

Summary of Town Council Meeting

November 12, 1986

	<u>Page</u>
Public question and answer period/discussion of twelfth district voting machine containing wrong names for state representative and state senator.	1-2
WITHDREW resolution creating "Wallingford Visitors Council and Meriden Tourist District" because Robin Chait was not present.	2
ESTABLISHED new accounts and approved transfer of \$22,163 from Administration and Registration to Pond Hill Pump Station Bond Interest (transfer to Sewer Fund), requested by Mr. Myers.	2
UPDATE on Rock Hill School situation and discussed asbestos inspection report.	2-6
Adopted resolution advancing cash from general fund to the Wallingford Public School Asbestos Abatement Capital Project Fund.	6
APPROVED TRANSFER of \$2,000 from Utilities-Town Hall and \$1,600 from Utilities-701 Center Street to Maintenance of Heating \$2,000 and Maintenance of Heating \$1,600 (Railroad Station), requested by Mr. Steven L. Deak, Director of Public Works.	7
APPROVED TRANSFER of \$21,000 from Deputy Fire Marshal to Regular Fire Department General Fire Wages, requested by Mr. Scionti.	7-8
NOTED FOR RECORD financial reports of Wallingford Public Library, Visiting Nurse Association and Senior Citizens Center for the quarter ended September 30, 1986.	8
NOTED FOR RECORD Town Council Meeting Minutes dated October 23, 1986 and October 28, 1986.	9
<u>ADDENDA:</u>	
Adopted resolution for a State of Connecticut Alcohol and Drug Abuse Commission Grant, requested by Marty Barracato-Camire.	9-10
Discussed Robert Earley School Rehabilitation proposal presented by Judd Square Associates.	10-20
TABLED until November 25, 1986 action on Robert Earley School Rehabilitation proposal.	20
Meeting Adjourned.	20

TOWN COUNCIL MEETING

NOVEMBER 12, 1986

7:30 P.M.

- (1) Roll call and pledge of allegiance to flag.
- (2) Public question and answer period.
- (3) Consider Resolution creating "Wallingford Visitors Council
WITHDRAWN and Meriden Tourist District".
- (4) Consider and approve a transfer of \$22,163 from Administration and Registration to Pond Hill Pump Station Bond Interest (transfer to Sewer Fund) requested by Thomas A. Myers, Comptroller.
- (5) Update Rock Hill School situation, discuss asbestos inspection report and also discuss preferred method for handling abatement procedures at Rock Hill School as requested by Mr. Thomas Chicoski.
- (6) Consider Resolution advancing cash from General Fund to the Wallingford Public School Asbestos Abatement Capital Project Fund

required to meet expenditures for design and related services.
Funds advanced will be returned upon the issuance of bonds and notes.

- (7) Consider and approve transfer requested by Steven L. Deak: 648
\$2,000.00 from Utilities-Town Hall and
\$1,600.00 from Utilities-701 Center Street
\$2,000.00 to Maintenance of Heating and
\$1,600.00 to Maintenance of Heating.
- (8) Consider and approve a transfer of \$21,000.00 from Deputy
Fire Marshal to Regular Fire Department General Fire Wages,
requested by Victor J. Scionti, Fire Marshal.
- (9) NOTE FOR THE RECORD Financial Reports of Wallingford Public
Library, Visiting Nurse Association and Senior Citizens Center
for the quarter ended September 30, 1986.
- (10) Accept Town Council Meeting Minutes of October 23, 1986, Special.
- (11) Accept Town Council Meeting Minutes of October 28, 1986.

ADDENDA:

- (12) Consider adoption of resolution for a State of Connecticut
Alcohol and Drug Abuse Commission Grant.
- (13) Discussion of proposal of Judd Square Associates for the
rehabilitation of Robert Earley School for Town Hall site.

TOWN COUNCIL MEETING

NOVEMBER 12, 1986

7:30 p.m.

A regular meeting of the Wallingford Town Council was held on
Wednesday, November 12, 1986, called to order by Chairman Ges-
sert at 7:38 p.m. Answering present to the roll called by
Town Clerk Rascati were Council Members Bergamini, Diana, Ges-
sert, Gouveia, Killen, Papale, Polanski and Rys. Also present
were Mayor William W. Dickinson, Jr., Comptroller Thomas A.
Myers and Town Attorney Vincent T. McManus, Jr. The pledge of
allegiance was given to the flag.

Item 2. Public question and answer period.

Mr. James A.G. Krupp, 2 Jonathan Road brought to the attention
of the Council that on election day, he went to the polling place
in the twelfth district at 7:05 a.m. and while in the booth found
that the wrong machine was on site in that facility in that the
wrong names were in there for the state representative and state
senator. He voted anyway on the basis of who he thought should
be in that slot and immediately brought this to the attention of
the moderator and the assistant registrar present. The head
moderator was called but people were continued to be allowed to
vote even though the machines were in error. When Mr. Krupp
raised the question of whether or not he should return later on
to vote, he was told no, that the votes would be counted on the
basis of the names that should have been there. Later that morning,
two new machines were delivered on site and the two new machines
were set aside. That night, when the votes were counted, the ap-
proximately 97 votes on those two machines were not counted into
the vote talley. Mr. Krupp did not bring this matter to the State
Elections Commission for two reasons (a) it did not materially
impact the election and (b) the Council knows how Mr. Krupp feels
about state intervention as it is. To the 97 people who took the
time to vote early in the morning, it is a significant issue and
to have the votes negated due to negligence and/or nonfeasance is
unfair to those who voted. Mr. Krupp thinks this is a matter that
the Council should look into, not from the standpoint of a formal
investigation but perhaps placing on the next agenda to answer
basically four questions:

- (1) How did the wrong machines get delivered to two districts
(the eleventh district also got the wrong machines)?
- (2) Why did not the moderator and the assistant registrar in that

location pick up the problem themselves and precheck the machines?
As an adjunct to that, what is the function of a moderator and
what do we pay them for? 649

- (3) Why were people allowed to continue to vote on those machines after Mr. Krupp brought it to their attention that they were in error, thereby negating more votes that had been accumulated up to that point.
- (4) What controls can be set in place to insure that the incident does not recur in future elections?

Mr. Gessert felt that in spite of the two positions on the ballot which were improperly labeled, the other positions that were properly labeled should have been counted. Mr. Krupp said the individual with whom he talked was present when the votes were counted and those two machines were set aside and not counted. Mr. Gessert felt that everyone deserved an answer to the questions posed by Mr. Krupp and Mr. Krupp felt that perhaps another question should be added:

- (5) In the event it does happen again, how are those people allowed to revote?

Mrs. Rascati commented that the wrong slips were put in the machines and it wasn't because the wrong machines were delivered. The two districts which were wrong had the wrong slips inserted by the machine mechanics and a moderator should have picked it up. The votes were counted, separately, and sent to the Secretary of State. Mrs. Rascati said paper ballots were used from 7:30 a.m. until 9:00 a.m. and these were also counted. Strips were also mixed up in Meriden. Mr. Diana said the machine in the twelfth district had Mary Mushinsky's name and Mr. Thorpe and Mr. Diana was running against Thorpe in that district; because Mary Mushinsky was running unopposed, the Republican portion of that was locked out and anyone pulling a party lever was not registering a vote for that candidate, in this case David Thorpe. Mr. Diana also mentioned that a request was made to voters to sign the paper ballots and he did not feel this was responsible and Mrs. Rascati said these were put into another envelope.

Item 3. WITHDRAWN - Consider resolution creating "Wallingford Visitors Council and Meriden Tourist District." (Robin Chait was not available for this Town Council Meeting.)

Item 4. Mr. Rys moved establishment of A/C 001-8010-800-8560 Pond Hill Pump Station Bond Interest (transfer to Sewer Fund), seconded by Mrs. Bergamini.

VOTE: Unanimous ayes with the exception of Mr. Holmes who was not present; motion duly carried.

Mr. Rys moved a transfer of \$22,163 from Administration and Registration 001-8010-900-9000 to Pond Hill Pump Station Bond Interest (transfer to Sewer Fund) 001-8010-800-8560, seconded by Mrs. Bergamini.

VOTE: Unanimous ayes with the exception of Mr. Killen who passed and Mr. Holmes who was not present for the vote; motion duly carried.

Item 5. UPDATE ROCK HILL SCHOOL ASBESTOS INSPECTION REPORT.

Mr. Chicowski presented the Council with a report labeled an interim report which the consultant wanted the Council to review. The report represents a thorough asbestos inspection and the total figure will depend entirely on how the bid prices come in. Because of the magnitude of the work, Mr. Chicowski felt all the work could not be completed until the Christmas break of 1987-1988 and through the summer of 1988 and he wanted to be sure the funding approved would be carried over until that time.

(Mr. Holmes arrived at the meeting at 7:55 p.m.)

Mr. Chicowski expects that by the middle of this month, he will have the remainder of the items not completed to the Mayor and Town Council. Another item to be done is compliance with Public Law 85-541 which is a specified format of inspection and

documentation of plan of what the Town of Wallingford Board of Education will do with the asbestos found, because of this report. A plan must be submitted with appropriate test results to the Department of Health Services. Mr. Gessert understands that an inspection must be done after and air testing performed and Mr. Chicowski said the state standard mandates no more than .01 fibers per cc of air. Mr. Chicowski said the abatement contractor would have to take air samples in the area worked in at the conclusion of the abatement process and this area would have to remain dormant for a 24 hour period and at the end of that period, a test would be performed by a certified industrial hygienist to clarify that the air quality either met or exceeded that required by the State Department of Health Services. If these standards are not met, the area must be cleaned again, 24 hours of waiting and then the test must be done again. Mr. Gessert asked if the Parker Farms School Committee was aware of this procedure and Mr. Chicowski said the architects should know what is required. Mr. Rys commented that this work has already started at Parker Farms School. 650

Mr. Polanski asked what time period the asbestos removal consisted of and Mr. Chicowski said initially the public law required that all public schools in the State of Connecticut be inspected and the reports and abatement plans be submitted by 7/1/86 and because of many school systems who did not feel this was sufficient time to respond, the period was extended to 1/1/87 and the Town of Wallingford is basically on schedule. Mr. Polanski asked how long the town had to remove the asbestos and Mr. Chicowski said there is no time table presently but new regulations could be imposed by the State of Connecticut regarding removal. Mr. Chicowski felt that 1/3 to 1/2 of the work being done each summer would be a hefty project.

Mr. Gessert thought that funding of these projects might be addressed by the Legislature. Mr. Chicowski said the State Department of Education does reimburse this project at the rate of 62% or 63% and the only bad point is that the town is not given the cash outright and it would be paid over the period of the bond issue and Mr. Myers is familiar with this procedure. Mrs. Bergamini had given the Council a copy of an article which appeared in the New York Times concerning the time and money available through federal loans. Mr. Roe believed that the federal program was for distressed school districts and Mayor Dickinson said this could be checked on.

Mr. Killen is concerned that the state does not reimburse the towns promptly for expenditures such as these and also by the fact that some communities proceed with such compliance promptly and others do not and are then given money by the state to proceed while the communities who acted promptly are not given the same amount of money and he would like to find out if any other monies are to be made available, they become retroactive to Wallingford. Otherwise, he feels the town should take as long as they have to because he doesn't know when the cash is coming.

Mayor Dickinson felt that everyone was aware of the total in the report which is \$888,000 and this total does not include contingency, design, construction supervision or financing costs and all of these would be in addition to the \$888,000.

Mayor Dickinson asked if the asbestos removal included all replacement costs (to restore a situation to an inhabitable, livable condition or is that over and above this. Mr. Chicowski said all of the recommendations and all of the specifications that he has seen are for removal of the asbestos material and replacement with nonasbestos material with either fiberglass or some other material.

Mayor Dickinson asked if the estimate included disposal costs and Mr. Chicowski said the bid packages that went out would require the contractors to dispose of the asbestos material in an approved landfill area and he noted the letter sent out by Mayor Dickinson to the state indicating that the Wallingford Landfill would no longer accept this material.

Mayor Dickinson referred to the tunnels involved at Yalesville School, Lyman Hall High School and Moses Y. Beach School and asked if these were tested and Mr. Chicowski said all of the tunnels were tested and a substantial amount of asbestos material was knocked down from the pipes. Mayor Dickinson noted that 35% of the project cost included removal of asbestos from the tunnels and he asked if that was the most effective way of dealing with the tunnels since

he hoped the tunnels were not generally used by the school system. Mr. Chicowski found that some of the tunnels were in fact being used for storage, particularly by the Vo-Ag group and because there is piping in the tunnels, plumbers are required to use these areas. Mayor Dickinson asked if protective gear could be used for anyone entering the tunnel and closing them off otherwise and Mr. Chicowski said an environmental chamber would be required outside of the tunnel and a suit which would allow entry could cost \$7,000 and a respirator could cost \$3,000 or \$4,000 and this asbestos material would still get on the suit and respirator and get tracked around and brought out through the exit and the only effective way to do it is to remove the asbestos once and for all. There may still be situations where not all of the material could be removed and that will probably be a foregone conclusion and there may still be some expense above and beyond the actual removal and that expense probably being the purchase of one or more special suits, respirators, special vacuum cleaners, yearly training in asbestos management and yearly inspection of those areas still containing asbestos. Overhead pipes in a classroom from which asbestos cannot be removed because of an inaccessible area might come to pass five years down the road if a pipe breaks and the area must be entered, you must have properly trained people with proper equipment to clean up any asbestos residue. 651

Mayor Dickinson assumed that Thermodynamics Associates is recommending complete removal and Mr. Chicowski said there are a few areas which are isolated where the material is in relatively good condition, inaccessible, when the area would only need to be entered in case of a malfunction and if a malfunction occurred, it would have to be handled accordingly.

Mr. Rys observed that in the cases where asbestos in the tunnels had fallen from the pipes onto the floor, a recommendation was made to remove the floor completely and Mr. Chicowski said that in most cases, the floor was a dirt floor and this material would have to be removed. Mr. Rys asked who would test the area after removal of the floor and Mr. Chicowski said the contract included a final closeout criteria which is monitored by the consultant to verify that all of the tests are in place. Mr. Rys asked if the State of Connecticut would get involved at all and Mr. Chicowski said the state certifies the individuals performing this work and a number of quality controls must be in place and samples are sent for independent analysis to verify results from the state lab. Mr. Rys mentioned that these tests can be very costly. Mr. Gessert felt that in certain instances, it may be less expensive to pour two inches of concrete over the dirt floor and Mr. Chicowski will mention that to the consultant.

Mr. Diana asked if, because of time constraints, has that been taken into consideration--the fact that the project may not be completed for two years? Mr. Chicowski said that would have to be determined after the original specifications are drawn up to see what the bid responses are and it could be that if 50% of the project is done in the summer of 1987 and the remainder postponed, the project cost could conceivably be higher. Mr. Diana said that although he is not advocating it, there is a possibility of Yalesville School being closed in a couple of years and he suggested that this might be one of the last schools to be done in the event of a closing. Mr. Chicowski referred to item 4, a discussion of recommended priorities and a direction was given to complete the inspection of Yalesville School and a cost determined but performing the abatement procedure remains to be seen.

Mr. Diana asked for an approximate cost for fees, design, specs, supervision and Mr. Chicowski said the contract in force right now for the design inspection services which includes this inspection report, abatement plan, forms preparation for funds reimbursement, specs and bid review and final closeout is included under the \$90,000 maximum professional services contract. Mr. Chicowski felt that the final figure will probably be \$1,000,000 to \$1,200,000 or \$1,300,000.

Mr. Killen asked about the ACM being placed under an Asbestos Management Program and the cost and Mr. Chicowski said that in some cases, it will not require any additional expense but merely require that some areas be closed off but at Rock Hill School, the management plan is to remove that material prior to the start of the major portion of the contract.

Mr. Killen felt it is incumbent that areas where smoking is permitted be looked into and make sure asbestos is removed in those areas. 652

Mr. Chicoski mentioned that at the last Town Council Meeting, he had requested a transfer of funds to cover the removal and encapsulation of pipe insulation at Rock Hill School and after an inspection, it was determined that there are exposed heating pipes in 15 of the classrooms there and not all 15 have a considerable amount of asbestos material and some have more than others.

Mr. Chicoski said the first contractor gave a bid under the \$2,000 but the time frame that he stipulated it would take him to do it gave no time at all for the required air sampling tests and the work was planned for 11/7/86 or 11/8/86, to be continued through 11/10/86 and 11/11/86 and wait 24 hours for air sampling. The second vendor gave a figure quite in excess of the \$2,000 and the third vendor did not want to bid unless it involved complete removal because it involved air quality compliance. This was discussed with Mr. Soldan and it was decided that it would not be in the best interests of the school system to try to do this quickly and sufficient time would have to be allowed, 3 or 4 days of work time and it was felt that the Christmas vacation would be better to allow compliance with air testing. The total dollar figure remains to be seen and Mr. Chicoski recommended that after specs are received from the consultant, presumably this Friday, the normal bidding process would be instituted through the Purchasing Department which should be sufficient time to line someone up. Mr. Chicoski has heard some ballpark estimates that might put the price at about \$5,000 and an additional \$3,000 might be needed over the transfer already approved. Mr. Gessert suggested that this item could be added to the next Town Council Meeting agenda.

Item 6. Mr. Rys read and moved adoption of the following resolution:

RESOLVED: The general fund advance cash to the Wallingford Public School Asbestos Abatement Capital Project Fund required to meet expenditures for design and related services.

That the following accounts be established to account for the advances:

Account 001-1000-001-1109 Advance to Wallingford Public School Asbestos Abatement Capital Project Fund

Account 001-9000-800-8090 Advance to Wallingford Public School Asbestos Abatement Capital Project Fund

Funds advanced will be returned upon the issuance of bonds and notes.

Mr. Polanski seconded the motion.

Mr. Myers explained that tax dollars are being borrowed to pay bills for this project until such time as bonds or notes are issued. At the time bonds or notes are issued, the cash will be paid back and this is simply a cash advance. This is being done because of all the recent law changes that have affected the tax exempt market and Mr. Myers does not feel it is prudent to get involved in the legal complexity at this point. Mr. Myers explained that this project has a funding ordinance of \$90,000 and he feels that the funds would not be advanced for more than a period of one year.

Mr. Musso commented that Parker Farms School is a very big mess.

VOTE: Unanimous ayes; motion duly carried.

Mr. Myers said that an area he is concerned with in bonding is excess interest income above the cost to borrow the money and a position of rebating money to the federal government.

Item 7. Mr. Rys moved a transfer of \$2,000 from Utilities-Town Hall and \$1,600 from Utilities-701 Center Street to Maintenance of Heating \$2,000 and Maintenance of Heating \$1,600 (Railroad Station). Mr. Polanski seconded the motion.

Mr. Gessert read Mr. Deak's November 5, 1986 memorandum in this regard. Mr. Gessert asked Mr. Deak why the furnaces expired at the relatively young age of 14 and Mr. Deak explained that when

it costs between \$700 and \$800 to repair these furnaces, it is more economical to purchase new furnaces. Mr. Rys questioned taking funds from the utilities account and Mr. Deak explained that No. 4 fuel oil was obtained for 49¢ per gallon and he has the entire year's supply already encumbered. At budget time, No. 4 fuel oil was figured at 70¢ per gallon. Mr. Gouveia felt it was nice to know that even though oil was cut 20%, there is still a savings available. Mr. Gouveia asked what the life expectancy of a furnace was and Mr. Deak didn't know since he did not purchase these furnaces. Mr. Killen explained that these were gas furnaces which never worked properly and he requested that something be done while the furnaces were still under warranty but his words were not heeded. Mr. Killen wanted to be sure the new furnaces were checked out after installation to be sure the building is properly heated. 653

VOTE: Unanimous ayes with the exception of Mr. Killen who passed; motion duly carried.

Mr. Killen asked Chairman Gessert if it would be possible to get in touch with all department heads and ask them what price they put in for their fuel all the way down the line to determine what is the difference at this point.

Item 8. Mr. Rys moved a transfer of \$21,000 from Deputy Fire Marshal to Regular Fire Department General Fire Wages (assigned to Fire Marshal's Office), seconded by Mr. Polanski.

(MOTION AMENDED for a period of time not to exceed six months/page 8) Mr. Killen felt that a precedent was being established here and he does not feel this is the way things should be done and he wanted to know what this man's duties will be while he is assigned to the Deputy Fire Marshal's Office and Mr. Gessert felt he would be taught to do inspections, etc. but would not have the power to sign or act as a Deputy Fire Marshal until he has received that certification. Mr. Killen asked what the job description specifications were. Mayor Dickinson indicated that the department has the authority to assign him specific tasks and he is assigned as a fire fighter to assist the Fire Marshal and the only area that could be one which could cause a problem would be a union disagreement and that is the reason for working out the details of how the assignment would take place, under what circumstances, etc. and that was worked out. He could not be paid as a Deputy Fire Marshal until he passes a state course in January since it isn't proper. There was some discussion about the selection process and the deviation process.

Mayor Dickinson mentioned that there is a key element that must be kept in mind--the Deputy Fire Marshal position is now part of the union, disputed and brought to a Labor Board hearing and once it is part of the union, you are required to follow hiring practices that are standardized as they are with the rest of the classified service.

Mr. Killen said that when a fire fighter is hired, he goes to work as soon as he is hired and there is no difference at all here. Mayor Dickinson pointed out that the state statute clearly says you cannot hire or appoint any individual for Fire Marshal or Deputy Fire Marshal and he believes inspector, until that person is certified or licensed and there is no such state statute for fire fighters. Mr. Gouveia shares Mr. Killen's concerns but also accepts the Mayor's explanation. He would like to put a time period on this assignment in the event the course is failed and Mayor Dickinson explained that if he fails the course, he isn't appointed at that point and it would be a question of whether someone else should be assigned. Mr. Gouveia asked if he could claim the present position being assigned with the extra money being given and Mr. Killen felt he surely could. Mr. Gouveia suggested recommending that the assignment would only last for a certain amount of time until the test is taken and passed. Mayor Dickinson said a good deal of time was spent on this issue and to reopen it would rapidly exhaust the avenues and he could not recommend that the Council go further with this matter. Mr. Killen felt that the Council should find out what the rules are and he mentioned that some cities have a title of Fire Inspector which would not be covered by union rules or the state statute with the same duties assigned to the Fire Marshal's Office with whatever salary and scale the Council decides to put him at and avoid getting caught up in this kind of thing. Mr. Gessert felt that Fire Inspector would have to be certified under the state statutes.

Mr. Diana is willing to go along with this but if for some reason the course is failed, etc. there is no reason to give a salary increase because there is a principle involved and a precedent is being set. Mr. Musso felt the funds should be removed if there was no reason for them to begin with. 654

Mayor Dickinson felt that the Council should not delay this any longer since Mr. Scionti is short staffed and there is considerable construction going on and a further wait will not insure a better conclusion and further time has been wasted.

Mr. Gouveia amended Mr. Rys motion on page 7 (item 8) to include, "for a period of time not to exceed six months." Mrs. Papale seconded the motion.

VOTE: Unanimous ayes with the exception of Bergamini, Holmes, Polanski and Rys who voted no; motion duly carried.

VOTE: (item 8 transfer on page 7) Unanimous ayes with the exception of Mr. Killen who passed and Mr. Rys who voted no; motion duly carried.

Item 9. Mrs. Bergamini moved to note for the record the financial reports of the Wallingford Public Library, Visiting Nurse Association and Senior Citizens Center for the quarter ended September 30, 1986, seconded by Mrs. Papale.

VOTE: Unanimous ayes; motion duly carried.

Item 10. Mr. Killen moved to note for the record the Town Council Meeting Minutes of October 23, 1986 (Special Meeting), seconded by Mrs. Bergamini.

VOTE: Unanimous ayes; motion duly carried.

Item 11. Mr. Killen moved to note for the record the Town Council Meeting Minutes of October 28, 1986, seconded by Mrs. Bergamini.

VOTE: Unanimous ayes with the exception of Mr. Diana who voted no; motion duly carried.

ADDENDA. Mr. Gessert presented two items, one to consider adoption of a resolution for a State of Connecticut Alcohol and Drug Abuse Commission Grant for the Youth Service Bureau and the second a discussion of the proposal of Judd Square Associates for the rehabilitation of Robert Earley School for a Town Hall site.

Item 12.
Mr. Gessert read a letter dated November 4, 1986 from Marty Barracato-Camireregarding a grant of \$5,000 for establishment of a substance abuse prevention task force.

Mrs. Bergamini read and moved for adoption the following ordinance:

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WALLINGFORD FOR A
STATE OF CONNECTICUT ALCOHOL AND DRUG ABUSE COMMISSION GRANT.

WHEREAS, Connecticut Alcohol and Drug Abuse Commission through the Local Substance Abuse Prevention Council Grant Program (LPCP) will provide a one year initiative to support the development and activities of local, municipal-based substance abuse prevention councils.

WHEREAS, it is desirable and the best interest of the residents of Wallingford to accept said grant:

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WALLINGFORD:

1. That it is cognizant of the conditions and prerequisites for state assistance imposed by grant provisions.
2. That the filing of an application by the Town of Wallingford in an amount not to exceed \$5,000.00, is hereby approved and that the Mayor of the Town of Wallingford

is hereby authorized and directed to execute such application with Connecticut Alcohol and Drug Abuse Commission, to execute such other documents as may be required by the Connecticut Alcohol and Drug Abuse Commission, to execute any amendments, recisions and revisions thereto, and to act as the authorized representative of the Town of Wallingford.

655

Mr. Holmes seconded adoption of the above resolution.

Mrs. Barracato-Camire explained that Rev. Bruce Bunker, Mrs. Wilma Jacunski and she would be appointed to a committee, along with Doctor Robert Nicoletti, John Bruce, Stanley Shepardson and Mayor Dickinson and if a Council Member would like to serve, they would be honored to have one do so. Drug and alcohol free activities would be sponsored and possibly establishment of a model in one of the schools, a group of teachers, guidance counselors, social workers to identify problems from truancy to drug and alcohol abuse and work on life skills training to try to prevent youth from further involvement in these problems. Drug and alcohol awareness week is planned for the spring and they would like to get parents involved, too. Mr. Rys said he would volunteer to serve on this committee.

Mr. Diana asked, on a scale of 1 to 10, what kind of situation the Wallingford High Schools are in with drug abuse today and Mrs. Barracato-Camire said it is no different than any other town. Mr. Diana commented that 20 years ago, drugs were not seen at the elementary school level but that is different today. Mr. Gessert praised the efforts of the Jacunskis and agreed that this is a positive step to take in the community to try to prevent drug and alcohol abuse.

VOTE: Unanimous ayes; motion duly carried.

Mr. Gessert declared a ten minute recess before proceeding to the last agenda item.

Item 13. Discussion of proposal of Judd Square Associates for the rehabilitation of Robert Earley School for Town Hall site.

Mayor Dickinson: Judd Square Associates is now putting together a plan for the municipal buildings that you will have to see and approve. We have to start thinking about time sequences and when we have to get out of here and when we have to be in Robert Earley, what rentals we have to pay, there is a definite coordination between leaving here and arriving at Robert Earley. In that context, discussion arise as to how best to coordinate the moving and selling.

Mr. George Cooke: When we submitted our bill for this building, there was alot of discussions on time frames, rentals, etc. The thrust of the discussion, I believe, was to move to Robert Earley. The Planning and Zoning Commission had a survey taken on building which was paid for by the Town, to find out if it was suitable for a Town Hall and if the needs of the Town could be met in footage.

Mr. Cooke stated that this building was suitable for a Town Hall and all of the Department Heads were consulted using a plan for the year 2000 allowing for growth, both in the size needed and the personnel that would be needed as the Town grew. Since then, I think there has been one other study made by this particular Administration, and prior to that time study, I believe that there was one made by Mayor Vumbaco. We took the largest footage requirements of all of those and gave it to an Architect who is doing this particular work on this building and also on Judd Property that we are also going to develop.

Mr. Cooke continued: We asked the Architect if he could fit all of this into that building, even though it is a very large building of about 55,000 ft., there is 15,000 ft. of hallways, lavatories, etc. , it cannot be changed. This Proposal leaves the Auditorium intact to be used for the Town Council, or whatever. Taking that into consideration, the recommendation was for 24,000 plus ft, and this leaves us with about 28,000 ft. to do what we are talking about, to move the town offices and to consolidate into that building.

At this point, Mr. Cooke passed copies of a letter addressed to Mayor Dickinson dated October 14, 1986 regarding the Robert Earley proposal to all the Councilmembers. 650

Referring to the letter, Mr. Cooke stated that this was what was going to be done to the building.

Mr. Cooke: We have not taken and laid out a plan for who will go where. When you redo an old building, the building tells you what you can do with it. There is room to do the things that need to be done for a Town Hall Building. We went in there with Mr. DiNatale and the people that have done work for us over the past 15 years, and this is where we arrived at our prices.

Mr. Cooke continued:

1. A brand new roof. This would mean taking off the old roof down to the wood and coming back with new insulation and a 3 plyed tarred and stoned roof.
2. New heat and air conditioning throught the building. That will be zoned on each floor. Each floor will have four zones on it and that will heat and air condition the whole building. It will be gas fired heat.
3. New electrical wiring and a new service. Times and styles change and that is incorporated in this.
4. Total clean out of the buildings, removal of all debris within the building and the old shrubbery and re-landscaping the outside front of the building, and along the south side.
5. Architectural fees.
6. Removing all old piping, radiators and boilers.
7. Installing a complete storm window set-up on the outside of the building so that the building will retain its original look but yet be energy efficient. You won't see the storm windows because they will be configured so that you will be seeing the actual windows that are in the school today. The Wallace Office building was done that way. So, the outside appearance will not change.
8. Wash and seal the outside of the building and rebuild a portion of the rear wall where the bricks are collapsing.
9. Complete interior and exterior painting of the building and also the trim on the garage at the rear of the property. The inside of the building will be completely repainted, which includes the floors and the revarnishing of the seats.
10. New drop ceilings throughout all rooms. First, there are very high ceilings there and secondly, we will drop the ceiling down to a 8 ft or 8 ft. 6in. level, whichever is more suitable, so we can put the duc work above the ceiling.
11. Carpeting in all rooms where necessary, but a complete use of the hardwood floors where the wood textures are in good repair.
12. A new 2,500 lb. capacity elevator at the rear of the building to service all floors. This would be a public use elevator, on the southwest corner. It will hit all the floors and have a ground level stop, so that the handicapped will have access to all floors.
13. Complete room dividers to section off work areas and designate spots for different departments. There are some department heads that will have private offices.
14. Re-cap the parking lot. We did not look into additional parking that has been discussed, but this is taking care of the parking lot as it exists today, re-cap it and stripe it, so we can get the utmost parking space available.
15. A 3,000 foot vault for Town Clerk. Three smaller vaults as needed. The Town Clerk's Office is the only one that has

a definite location at this point, and that will be in the gymnasium. The Town Clerk's vault will be double the size of the existing vault which is in this building which is about 1,500 feet. The only way we could get a 3,000 ft. vault in there was to put it in the gymnasium. 657

16. Smoke detectors throughout the building. This is a normal procedure under the state codes.

Our proposal is that we can do this in a one year period. We felt that we would give you a deposit on this property and you would give us the title which would secure the building to us and you would stay here rent free and do what you are doing right now, heating it, maintaining it, etc. At the time we hand you the key for Robert Earley, we then pay you the balance that we owe you and we take possession of this building. There has been some discussion as to the legality of you handing it to us to do that job and the different regulations that are involved, and we felt that in order for us to do this at the price that is involved, \$2.5 Million Dollars, we have to do it the way we have been working in the past. The thought was, and this is just a thought, that we take the building over (buy it) from the town for \$1.00. At the end of the completed period, we would sell it back to you for \$2.5 Million Dollars plus the \$1.00. This would give us the responsibility of the building while it is under rehab.

Mr. Cooke continued: I suggested to the Mayor that a committee be set up with the Town Attorney involved on it so that there is no discussion that we did something wrong, and if we are off base, he can make us aware of it. It would be a committee type program similar to what the Police Department was and the Library was, and in that way you would have a complete over-view as to what was going on. We would set up a separate funding process so that the bills would be paid directly by the Town of Wallingford, and one of the committee members would be designated as the Treasurer and given the opportunity to o.k. the bills and see that they went to Mr. Myers and were paid to the sub directly. Mr. DiNatale and I discussed that you may have to put this out to bid, this does not frighten us. We are going to spend about \$25,000 dollars for the Architect to lay out the building.

Mr. Cooke added that there are very few changes that you can make. We cannot give you what you would design in a brand new building. We are willing to draw up the plans and pay the Architect, and at that point, if you do not agree to go through with what I have given you here this evening and you want to go into a bidding process, that is not out of the realm of possibilities.

Councilwoman Papale asked Mr. Cooke how he could not have any qualms about the Town going out to bid.

Mr. Cooke responded by saying that he knows what he is going to do it for. When we get the plans done, it is going to be dictated as to what is going to go into the building as we perceive it. The air-conditioning has been engineered by a firm that has done all the office buildings, the schools in Hamden, etc., I went to Otis Elevator because I have their elevators in buildings and they told me that the price would not change that much in 4 or 5 months. The only thing that you are going to do in the bidding process is, delay time.

Mayor Dickinson: Are you saying specific parts of the work would go out to bid or the entire project?

Mr. Cooke: If you decide that you want to have us do the project, we would be doing it with the subs that we have been using for the past 15 years who have priced for us.

Mayor Dickinson: Are you saying that it would go out to bid with the plans and specs that you draw up on?

Mr. Cooke: Exactly.

Mayor Dickinson: So, your Architect would draw up the plans and specs and then it would go out to bid?

Mr. Cooke responded: This is, in fact, if you are going to sell us this building, and you go out to bid and we are not successful, which may be beneficial to the community anyways. We have to talk about what we are going to do with this building in the interim time.

Councilman Diana commented that the Council asked him to come back with a proposal and as far as the bidding process, our responsibility would be one of whether we sell this to you for \$1.00, and that's where it would end. Once we sell the building to you, who you use as a Contractor is your problem. The only thing that we have to overcome is whether or not we have a responsibility or the right to sell it to you without going through the bidding process. It has nothing to do with your Contractors. 658

Chairman Gessert: We've seen the difficulty of the Town's bidding to get repairs done on the Dog Pound. There are certain things that Government does to make the processes go much slower.

Mr. Cooke corrected a mistake regarding a comment that he made earlier: You are going to be paying the bills as they come and when you get through paying the bills, you will get the building back. You have to fund the differentials of the money that is available and it is very possible that you can fund it from your own retirement fund and give yourselves back interest back, better than what you are getting paid now. There are a lot of opportunities that do not have to go to bond issue.

Mayor Dickinson asked Mr. Cooke to explain the bidding to him again.

Mr. Cooke: Some people might get upset if it is not put out to bid. We can get the job done quickly.

Mayor Dickinson: Are you saying that you would enter into the bidding process?

Mr. Cooke: I am not concerned about the bidding process to any degree. The time involved is what I am concerned about. It is going to take time and I can be working on the building before the plans are finished because there is a ton of work to be done including the roof, the clean-out, taking the boilers out and all of those things that can be on-going while the plans are getting into position, because that will have nothing to do with the actual building fitting together the office complex that it is going to become.

Mayor Dickinson commented that if the bidding process is utilized, I assume that this would affect the year.

Mr. Cooke agreed and added that he figures that he can do it in a year.

Councilman Killen: What are you going to do about the buckled floor?

Mr. Cooke: Some of them will have to go and we will have to go with underlaying carpet.

Councilman Killen asked Mr. Cooke if he went to the Department heads and took the larger figures from what they would need.

Mr. Cooke. I did not go to the Department heads until we had something solid, then the Architect will do this.

Councilman Killen: You said that you had about 28,000 feet to work with over there, do you know what we are utilizing here and over at the bank building and over next door and out at Simpson?

Mr. Cooke responded that he did not know and added that the utilization and plan that was told to that group from the Department heads as to what they were using and what their anticipated needs were. They expanded on that by some percentage so that we would have a growth figure.

Councilman Diana commented that Mr. Cooke did an admirable job in putting this together.

Chairman Gessert: To confirm what you said, the proposal that we had a number of years ago from Johnson in Branford, he was talking \$2.9 Million to do over that building 5 years ago. Part

of this proposal consisted of tearing up all the hardwood floors, throughing them out and putting plywood to replace them and then putting carpeting on top. If you have a hardwood floor, and it is good, if you want to carpet it you put a piece of carpeting over it. If the hardwood is good, you just sand it, refinish it and leave it alone. 659

Councilman Diana: Nothing like good quality plywood.

Attorney McManus: New York City was trying to get it's Central Park Skating Rink to work. They had been trying for years to open that skating rink, and they could not get it to work. They gave Donald Trump a number and they said, go make it work, and he did it in 3 months. You had time creaping up on you, you had a set number and you had a job that had to be done within a certain period of time. The bidding process on a job like this as you develop the specs and plans will take a year itself. A year from now, we would be talking about what bid to accept. You are doing a Mayor Koch, Donald Trump here, and it is completly legal to do it. You have a more or less, emergency situation here, and you've got a set amount of money.

Councilman Killen to Mr. Cooke: You mentioned \$25,000 Dollars for blueprints. You haven't gone ahead with that, right? Were you offering to have the blueprints done for us anyway?

Mr. Cooke: I can do that Bert. If we are going to do the job, we've got to get it done. The quicker we start, the quicker we will have the print.

Councilman Killen added that the blueprints would become the property of the Town and the bids would be based on these.

Councilman Gouveia added that suddenly we are rushing for time and we have been rushing for time for 5 years and no one has paid attention. I also think that we should find out what the best use would be for that building, as far as office space for different departments. I would like to personally pay \$25,000 Dollars for the blueprints and then go out to bid giving everybody a chance to bid on it. I do not want everyone to think that George Cooke is the only Contractor for the Town of Wallingford.

Councilman Rys commented that he wondered if anything in the building was going to be changed because the building will be made accessable for the handicapped.

Mr. Cooke responded that nothing will change in the building itself. The elevator will enable a wheelchair to go in at ground level and have the use of any other floor. There is no way that you can ramp in that building to get to all of the other floors.

Chairman Gessert: The Police Station has an elevator in their front lobby. When you enter the lobby on ground level, you go to the right and there is an elevator there that will take you to the main lobby level or the second level.

Councilman Rys asked Mr. Cooke if there was asbestos there.

Mr. Cooke responded by saying that there is no doubt that there is asbestos there. The asbestos removal would be when we take the boilers out. The boiler room was done many years ago and it has asbestos packing and so forth. The rest of the piping that is in the walls and so forth that is built into that building, will not be touched. Any of the exposed parts will be encapsulated. They have a testing basis on which they test the air to see if there is actually any asbestos fiber movement in the air. Below the boilers is where the majority of the asbestos is.

Councilwoman Bergamini: We are not choosing George Cooke because he is George Cooke. We are listening to this proposal because we are selling him presumably this building. Secondly, I do not want to go through the bidding process. I feel that we got shafted with the Police Department and I think that we are getting shafted with Parker Farms. I would like to try it this way for a change. Everytime we go out to bid, it costs us double.

Councilwoman Bergamini added that she agrees with Chairman Gessert regarding his comments on the proposal from Johnson in Branford for \$2.9 Million Dollars. Rental property is going for about \$9.00 a square foot and we have 22,000 square feet here, multiply that by \$9.00, which would come out to \$190,000 a year to rent, and we are still waiting for the bidding process. 660

Chairman Gessert: When somebody puts their house on the market, a buyer comes along, if that seller has any brains at all, he has done a little bit of thinking about where he is going to go when the person that buys it moves in. He is either going to have an option on another place, and sometimes he ends up owning two places. The bottom line is, we made a deal to sell this building, which means that we have to have some other place to go, either rent it, buy it, or construct it. Those are our options. The deal was that when we sell this one, we wanted occupancy for a year, and that means that after 12 months we are going to have to start paying to live here. If we get a price of \$800,000 Dollars, we could use up the \$800,000 dollars income from this building in renting it back. We have to look at alternatives. The point is, when Mr. Cooke was here and the Mayor was bouncing around figures, Mr. Cooke said it should not take you 5 years and \$5 Million dollars to do that. You should be able to do it in a year for \$3.5 Million dollars. That is why we are here. Mr. Cooke was told to put his money where his mouth is.

Mayor Dickinson: A lot has to be worked out on this George, correct me if I am wrong. This would not include phone, additional parking, moving costs, just to name a few.

Mr. Cooke: Those costs Mayor, would be the same where ever you moved to. The phone company and computer company or whoever you are going to employ, would be the same footage wise.

Mayor Dickinson: That is in no way a criticism of your proposal. I'm trying to bring to everyone's attention that there are other things that have to be dealt with in this and you can't look at the \$2.5 million dollars as encompassing everything.

Mr. Cooke: You have to realize that when you go into the bidding process and the monies are subjected to review by whatever committee is reviewing it, there are money costs that are not built into this particular bid because the monies will come directly from the Town to whomever submits their bill and that will be approved by the committee and will then go to Mr. Myers. The way this proposal is laid out, the Town would pay directly for the improvements as they went along. That cost may offset the cost of your communications, installations, etc.

Chairman Gessert added that the \$2.5 is reduced by what you get for a trade in basically for these buildings.

Councilman Gouveia commented that he is delighted that Mr. Cooke came in with a proposal of \$2.5 Million Dollars. He also added that he does not think this is good planning.

Mr. Cooke stated that deterioration is going to happening more rapidly as more water gets in. It needs a new roof immediately.

Councilman Killen commented that the very night they were talking about Robert Earley with the Mayor, the Mayor's proposal was \$5 million dollars. I asked the Comptroller what it would cost in bonding and he told me \$5 million more. You're talking about \$10 million dollars. In the face of that, if George hadn't come forward you people were faced with coming up with \$10 million dollars to sell the building for \$800,000 dollars that you didn't have to sell at the time. If we are going to make this move, let's make sure that we study it and find out what's going to happen and what the ramifications are if we do this one wrong.

Chairman Gessert noted that Mr. Killen's point was very well taken and that is why it is on the Agenda for discussion and not a vote.

Mr. Cooke: If in fact, that we are buying this building, we will give you a deposit and you will give us the Deed to the

building and we will give you an extended time to get out if you feel that you need more time for that proposal, but you have to maintain this building to some standard of ours. If you get to 4 years down the road, you are going to find out that this is going to cost you \$5 million anyways. Right now, the building costs are stabilized and the interest rates are down. The only thing that is escalating is land, and that's what makes the properties more expensive. This is an opportune time. If you feel that you are in a trap, we'll let you out of the trap if you agree to sell us the building so you can have some more time. We won't pay you for the balance of \$800,000 dollars, we'll give you a \$50,000 dollar deposit if you turn the title over to us and we'll have it written into a contract that you can stay for an unlimited time and maintain the building through the normal degrees that are being done. You are safe, but when you let time go by, the costs increase on everything. When you start to re-bid it 3 or 4 years down the line, you are going to pay more for it. If you don't do anything for 3 or 4 years, we start charging you rent, then you are still in the same trap, only you are going to cost yourselves more money because the building has fallen down to the degree that it is going to cost you more. (66)

Chairman Gessert: If that building is deteriorating now, and we don't put the bucks into it of our own, in 3 or 4 years you will have a building that is worth what.

Chairman Gessert's question was not answered.

Mr. Cooke: You should spend \$100,000 on there now. It needs a new roof and the rear wall fixed. The rear wall is falling down, it's bowed out from water getting down in there from the roof. The top section has got a bow in it as big as 10 inches. If you were to go over there and spend \$100,000 to put a new roof on it and rebuild the rear of the building, you are still in the same position, you've started rehabbing the building. If you don't do that, the walls going to fall down before 5 years and all of the ceilings in the hallways where the leaks are, are falling on the floors right now. You are only creating yourselves problems. I'm not selling you this program. I'm telling you the facts.

Water is the biggest criminal to any building. It's in that building now and it is going to freeze and you are going to have a big problem. I don't care how much you heat it, the outer walls are getting pressure and there is no heat up there on the roof line.

Councilwoman Papale felt that we have to start somewhere and referred to the situation with the Police Station. She added that we are here tonight because months ago we asked for proposals and we got two proposals. We received one from Judd Realty and one from Caplan Realty. These proposals came in, the Council voted for Judd Realty. We have to realize that eventually, we have to move out of here. So to be talking 5 years is ridiculous. We should be doing this in the next month.

Mr. DiNatale: If you take your time, we are willing to give you a rent free situation. We are trying to give you a choice.

Councilwoman Papale added that we as a Council should go like this, or go out to bid.

Councilman Holmes agreed with Councilwoman Papale. He added that this is an excellent opportunity with a proposal of this nature, where we can finally get off our chairs and get into Robert Earley. Now that we have a chance, I hope that we do not back down.

Councilman Diana: I think that the economy is at the best that we are going to see it for a long time to come. The economy is going to change. Even if we drag our feet, and we will, just by the fact that we are not going to inherit this building for another year or year and a half. Right now, housing is down to 6 or 8%. A year and a half from now, we will not see these rates and it will reflect in our bonding.

Mr. Cooke added that it will also reflect in the bidding process on soft cost monies that are not in this proposal. You can look at \$300,000 in soft cost money. You are going to have soft cost money built into anybody's bid, because you will be paying directly to the supplier. (662)

A comparison was made to the Police Station by Chairman Gessert and Councilman Diana and Mr. Cooke pointed out that the Police Station had to go by Federal Regulations.

Councilman Killen suggested that the Council decide to take the next step and set this issue up on the next Agenda.

Chairman Gessert responded to Councilman Killen: I think you're point is very well taken and I think this discussion was very healthy and covered issues that everyone has been concerned with for a very long time.

Mr. Musso: With all of these improvements, what is going to happen to the other 1/3rd of the building that isn't going to be done.

Mr. Cooke responded to Mr. Musso stating that there is not anything that is not going to be done. The building will be completely done. 15,000 feet of that is common area which will all be done.

A motion was made by Councilwoman Bergamini to table this item and put it on the Agenda for November 25, 1986. Motion was seconded by Councilman Rys.

VOTE: Unanimous ayes. Motion duly carried.

A motion was made by Councilwoman Bergamini to adjourn the meeting. Motion was seconded by Councilman Killen.

VOTE: Unanimous ayes.

Meeting adjourned at 10:35 P.M.

Meeting recorded by:
Susan M. Baron, Council Secretary

Meeting transcribed by:
Susan M. Baron & Delores B. Fetta

Approved David A. Gessert
David A. Gessert, Council Chairman

11 - 25 - 86
Date

Rosemary A. Rascari
Rosemary A. Rascari

11 - 25 - 86
Date