

Special Town Council Meeting

October 23, 1986

7:30 p.m.

There was a special meeting of the Wallingford Town Council on Thursday, October 23, 1986 at 7:30 p.m. in Council Chambers. The meeting was called to order at 7:40 p.m. by Chairman Gessert. Answering present to the roll called by Town Clerk Rascati were Council Members Bergamini, Gessert, Gouveia, Papale, Polanski and Rys. Councilman Holmes did arrive later in the meeting after the roll was called. Council Members Diana and Killen were not present. Also present were Mayor William W. Dickinson, Jr. and Comptroller Thomas A. Myers.

Chairman Gessert asked Councilwoman Bergamini to read the ORDINANCE. Councilwoman Bergamini:

AN ORDINANCE AMENDING ORDINANCE NO. 346, AS PREVIOUSLY AMENDED BY ORDINANCE NO. 343, BY INCREASING THE APPROPRIATION THEREIN FROM \$585,000 TO \$ 2,575,000 FOR THE RENOVATION FOR REUSE OF PARKER FARMS SCHOOL, INCLUDING ARCHITECT AND CONSTRUCTION MANAGEMENT FEES AND CONSTRUCTION COSTS, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES TO DEFRAY SAID APPROPRIATION.

Be it Enacted by the Town Council in Session:

I.

Ordinance No. 346, as previously amended by ordinance No. 343, is hereby amended by increasing the appropriation therein from Five Hundred Eighty-Five Thousand (\$585,000) Dollars to Two Million Five Hundred Seventy-Five Thousand (\$2,575,000) Dollars for the renovation for reuse of Parker Farms School, including architect and construction management fees and construction costs, as more particularly set forth as follows:

<u>Description of expenditure</u>	<u>Amount</u>
Window, walls and related work	400,000
Site work	315,000
Interior work and finishes	400,000
Mechanical & electrical	355,000
Debt administration	368,500
Contingency	151,500
 Total	 <u>1,990,000</u>

The amount set opposite each expenditure description shall be reserved for the stated purpose. Transfers from one expenditure description to another may occur only upon approval of the mayor and council.

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II.

To meet said appropriation, not more than Two Million Five Hundred Seventy-Five Thousand (2,575,000) Dollars of bonds of the town of Wallingford may be issued pursuant to Chapter XV of the Town Charter, as amended, and Section 7-369 of the General Statutes of the State of Connecticut, Revision of 1958, as amended.

III.

The Mayor, the Comptroller, and the Treasurer, or any two of them, are hereby authorized to sell the bonds, either all at one time, or from time to time, in series, at public sale, either as a separate issue or combined with other authorized but unissued bonds

of the Town of Wallingford, at not less than par and accrued interest, an advertisement of which shall be published before the date of sale in The Bond Buyer or other publication or media specializing in municipal finance. They shall determine the rate of interest of such bonds, the amount of each issue of such bonds, their form, their date, the dates of principal and interest payments, the manner of issuing such bonds, by whom and how such bonds shall be signed or countersigned, provisions for redemption prior to maturity and the terms, conditions and prices thereof, and all other particulars of such issue. The Town Treasurer shall deliver the bonds and receive the proceeds thereof. The Connecticut Bank and Trust Company, N.A., of Hartford, Connecticut, shall be the certifying and paying agent. Adinolfi, O'Brien & Hayes, P.C., Attorneys-at-Law, of Hartford, Connecticut, shall render an opinion approving the legality of such particular issue. Such bonds shall be general obligations of the Town of Wallingford and notwithstanding any provisions to the contrary the full faith and credit of the Town shall be pledged to the punctual payment of principal and interest of the bonds in accordance with their terms.

IV.

The Mayor, the Comptroller, and the Treasurer, or any two of them, are hereby authorized to sell temporary notes of the Town, from time to time, in an amount not to exceed Two Million Five Hundred Seventy-Five Thousand (\$2,575,000) Dollars under and pursuant to the provisions of Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended, in anticipation of the receipt of the proceeds from the sale of bonds hereby authorized, and are authorized to comply with the provisions of Section 7-378a, as amended, and any other legislation regarding the extension of temporary periods whether presently in effect or enacted subsequent to the passage of this ordinance, if the maturity of such notes shall extend beyond the time permitted by Section 7-378; the Mayor, the Comptroller, and the Treasurer, or any two of them, are hereby

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authorized to determine the rate of interest of such notes, determine the amount of each issue of notes, their form, their date, the dates of principal and interest payments, the manner of issuing such notes, and by whom and how such notes shall be signed or countersigned, and all other particulars thereof. Such notes shall be general obligations of the Town of Wallingford and notwithstanding any provision to the contrary the full faith and credit of the Town shall be pledged to the punctual payment of principal and interest of the notes in accordance with their terms.

V.

The Town of Wallingford covenants to the holders of the obligations herein authorized that the Town will perform all acts necessary to refund to the United States such sums as may be required by law in order to ensure that the interest on its obligations remains exempt from Federal income taxation. The Comptroller is hereby authorized to establish separate reserve accounts within which to deposit and hold such rebateable yield sums obtained from the issuance of obligations authorized herein and as are defined in H.R. 3838, the Tax Reform Act of 1986, or such other federal legislation requiring such rebate as may be enacted, to timely rebate such sums to the United States, and to perform all acts necessary and appropriate to ensure that the interest on the obligations authorized herein remains exempt from Federal income taxation. The obligation to refund such sums shall be a general obligation of the Town for which its full faith and credit are pledged.

VI.

Nothing herein shall prohibit the advancement of expenses by the Comptroller from the general fund for the purposes authorized by this ordinance and the reimbursement of the general fund for such advancement of expenses from the proceeds received from the issuance of bonds or notes authorized by this ordinance. 629

Councilwoman Bergamini made a Motion to move the above mentioned Ordinance, seconded by Councilman Rys.

Chairman Gessert asked if there were any questions from the Public.

Mr. Musso responded. How much of the Parker Farms School are they keeping?

Chairman Gessert: To the best of my knowledge, all of it.

Mr. Musso: It seems to me that they are changing everything. I think this whole thing is a scam. It will cost \$1,000,000.00 and you are going to get 65% from the State. The figures I looked at, you are going to get about \$300,000 out of over \$2,000,000.00. Mr. Musso added that he felt this was a very poor decision.

Chairman Gessert thanked Mr. Musso for his comments and then addressed the Council for questions.

Councilwoman Bergamini asked Mr. Robert Devine how much he was paying his Secretary, because of the \$130.00 listed in his budget.

Mr. Devine responded by saying that he paid his Secretary \$65.00 per meeting.

Councilwoman Bergamini: When the Council has a Secretary, we pay her a set rate of about \$8.00. Why do you pay a Secretary \$65.00 for a meeting that only lasts 2 hours?

Mr. Devine: This includes preparing the minutes, going around Town and etc. I tried to get a parameter on this and went to the Asbestos Committee who pay their Secretary \$75.00 a meeting. I am not saying this is justified, but I used this as a starting point.

Councilwoman Bergamini asked Mr. Devine if he had decided on a Construction Manager.

Mr. Devine : Yes, Terry Wooding. That has already been appropriated. Based on recommendations, and if you review the minutes, we had extensive discussions with the Town Purchasing Agent, Mr. Fischer with the Police Building Committee on this matter. I also spoke with people from the State. I did not receive any negative feedback.

Mr. Devine added that having a Construction Manager at this point will be very beneficial.

Councilwoman Bergamini asked Mr. Devine if he had made a decision about replacing the boilers.

Mr. Devine: We are preparing Bids to do that, but I think everything is going to be reviewed on a cost recovery basis. The one consistent item that we've seen from our panel report, with the people who came in as part of our interviews, all have recommended for a number of reasons, to replace the boilers.

Councilwoman Bergamini. Even if it means ripping out the ducts ?

Mr. Devine: I think that we are going to be keeping most of that.

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Mr. Wooding: Most of the piping is going to be reused. The boilers themselves and the radiation units will be replaced. The system is planned to be converted from steam to hot water. The main reason is that it will be more effectively controlled, so you do not have areas that are much too hot or much too cold. The existing system was very hard to control for a facility of that size. That is really the main reason for you getting much better control of your heating system and actually reduce your energy costs.

Councilwoman Bergamini: Wasn't that the school that had the bomb shelter?

Mr. Wooding: Yes.

Councilwoman Bergamini: What is being done with that?

Mr. Devine: The State will not let you use that for any educational purposes. Primarily, it will be used for storage. Mr. Devine added that it will not be closed off. There is one entrance that is being closed off, which is the entrance right by the front of the school near the main entrance. We have two alternate entrances to that area.

Councilman Holmes asked what the reimbursement cost was from the State.

Mr. Devine: It would be 62%. If you look at the minutes from the last meeting, anything the State has said to us as this point is negotiable in the future. \$1,000,000.00 to \$1,200,000.00 would be qualified as eligible cost.

Councilwoman Papale: Back to the cost, how does the State decide on what is eligible?

Mr. Daninhursch: They will review the project as a whole upon it's completion. In general, they will not reimburse the replacement of anything that was there before.

Chairman Gessert: You said they are not going to pay for the replacement of anything that was there before. You are replacing the roof, the boiler, the electrical.

Mr. Daninhursch: Anything that is being replaced as a code violation element, that is reimbursable. The general rule is that if things have gone to the point of needing replacement as a result of lack of maintenance or physical abuse, that they do not participate in. Code violations, they will participate in.

Chairman Gessert: When you build a new school, you build from ground up.

Mr. Devine responded by saying that the State will participate if the Town can prove the need for a new school.

Councilwoman Papale: A few weeks ago, I toured the school with you and a few of the people from the Committee, and I realized that you did a lot of talking about redoing over the gymnasium and the auditorium. From what I gathered, quite a bit of money was going to be spent there.

Mr. Wooding: What is anticipated with the stage is that underneath the stage has to be sealed off, because you can't have access under a stage or it will be a code violation.

Councilwoman Papale: That is my point.

Mr. Wooding: If you went to the sprinkler version, you would run into quite a bit of dollars. However, our current plans are to seal it off in lieu of putting sprinklers in there. You have to either put a sprinkler system under there so if a fire started, it would be extinguished or you have to seal it off so there would be no way you could get something under there that could start a fire. Sealing it off would be a less expensive way to go by a long shot.

Chairman Gessert commented about chairs being slid under a stage. 631

Mr. Wooding stated that this cannot be done anymore.

Chairman Gessert: You do not have to have sprinklers in the State Capitol, but if you are storing chairs under a stage, you do.

Mr. Daninhursch: We don't make the laws.

Chairman Gessert: I wonder if the people who make the laws, ever read them. Do you have to have a sprinkler in a bomb shelter?

Chairman Gessert's question was not answered.

A woman from the audience agreed with Chairman Gessert's comments and also added that you may tell them you are going to store chairs under there, but they cannot be guaranteed that that is what you are going to store under there. They are assuming that you are going to store chairs, when in fact you could store paint and other materials.

Councilwoman Papale: If this passes tonight, do you feel that this will be completed by September?

Mr. Wooding responded that it will be difficult, but they will do everything humanly possible to finish it by that date. If we were operating on the original schedule, we would have a better chance of accomplishing it by that date. What it comes down to is, what kinds of problems are encountered in material deliveries, how long it takes to get them here. They will be expedited to every extent possible. The windows take 12 weeks from date of order, those kinds of things, but certainly the Committee, ourselves and everyone involved wants nothing more than to make it by that date if it is all humanly possible.

Chairman Gessert commented that the cost for Site Work was totally off the wall as compared to Wallingford's expense for road paving, etc. He also stated that he would be very happy to attend a meeting regarding drainage and paving.

Chairwoman Papale added that when she saw the school, she was surprised at the amount of hardtop.

Chairman Gessert: When we paved North Main Street, from Center to Community Pool, we tore out all the old pavement and dug it down and that was a \$150,000 project. Most of your Site Work, as far as a drainage would take a good contractor with a backhoe to work very quickly putting in stone and pipes and drain it off.

Mr. Wooding: There is an awful lot of work doing an underground storm system, especially when you start from scratch. There is virtually nothing up there now.

Chairman Gessert added that the school did without it for 20 years, commented that \$350,000 was a high figure.

Mr. Wooding: We don't have a survey yet, so we do not have a Site Plan yet. This estimate is based on what we understand may be installed. This is not in any way a firm number.

Chairman Gessert: I would suggest to the Committee to do everything they can to keep that number low. The boilers, I share the same concern that Marie does, the school is 25 years old and I have seen boilers last 40 or 50 years.

Mr. Wooding: The biggest problem with the boiler is size. The boilers are about 4 times the size of the boiler that will be replacing them. Because of their size, there is no way to make them energy efficient.

Councilwoman Bergamini: If the building is going to be that more energy efficient, wouldn't any boiler be useful? When you say size, do you mean that they are going to take up so much room?

Mr. Wooding: They are going to burn so much fuel to operate the boiler.

Mr. Daninhursch: We are looking at boilers that were built without energy efficiency in mind.

Councilwoman Bergamini: I understand that the boilers that are there now have another 25 years in them. People that service them say they are in excellent condition. My boiler at home is large, but my oil man told me to leave it alone because it is a good boiler. This is my point. 632

Mr. Daninhursch: My understanding is that when that school was operating, it was the worst school for oil burning. It is the only school that burns a different type of oil vs. what everyone else is burning, including the Electric Division. It also burns twice the amount of oil that two other schools were burning. They are using a low grade of oil, also known as sludge.

Mr. Wooding: It's a little like taking the boiler you have in your house that does a good job and trying to use it to heat one room. That's how oversized they are once the school has been made energy efficient.

Councilman Rys: According to the statement made that there were at least two other schools that were more energy efficient per square footage surpassed Parker Farms.

This comment by Councilman Rys was directed at Mr. Musso who spoke out of order.

Councilman Rys: Since the last meeting when I brought up the boilers burning either gas or oil, has there been any consideration taken by the Committee on that particular aspect?

Mr. Daninhursch: The way that the package has been put together, it will be for gas boilers. That is the cheapest installation that we can put in. There will be an alternate taken for boilers that can burn both gas and oil. The Committee can then weigh the two and decide which one of the two they want to go with. There is a gas line running into the building now, but it is no good. It has leaks in it and it is probably inadequate. It has to be removed.

Chairman Gessert: So, we have to go with a gas boiler with a line that does not feed us?

Mr. Daninhursch: No. The line has to be replaced along with the gas.

Chairman Gessert: If you don't have gas, then you don't get the line. Is that correct?

Mr. Daninhursch: No. We still need gas anyway to operate the kitchen equipment, because we don't have the electrical capacity.

Chairman Gessert: When Parker Farms was originally designed, the kitchen was used to prepare food. It is my understanding now, that they do not prepare food anymore. Is that correct.

Mr. Daninhursch: That is correct. You still need facilities to keep the food warm when it arrives. The only way to do it now is with the gas.

Councilman Rys asked Mr. Daninhursch if the line was included in the Site Work.

Mr. Daninhursch responded that yes, part of it was covered in the Site Work, and part of it is covered in the boiler cost.

Chairman Gessert: Who's responsibility is it to bring the gas line to the building? I thought that was the Gas Company's responsibility.

Mr. Daninhursch: The on-site work is the owners responsibility.

Mayor Dickinson to Mr. Daninhursch: You said it was leaking, is it capped off?

Mr. Daninhursch: It is closed off at the street. The previous test by the Gas Company shows that the line is not in use.

Mayor Dickinson: Is it cheaper to go with the gas than to improve the electric?

Mr. Daninhursch: Yes.

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Chairman Gessert: You have not given me a reason, why you have to have gas.

Mr. Daninhursch: You can upgrade the electrical system and spend the money in bringing in more electricity, and then put in a more expensive oil burner installation. Or, we can leave the electrical system as it is and put in a less expensive gas installation and take both our heating system and kitchen equipment off of the gas. The Engineers have worked up the costs on them and it is cheaper to go with the gas.

Mr. Myers: Our energy from our own Electric Company is at cost, so there is going to be a cost differential if you price it out. Make sure you don't use a U. I. rate or Northeast Utilities rate. Call Charles Walters and get the municipal electric service.

Mr. Daninhursch: They are aware of that. The cost in upgrading the electrical system is replacing switch gears.

Mr. Roger Appel: In Section II and Section IV of the Ordinance, there is a misprinting and error, the number One Million Nine Hundred Ninety Thousand (\$1,990,000), should be changed to Two Million Five Hundred Seventy Five Thousand Dollars (\$2,575,000), in each case.

Chairman Gessert also noted a correction should be made to correct the word expenditure which is misspelled in the first paragraph.

Councilman Holmes made a Motion to accept the Ordinance with the corrections. Motion was seconded by Councilman Rys.

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

Motion duly carried.

Mr. Myers: I would like to suggest that the Architect provide us with an estimated amount of State Grant reimbursement that we receive on this project, and when the project is 50% complete, I would like to have that report updated and at the time the project is complete, I would like to have a final report. The reason I request these reports is that it will be very important in planning our debt for the Town of Wallingford, over the next period of years. It is also going to be a matter of disclosure, when I approach the market place down in New York as to what is going to actually be picked up in reimbursable costs for this project. Right now, I've kind of lost track of it. I would just like to have something in writing, so I have some informative document to call upon for reference. The Council may want to make a motion on this.

Mr. Charles Boos: Our firm would be very glad to coordinate the request to the State Department of Education and we will pass that along to the people who actually make the decision. We are in no position to speak for the State.

Mr. Musso asked if the State was going to pay 67% and was answered by Chairman Gessert who stated 62%.

Councilman Holmes made a motion that the Comptroller receive the reports as requested. Motion was seconded by Councilwoman Bergamini.

VOTE. Unanimous ayes with the exception of Diana and Killen who were not present.

Motion duly carried.

A motion was made by Councilwoman Bergamini to adjourn and was seconded by Councilwoman Papale.

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

Motion duly carried.

Meeting adjourned at 8:20 p.m.

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Meeting recorded by:
Susan M. Baron, Council Secretary

Meeting transcribed by:
Susan M. Baron, Council Secretary

APPROVED

David A. Gessert
David A. Gessert, Chairman

11-25-86
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

11-25-86
Date

SPECIAL TOWN COUNCIL MEETING

OCTOBER 23, 1986

7:30 p.m.

PUBLIC HEARING 7:30 p.m. on an ORDINANCE AMENDING ORDINANCE #346, AS PREVIOUSLY AMENDED BY ORDINANCE #343, BY INCREASING THE APPROPRIATION THEREIN FROM \$585,000 TO \$2,575,000 FOR THE RENOVATION FOR REUSE OF PARKER FARMS SCHOOL, INCLUDING ARCHITECT AND CONSTRUCTION MANAGEMENT FEES AND CONSTRUCTION COSTS, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES TO DEFRAY SAID APPROPRIATION.

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