

Summary of Special Town Council Meeting

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December 19, 1986

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SPECIAL TOWN COUNCIL MEETING

DECEMBER 19, 1986

FRIDAY

5:30 p.m.

- (1) Roll call and pledge of allegiance to flag.
- (2) Consider and approve a transfer of \$4,417 from Reserve for Emergency Council Contingency to Tax Refunds, requested by Norman Z. Rosow, Tax Collector.
- (3) Consider and approve tax refunds totalling \$4,416.06, requested by Norman Z. Rosow, Tax Collector.
- (4) Consider and approve a transfer of \$6,418 from General Wages to Outside Work, Nonrecoverable, requested by Police Chief Joseph J. Bevan.
- (5) Consider resolution amending Center Park Special Revenue Fund Budget, requested by Mayor William W. Dickinson, Jr.
- (6) Consider and approve a transfer of \$6,815 from Mechanical and Electrical to Reroofing Contract, Parker Farms School, requested by Mr. Robert E. Devine.
- (7) Consider and approve a merit increase for Norman Z. Rosow.
- (8) Consider and approve merit increases for Carlos M. Duran and Michael C. Holmes, requested by Charles F. Walters.
- (9) Consider and approve a merit increase for Mary Greaney, requested by Joseph J. Bevan, Chief of Police.

- (10) Consider and approve asbestos abatement contractor for Rock Hill School project and transfer associated therewith, requested by Thomas A. Chicoski, Chairman, Handicapped Access/Asbestos Removal Building Committee. 708
- (11) Accept Town Council Meeting Minutes of December 9, 1986.

SPECIAL

TOWN COUNCIL MEETING

DECEMBER 19, 1986

5:30 P.M.

A special meeting of the Wallingford Town Council was held on Friday, December 19, 1986, called to order by Chairman Gessert at 5:40 p.m. Answering present to the roll called by Town Clerk Rascati were Council Members Bergamini, Gessert, Gouveia, Holmes, Papale, Polanski and Rys. Council Members Diana and Killen were not present. Also present were Mayor William W. Dickinson, Jr. and Mr. Tom Myers, Comptroller. The pledge of allegiance was given to the flag.

Chairman Gessert began the meeting by stating that items 7 (Consider and approve a merit increase for Norman Z. Rosow), Item 8 (Consider and approve merit increases for Carlos M. Duran and Michael C. Holmes) and Item 9 (Consider and approve a merit increase for Mary Greaney), are removed from the Agenda. He added that there should have been four increases on this Agenda and after discussing this with Mayor Dickinson, they agreed that these items plus the fourth increase will be put on the first meeting in January's Agenda.

ITEM 2 Consider and approve a transfer of \$4,417 from Reserve for Emergency Council Contingency to Tax Refunds.

A motion was made by Councilman Rys to approve the transfer of \$4,417 from Reserve for Emergency Council Contingency to Tax Refunds, seconded by Councilwoman Papale.

Councilwoman Bergamini noted that we have had tax refunds before.

Mayor Dickinson added that this is over and above the amount in the Tax Refunds Account. It was reduced in the budgetary process and there is not enough in there to cover this.

Councilwoman Bergamini asked Mayor Dickinson how we can start taking tax refunds out of Council Contingency?

Mayor Dickinson responded by saying that you either take it out of there or you take it out of Unappropriated Fund Balance.

Mr. Norman Rosow, Tax Collector, explained that what happened was that the State took the benefits away from 280 accounts, and when we sent the corrected bills out, the people paid it in full. In the meantime, the State, in September, gave the benefits back to the people (September of 1986). A lot of people overpaid the accounts. The State gave the benefits back to the people, which made the overpayment.

Chairman Gessert asked Mr. Rosow if we could increase our line items, amend the Revenue Budget by tax income?

Mr. Myers responded that he did not have proper time to review it. In the future, the tax office is going to have to turn these things in sooner.

Chairman Gessert asked Mr. Myers if we could increase tax revenue by \$4,417?

Mr. Myers responded that he did not believe so because that is calculated on the tax rate.

Councilwoman Bergamini asked if there was any other place this could come from?

Mr. Myers answered: You could take it out of Unappropriated Balance. That's fine with me. There is very little left in Contingency now. There was approx. \$7,000 before this.

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Mayor Dickinson added that this is not going to be a new thing. We are going to need \$6,000 for test borings for the Oak Street Bridge. We are going to need \$25,000 match fund on the intra-structure grants to apply February. We need another \$8,800 tonight on the asbestos at Rock Hill. Can anyone tell me which one of these is not necessary?

Councilwoman Bergamini commented that this is the lowest Council Contingency Account that we have ever had and she was against it.

Mayor Dickinson added that we are looking at approximately \$40,000 right now.

Councilwoman Bergamini and Chairman Gessert added that there should have been a different type of Contingency.

Mr. Myers commented that we should think about establishing a guideline next year. Do you want to talk about 2% of budget, 5% of budget, you should have some sort of guideline to say that this is what we are going to put into it, and establish a policy that this will be for all the unknowns and for all the emergencies that come up during the year.

Chairman Gessert asked Mr. Myers what was budgeted, \$80,000?

Mr. Myers responded \$63,000.

Councilwoman Bergamini commented that they had \$200,000 when she first came onto the Council.

Mayor Dickinson added that many of these people would like to get their money back right away and we felt that we should not delay this.

Mr. Myers added that if he funds it the way Chairman Gessert is suggesting, he has to make sure they understand it so that the books are correct. Otherwise, we pay heck at the end of the year going through an audit and trying to reconcile everything out.

VOTE: Unanimous ayes with the exception of Diana and Killen who were not present; motion duly carried.

ITEM 3 Consider and approve tax refunds totalling \$4,416.06.

A motion was made by Councilman Holmes to pay tax refunds in the amount of \$4,416.06 from Council Contingency to Tax Refunds per the letter to Mayor Dickinson dated December 15, 1986 from Norman Z. Rosow, seconded by Councilwoman Bergamini. (Page 13.)

VOTE: Unanimous ayes with the exception of Diana and Killen who were not present; motion duly carried.

ITEM 4 Consider and approve a transfer of \$6,418 from General Wages to Outside Work, Nonrecoverable.

A motion was made by Councilman Holmes to approve the transfer of \$6,418 from General Wages Account # 001-2015-100-1310 to Outside Work, Non-Recov. Account # 001-2015-100-1810, seconded by Councilman Rys.

Chairman Gessert referred to a letter from Chief Bevan which states that he needs this transfer in order to fund this account for the balance of this fiscal year, coming from an unfilled position. The two reasons for the shortage are:

1. Public Works required patrolmen from 7/22/86 thru 9/30/86. Expended \$9,641.25. This was more than was anticipated during the budget process.
2. The Supernumerary rate was increased to correspond with their hours of training.

Councilwoman Papale asked Chief Bevan what the reason was that patrolmen were needed.

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Chief Bevan responded that the patrolmen were needed for North Main Street and North Elm Street.

VOTE: Unanimous ayes with the exception of Diana and Killen who were not present; motion duly carried

ITEM 5 Consider resolution amending Center Park Special Revenue Fund Budget.

A motion was made by Councilman Holmes to amend Center Park Special Revenue Budget establishing budget for private contribution from Bristol-Myers for Center Park Project in the amount of \$130,000 , Revenue - \$130,000 and Expenditure-\$130,000 , seconded by Councilwoman Papale.

Chairman Gessert commented that if this is voted down, we cannot accept the contribution.

VOTE: Unanimous ayes with the exception of Diana and Killen who were not present; motion duly carried.

ITEM 6 Consider and approve a transfer of \$6,815 from Mechanical and Electrical to Reroofing Contract, Parker Farms School.

A motion was made by Councilwoman Bergamini to approve the transfer of \$6,815.00 from Mechanical and Electrical Account # 13-867-657-00 to Re-roofing Contract Account # 13-876-652-00, seconded by Councilwoman Papale.

Mr. Devine explained that there are smoke hatches that have to be installed, which are code mandated and since we have outside personnel out of work right now, we thought it would be best to utilize them to do the installation now rather than having a second set come in and dig into the new roof once it is on.

Chairman Gessert pointed out that obviously if you had someone start tearing into the roof, three or four months down the road, you get a leak, the argument is going to be who did it or who is responsible. Is this part of the work that has to be done anyway?

Mr. Devine answered yes.

Chairman Gessert commented that logically, it makes more sense to do it now.

Mr. Devine agreed with Chairman Gessert.

A comment was made that it makes no change in the funds that are going towards the renovation.

Councilwoman Papale asked to have the budget explained.

Mr. Devine explained that their budget is set up like any other budget in that they have line items and are not allowed to transfer dollars out of those line items without coming before the Council and getting a request approved. If you can remember back, when we put the roofing out to bid along with asbestos removal because we knew that there was big lead time required for that. At the time the funds were appropriated we received a bid back for the roof. We set a line item up for that amount in the Contract, that was the amount set aside by Ordinance for re-roofing, in the amount of \$301 and change.

Councilwoman Papale was concerned about where the money was going to come from when the mechanical and electrical work begins.

Mr. Devine answered that that was part of the mechanical and electrical work in the budget meeting.

Chairman Gessert commented that Councilwoman Papale's question was very good and explained that this roof hatch was going to be done over in this section of the budget later in the job.

Councilwoman Papale added that what they are doing now was not under the roofing part of the budget, it was under the mechanical. 711

Councilman Holmes was concerned about the fire safety codes and asked if there would be any problem receiving these.

A gentleman sitting with Mr. Devine answered that this has been done in other schools and have been granted before without any questions.

Councilman Rys asked what the roof hatches were basically used for.

Mr. Devine answered that they are used to channel smoke up and out if there is a fire on the stage. He added that they are wired into the smoke detection system.

Councilman Rys asked if there is any battery back up on this.

Mr. Devine answered yes. There is battery back up on the whole system.

VOTE: Unanimous ayes with the exception of Diana and Killen who were not present, motion duly carried.

Chairman Gessert was concerned about an article he read in the paper the other day regarding Parker Farms not being ready by September 1. He added: The only thing that I can tell you is that if Parker Farms is not ready to move into and those kids come in on September 1, it is going to cause alot of problems for us and everybody involved in this. So, very candidly, we want you to know that we expect every effort possible to be made. Whatever has to be done, if you need any additional cooperation from this Council or the Mayor, you have our cooperation to get that accomplished. We don't need a disasterous move 30 days after school is supposed to start with kids being pulled out of one school and changing bus routes, etc. Whatever can be done I hope you will look at it so we won't end up with that type of situation.

Mr. Devine commented that whatever is possible to be done to open the school on time , will be done. No one has given up on the September 1st date.

Chairman Gessert added that if there was anything they needed from the Council, whether it be a problem with a bid or extending a bid, if we can help, please let us know.

Mr. Devine thanked Chairman Gessert.

ITEM 10 Consider and approve asbestos abatement contractor for Rock Hill School project and transfer associated therewith requested by Thomas A. Chicoski.

Mr. Chicoski began by saying that the Committee is requesting an additional transfer of funds in the amount of \$8,800 into the Asbestos Removal Contract Account #001-1112-600-6510. This additional transfer is required to cover the contract cost for asbestos pipe insulation removal at Rock Hill School during the Christmas Recess. During my previous presentations before the Council, you might recall that we had initially thought that the pipe insulation in the school could be repaired and there was an initial estimate given as far as the air quality and for the actual repair. By having the contractors come through and look at it, it ended up showing two main points that the time allotted that we had during that November 7th to 11th period was insufficient and secondly that the referred method in handling that would be absolute removal, because it presented too much of a problem if you did create more of a hazard in trying to partial remove, partially repair, etc. Even at that point, we did not invision the actual cost of completely removing the material would go as high as it did. The bids that came in range from \$10,618 to a whopping \$24,500. The bid that was chosen by the Committee, was the second lowest bid of \$10,800. The lowest was rejected as being incomplete as far as adherence specifications, absence of bonding capability, etc. So, there was a difference

between \$10,618 and \$10,800 which would make them the number one and two bidders.

A motion was made by Councilman Holmes to transfer \$8,800 from Unappropriated Fund Balance to Asbestos Removal Project (Appropriate), seconded by Councilwoman Papale. 712

Chairman Gessert commented that they are going to have to take a look at the entire project and have to decide what our priorities are, which are the most hazardous cases, how much we can afford to do in any given year and sit down with Tom Myers and say, do we go with notes, do we go with bonds, how much can we afford to fix each year, because if this is any indication, this could be the tip of a very large iceberg.

Mayor Dickinson: That plus the handicapped access.

Mr. Chicoski: Pertaining to the public law that Marie had brought out attention to, that which was signed into effect by President Reagan on the 22nd of October, sets up a trust fund of \$25 million dollars for four years that school systems can borrow from. That's the only write-up that I have seen on that law. I know of no particulars that say if your school system is in dire financial straights, you can borrow at 4% or whatever the case may be. That's why I suggested to Don Roe that he look into that because he would have the best capability of assessing as to what is to our advantage. All of the expenditures that we make pertaining to asbestos removal are reimbursable from the State of Conn. at 64.05%. That doesn't mean that we are going to send out \$50,000 on Friday and get 64% of that on the following Friday. It all depends on how we spend it. Supposidly, if we spend a cash expenditure of less than \$25,000 we are reimbursed (64%) within one calendar year of that. If you spend cash over \$25,000 it's reimbursable in a period of five years in equal installments. I believe this is how it supposidly works.

Mr. Myers pointed out that if this project is bonded, then it is paid out over the life of the bond, whatever term the bond is.

Councilwoman Papale commented that she agreed with Chairman Gessert's comment about sitting down with Mr. Chicoski after this is done.

Mr. Chicoski agreed and added that he believed that it is very important that all the Councilmembers and the Committee and Tom in particular are aware of what it is going to cost because that sets up a cash flow for the Town. It's almost like setting up an investment plan for the Town. The preliminary report that I gave you back in October, has not been finalized yet primarily because the Department of Health Services has not completed all of the test reports yet, and the inspection report that is to be submitted to Hartford has to have the computer print-outs of the test from the Department of Health Services. When the report is completed, we will have the hazardous assesment, the listed priorities as far as what the Consultant Firm feels we do first. We could always have discussions and say that we don't like the way that you are presenting that from a cash management standpoint, we would prefer to do it in a three year increment, instead of a two year increment. That's up to us to decide. But, I think it will require a lot of coordination on the part of three groups, the Council, the Committee and Tom Myers Office to decide this is what we would like to do and it might differ from what we can reasonably afford to do financially. We don't know. Sitting here, especially after seeing the wide disparity in the initial estimate of the situation for what it would cost vs. what the bids came in at, I too am a little bit quizy about saying, alright we are going to spend \$1.3 million and then we get the bids in and they say February or March we found out that it's \$2.5. Anything can happen. I have no way of saying that they are going to be off by 30%, 40% or by 100%, and the only way that we will know, is perhaps if we go out with the complete specification sets for all of the schools, get the pricing back, then you have proof positive that yes, Yalesville is going to cost you \$50,000, Lyman Hall is going to cost you \$400,000, that we have it in black and white. At that point, you could really make a management decision as far as what is really necessary right now and how do we line up for that?

Councilwoman Bergamini asked Mr. Chicoski to explain exactly what they are going to be doing.

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Mr. Chicoski explained that any asbestos material that is contained or incapsulated that has no capability of becoming airborne, is not dangerous.

Councilwoman Bergamini: So, it's not going to be touched?

Mr. Chicoski responded in most cases. Say if you had asbestos ceiling tile you would have asbestos in floor tile all over the place, it's no hazard.

Chairman Gessert: I think where it is in the school, correct me if I am wrong, you see the radiator along the wall, if the pipes are covered with asbestos, to keep kids from getting burned on and kids are picking it apart and it can fall into the air, I think that's the type of situation they have up there, where they have the exposed pipes.

Councilwoman Bergamini stated that you are talking hundreds of thousands of dollars. It is my understanding, as a followup to that article that I gave you, some schools obviously in the Midwest cannot afford this kind of thing. They have been told, only to take out the asbestos that a maintenance man might have to check, a plumber might have to go at or an electrician, that anything that has been laying dormant for x number of years, can stay as it is. Are we going to follow that?

Mr. Chicoski responded yes. The only problem we have Marie, is that the way that our school buildings are constructed. There is an awful lot of exposed material that is accessible on a daily basis to a multitude of people.

Mr. Chicoski added that in the boiler rooms you have caked on asbestos that is like a molded jacket over the boiler itself. All of your pipes that go in there are covered with this asbestos material. To remove this asbestos material takes a lot of work. You have to have a lot of safety precautions before, during and after. The equipment that you are using to safely remove it is very expensive. You have people going in there wearing respirators and tie back suits.

Mayor Dickinson pointed out that there are options. There are those who would say to take all the asbestos out, whether it is pliable or falling apart. That is one option, but I don't think we are going that way. When they talk about asbestos, they talk about taking out everything and they also talk about incapsulating, and they talk about dealing with areas that are a problem. I certainly don't think that the Town of Wallingford should go to taking out everything that has asbestos content.

Mr. Chicoski added that you could demolish half of the wall in some areas. The report, even as it is written now, spells out pretty clearly what you have. There are some very bad situations in most of the boiler rooms. There are a number of areas where you have asbestos insulation that may be overhead that are in good condition, but no one is going to swing from the overhead pipes. The situation could always exist that what if someone walks down a hall in one of the schools and starts banging a basketball against the pipe, then you get asbestos fallout in the building. That is a possibility.

Chairman Gessert asked if there was an option in those cases where you take a seamless piece of sheetmetal that they use for gutters, you wrap it around and secure it to incapsulate it.

Mr. Chicoski agreed that that is a possibility. He added that the only problem there is the sheet metal work could be more expensive than removing the insulation.

Chairman Gessert asked why the contractor changed his mind about incapsulating it and getting the job done quickly and obviously changed his mind?

Mr. Chicoski answered by saying that the tide was changed after they had a chance to go in there for a second and third time and they had other contractors give us initial quotations. Looking at something for a second and third time, you can see things a little bit clearer. When the first inspection went through, it

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wasn't visualized how far down some of that material had gotten into the radiator baseboards, that you would have to physically remove a lot of the heating baseboard units and clean that out quite thoroughly. There are special vacuum cleaners that they have to use that have a high efficiency, a particular air vacuum that was the distinct possibility of disturbing more material in trying to repair it, because you have seams that are split wide open and you have areas that people will be kicking up against, dropping chairs up against, etc.

Mr. Chicoski added that there is a pre-work meeting at Rock Hill at 1:30 p.m. on Monday afternoon, to make sure the chosen contractor is completely in line with the specifications and understands all of the aspects of it.

Councilman Gouveia asked Mr. Chicoski if Don Roe is looking into this?

Mr. Chicoski answered that the letter he sent asking Don Roe to look into this public law was not answered as yet.

Mayor Dickinson added that Don Roe had spoke with him and didn't find it to be as good a program as compared to what the State had, but he was looking further.

Councilman Gouveia asked if there was only a choice between the State and Federal?

Mayor Dickinson responded by saying that when he talked to Don Roe, he got the impression that he was not getting a very good report on it.

Mr. Chicoski added that this will be a major consideration, the total financial package, because if you have \$1.5 million in asbestos work (example), and \$1.5 million in handicapped accessibility work, that is a big slug to take, whether you take it in three years or five years.

Councilman Gouveia asked Mr. Chicoski if every school has to be accessible to the handicapped?

Mr. Chicoski answered that there seem to have been in the past, some disagreement as far as what has to be done vs. what should be done, etc. All of the research that we have done, as a Committee, and the questions that we have asked, indicate (seen in writing) that the attendant laws from the rehabilitation act of 1973 in the attendant section 504, which was manifested into the various state statutes, building codes, etc., mandate not structural modification, but programmed accessibility, meaning that the handicapped individuals have to have a complete and open access to the programs. In some cases, you may be able to bring the program to them if it is absolutely necessary. But, the intent is, to mainstream those people that otherwise would not be able to participate in whatever type of affair you have. It doesn't mean that you have to knock down every single wall in that building, there are some very simple modifications that you can do, in some areas. But, you do have to make sure you have a master plan that says that these are the programs in our school system. In order to bring someone into those programs, this is the total program that we have to do. Not that you are going to do it all at once. As long as you spell that out, there are a lot of things that could be done in the interim. If you are doing some minor modifications to the driveway, to a sidewalk, to something else, that you could incorporate those changes without having a huge expenditure of funds. The work on North Main Street was one example, where the telephone company was actually paying for the replacement of the sidewalks, up in front of Moses Y Beach. It's been a Conn. State Statute since 1976, that if sidewalks are replaced, they should have cut curbs for handicapped accessibility. Yet, there has been an awful lot of sidewalk work done, not only in Wallingford, but in other communities that have not incorporated that. That is why the community sent the letter to the Mayor asking that this work is done to incorporate those cut curbs, and it was done. I think it probably took less concrete than if they had the regular curb. So, instead of trying to get someone in there at a later time, jack-hammer out that curb, and pour new concrete, it was done.

Councilman Gouveia asked Mr. Chicoski if you had two middle schools that have the same program, instead of doing major work in one school, wouldn't it be better to take the student that would go to this school and move him? 715

Mr. Chicoski answered: If you have two middle schools, and you have exactly the same program, in that case, the programs would be just as accessible in one school in that case. So, all you would have to do is make sure that the accessibility is available at that one school. He added that there are a lot on construction techniques that not all architects are aware of. Even when Kaestle-Boos was in discussing some things with us, they said you have to change water fountains and things like that, but all you have to do in a lot of our buildings, is change the handle. How much would that cost? A common-sense approach with someone that is familiar with all of the hardware, and with all of the latest techniques, could save you a bundle. You are better off spending the money paying a really qualified professional architect that has the experience. There are a lot of business places in Town that have done excellent modifications at low cost. The Crafty Lady is one example, if you look at the ramp that is going up there and the door the way the hinges are. How much does that cost? Not much. The program doesn't mean that you have to spend scads of money.

Mr. Chicoski added that you have an increasing population of elder citizens. They are going to be using all of the facilities you have in the Town too.

VOTE: Unanimous ayes with the exception of Diana and Killen who were not present, motion duly carried.

ITEM 11 Accept Town Council Meeting Minutes of December 9, 1986.

A motion was made by Councilwoman Bergamini to accept the minutes of December 9, 1986, seconded by Councilman Polanski.

VOTE: Unanimous ayes with the exception of Diana and Killen who were not present; motion duly carried.

A motion to adjourn was duly made, seconded and carried and the meeting adjourned at 6:27 p.m.

Meeting recorded by:
Susan M. Baron, Council Secretary

Meeting transcribed by:
Susan M. Baron, Council Secretary

Approved

David A. Gessert
David A. Gessert, Chairman

1-13-87
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

1-13-87
Date

No. 31	Edward P. Ruminski	\$ 26.95
32	John Welch and/or Connecticut National Mortgage	683.28
33	Susan Hair	40.34
34	Elizabeth Dorgan	53.42
35	Alice Brown	137.24
36	Margaret Brown	18.68
37	John & Helen Burghardt	147.28
38	Josephine Catapano	1.04
39	Velma Chapman	161.96
40	Faustina Clark	50.42
41	Mary Conte	98.48
42	Nicolangelo & Agatha Corazzini	151.82
43	Emily Cyr	151.82
44	Jennie Denegris	128.70
45	Martha Wood	12.84
46	Marion Englert	58.40
47	Vincenza Falcigno	106.34
48	Sophie Griffin	186.06
49	Eva Katzman	74.69
50	John & Mary Hager	100.00
51	Mary E. Hall	202.70
52	Felecia Hallas	38.12
53	Helen Murphy	51.26
54	Sophie Jobbagy	53.66
55	Howard & Ruth Kelley	22.88
No. 56	John & Adeline Koski	\$ 300.00
57	Clair & Mary Labree	126.22
58	John Lajewski	175.98
59	Elizabeth LeBlanc	30.10
60	Elsie Miller	209.50
61	Cathleen Morse	63.70
62	John & Mary Pella	47.50
63	Eleanor Raymond	69.22
64	Irene Sunday	17.58
65	Agnes Totz	152.52
66	Marietta White	465.36
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		\$4,416.06