cooperation in using other routes until such time as the work was completed. There were a few minor interruptions but nothing major. A May completion date is expected.

No action taken.

ITEM #13 Executive Session Pursuant to Section 1-153d; 1-18a(e)(5) and 1-19(b)(9) of the CT. General Statutes Regarding Records, Reports and Statements of Strategy and Negotiations with Respect to Collective Bargaining - Personnel

Motion was made by Mr. Knight to Enter Into Executive Session, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

Present in Executive Session were all Councilors; Mayor Dickinson; Asst. Town Attorney Gerald Farrell, Sr.; Personnel Director Terrence Sullivan; Asst. Personnel Director Thomas Sharkey and Chief Douglas Dortenzio of the Department of Police Services.

Motion was made by Mr. Knight to Exit the Executive Session, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

ITEM #14 Discussion and Possible Action on Ratification of an Agreement Between the Town of Wallingford and Police Union Local #1570 and Council #15 AFSCME AFL-CIO - Personnel

Motion was made by Mr. Knight, seconded by Mr. Farrell.

Mr. Doherty stated, we have talked with the Personnel Department in executive session and we have talked about guidelines that we would like them to work with pertaining to all town unions. This particular contract meets those guidelines. We have talked about a cost of living increase and presently the figures show somewhere between a 2.8% and 3.05 in the State of Connecticut. We have talked about co-pay. This contract goes from 3.5% to 5% to 7% in the third year of the contract. The last several contracts have gone to arbitration with this union. This contract will be the first one in twelve years that will not go to arbitration. We should settle issues between ourselves, the workers and managers of the town without having to go to arbitration. The salaries in this contract reflect a job that is becoming increasingly difficult and dangerous. When I stated in the paper that I was happy with this contract, I really have no problem with a police officer starting at \$33,000 in the Town of Wallingford. I say that because I grew up in a family in which my father was a police detective so I understand this occupation a little better and I have no problem with that starting pay. I recommend that this contract be approved.

Mr. Zappala stated, I am sorry but I am not as happy with this contract. I express my disapproval because the taxpayers of Wallingford will be facing a 12% increase over the next four years which is costly to the taxpayers. We are all getting tired of paying more taxes. I don't want to be picking on the police union but it just so happens that the contract came up. I don't see anything wrong with no increase at all when someone is making a nice week's pay. The \$33,000 does not reflect the extra holidays, the overtime, the extra insurance, pension plan that comes with the pay. I think 12% over four years is too much money for us to absorb and I am sorry but I will vote against it.

Mr. Parisi stated that he felt it to be a very fair contract; fair for the town, fair for the police, many of whom are residents of this town. They will pay those taxes, too. I am happy to support the contract.

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

ITEM #15 Consider and Approve a Transfer of Funds in the Amount of \$117,368 from Council Contingency Acct. to the Wages, Overtime, Replacement Pay, Medicare Tax and Pension Plan Accts. - Personnel

Motion was made by Mr. Knight, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Doherty to Adjourn the Meeting, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

There being no further business, the meeting adjourned at 10:07 P.M.

Meeting recorded and transcribed by:

Kathryn F. Zandri
Kathryn F. Zandri
Town Council Secretary

Approved by:

Robert F. Parisi
Robert F. Parisi, Chairman

1-28-97
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

1-28-97
Date