

Town Clerk 3g,

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

May 8, 2007

6:30 P.M.

The following is a list of minutes made and acted upon by the Wallingford Town Council at its regular meeting held on Tuesday, May 8, 2007, in the Robert Earley Auditorium of the Wallingford Town Hall. Town Council Chairman Robert F. Parisi Called the Meeting to Order at 6:42 P.M. Responding present to the Roll Call given by Assistant Town Clerk Mary Beth Trautman were Councilors Michael Brodinsky, Lois Doherty, Stephen W. Knight, Iris F. Papale, Chairman Robert F. Parisi, Rosemary Rascati, and Vincent F. Testa, Jr. Vincenzo M. DiNatale and Gerald E. Farrell, Jr. arrived at respectively. Mayor William W. Dickinson, Janis M. Small, Town Attorney and James Bowes, Comptroller, were also present.

A Moment of Silence began the meeting. The Pledge of Allegiance was said and the Roll Call was taken.

2. Correspondence

*None*

3. Consent Agenda

- 3a. Consider and Approve Tax Refunds (#664- #689) totaling \$42,234.72  
Acct. #001-1000-010-1170 - Tax Collector
- 3b. Consider and Approve a Transfer in the Amount of \$300 to Regular Salaries and Wages Acct # 001-7010-101-1000 from Professional Services Secretarial Acct # 001-7010-901-9000 - Planning and Zoning
- 3c. Consider and Approve an Appropriation of Funds in the Amount of \$500 to Donations Acct # 213-1042-070-7010 and to Expenditures Acct # 213-3070-600-6000 - Youth and Social Services
- 3d. Consider and Approve a request for use the Parade Grounds by the First Congregational Church on Sunday, June 10, 2006 from 8:00 A.M. to approximately 12:30 P.M. for the Annual Church Picnic - Mayor
- 3e. Consider and Approve Town Council Budget Public Hearing minutes of April 12, 2007

*Withdrawn*

- 3f. Consider and Approve Town Council minutes of April 24, 2007
- 3g. Consider and Approve Town Council Special Meeting minutes of April 30, 2007

Mr. Knight announced that Item 3e. was being withdrawn from the agenda. He made a motion to accept Consent Agenda Items 3a. to 3d. and 3f. and 3g. Ms. Rascati seconded the motion.

Six Councilors voted aye. Ms. Doherty abstained from the vote. Mr. Di Natale and Mr. Farrell were absent. The motion passed.

4. Items Removed from the Consent Agenda

*None*

5. PUBLIC QUESTION AND ANSWER PERIOD

Robert Sheehan, 11 Cooper Avenue, inquired about whether there is an ordinance to cover the small motorcycles that are on the roads.

Tom Dacy, 26 McKenna Court, invited the Council to the WPAA Annual Meeting and asked about the status of the American Legion Building. Town Attorney, Janis Small said that the court case is scheduled for September 25, 2007.

Lucille Trzcinski, 25 Turnberry Road, asked if questions regarding Wooding Caplan would fall under the Wooding Caplan item.

Pasquale Mellilo, 15 Haller Place, made comments on problems with this country's food supply.

Mr. Farrell arrived at the meeting (6:52 P.M.)

Mayor Dickinson said that the town has no jurisdiction on the quality of food. He said that jurisdiction falls under the Federal Food and Drug and in state offices with regard to agriculture and public health.

Jason Zandri, Lincoln Drive, suggested that licensing of the small motorcycles has to do with the size of the cycle and agreed that even if they don't need to be licensed that they are subject to the rules of the road.

Mr. Testa recognized the creation of the new lacrosse program in Wallingford under the auspices of the Park and Rec Department. He said that there are two lacrosse teams that are comprised of high school students from both high schools, Lyman Hall and Sheehan, playing on one team together, boys and girls. He said

that the schedule this year included high school teams from all around the state. He acknowledged John Gawlak and especially Kenny Michaels who serves a liaison between Park and Rec, the Board of Education and the Public /works Department. Mr. Testa thanked Darren Novak, the Board of Education, Superintendent Dale Wilson and the athletic department at Sheehan High School. He said that the teams play their home games on the new field at Sheehan High School and that was a big thrill for the players. He said that these teams use the field and instead of just Sheehan teams, and it will be showcased to people from all over the state.

6. Consider and Approve a Budget Amendment in the Amount of \$1,500 to Outside Services Acct # 461-8920-923 from Transportation Equipment Acct # 463-9012-392 – Sewer Division

Mr. Knight read the letter from Mr. Dann to the Public Utilities Commission and made a motion to approve a Budget Amendment in the Amount of \$1,500 to Outside Services Acct from Transportation Equipment Acct as presented by the Sewer Division. Mr. Farrell seconded.

Roger Dann, General Manager, Water-Sewer Divisions, said they spoke with Mr. McCully last September and that up until that time they had not anticipated doing the sewer work for several years. Public Works asked if Water-Sewer had any work to do in advance of paving work that Public Works had scheduled, so there wasn't anything in this year's sewer budget to cover the survey work. Mr. Dann added that scheduling and availability with Water-Sewer and Engineering do not often coincide. It helps if there is a long lead-time. He said that in this case his department has someone available who can get this done at the beginning of the next fiscal year, so they can move ahead with the project and do the work in this calendar year.

Chairman Parisi said that the Engineering Department is now working on the Christian Street bridge.

No public comments.

Seven (7) Councilors voted aye. Mr. Brodinsky voted nay. Mr. DiNatale was absent. The motion passed.

7. Consider and Approve a Budget Amendment in the Amount of \$35,000 to Transmission and Distribution Mains Acct # 433-9012-343 to Power Purchased for Pumping Acct # 431-8620-623 - Water Division

Mr. Knight read the letter from Mr. Dann to the Public Utilities Commission and made a motion to approve a Budget Amendment in the Amount of \$35,000 to Transmission and Distribution Mains Account from Power Purchased for Pumping Account as requested by the Water Division. Mr. Farrell seconded the motion.

Roger Dann, General Manager, Water-Sewer Divisions, reviewed the modifications to the contract. He said that after the bids were received and reviewed it was revealed that the cost increase was in the cost of asphalt. In talking with the contractor and requesting that they minimize their trench width to allow a reduction of pay limits by one foot. He said that by doing that it reduced the estimated quantities that will be paid for, and it can be deducted from the bid amount for the purposes of entering into the purchase order. He said that the contractor agreed to the modification so the amount is reduced by about \$32,000 based on the reduction in quantity. He said this helps but they are still somewhat short.

All Council members present (9) voted aye. The motion passed.

8. Consider and Approve a Bid Waiver Request for Tilcon Connecticut Inc.  
- Public Works

Mr. Knight read the memo from Mr. McCully, Director of Public Works, to the Mayor and made a motion to Approve a Bid Waiver Request for Tilcon Connecticut Inc. as requested by Public Works. Ms. Papale seconded.

Henry McCully, Director, Public Works, said that the State of Connecticut bids were opened today (*May 8, 2007*) and said that Tilcon told him that they are the low bidder and that will have to be confirmed officially and that could take two to three weeks. He said that they would like to start paving on Williams Road next week. He said they would be using the state bid price, the low bid that was opened up today.

Mayor Dickinson asked if it isn't official yet how could they be charging that price and wouldn't it be the old price. Mr. McCully said that last year when he asked for a bid waiver, Tilcon had agreed to hold the previous year's prices. This year we know who the low bidder is but there hasn't been an official award by the State of Connecticut. He said that by having a bid waiver he would use today's prices that were opened today, and he won't cut any purchase orders until he gets it officially on paper. The Mayor asked for verification so there is justification to rely on the bidder's belief. He said we need more than Tilcon indicating that they believe that they are low bidder. Mr. McCully said that Tilcon has the paperwork and that he will get that before he proceeds.

Eight (8) Councilors voted aye. Mr. DiNatale was absent. The motion passed.

9. Conduct a Public Hearing at 7:00 P.M. and consider and act on the following Ordinance:

AN ORDINANCE APPROPRIATING \$2,050,000 FOR THE  
PLANNING, ACQUISITION AND CONSTRUCTION OF VARIOUS  
MUNICIPAL CAPITAL IMPROVEMENTS 2007-2008 AND

AUTHORIZING THE ISSUE OF \$2,050,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.

Chairman Parisi convened the Public Hearing at 7:10 P.M. and stated that the \$2,050,000 2007-2008 Capital Improvement Program Bond Ordinance, which is the subject of this Public Hearing, is available to the public and may be obtained at this meeting from the Town Clerk.

Mr. Knight moved, and the motion was seconded by Mr. Farrell, to read the Title and Section 1. of the ordinance as proposed in its entirety and to waive the reading of the remainder of the ordinance, incorporating its full text into the minutes of this meeting.

Upon Roll Call vote, the ayes and nays were as follows:

AYE: Brodinsky, Doherty, Farrell, Knight, Papale, Rascati,  
Testa, Parisi. Mr. DiNatale was absent.

NAY: Zero

AYE - 8; NAY - 0; ABSENT - 1

The motion passed.

Mr. Knight read the Title and Section 1. as follows:

AN ORDINANCE APPROPRIATING \$2,050,000 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF VARIOUS MUNICIPAL CAPITAL IMPROVEMENTS 2007-2008 AND AUTHORIZING THE ISSUE OF \$2,050,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.

Section 1. The sum of \$2,050,000 is appropriated for the planning, acquisition and construction of municipal capital improvements 2007-2008 consisting of: ( i ) Public Works Department - new vehicle lifts; ( ii ) Doolittle Tennis Courts - new lighting, one additional court and resurfacing of the existing courts; ( iii ) Clintonville Road - mill, pave and partial reconstruction; ( iv ) Hall Avenue Streetscape IV - construction of Senior Center Connection; ( v ) Community Lake restoration and; ( vi ) Old Durham Road Bridge repair, and for appurtenances, equipment and services related thereto, or so much thereof as may be accomplished within such appropriation, including administrative, advertising, printing, legal and financing costs, said appropriation to be in addition to all prior

appropriations for said purpose and inclusive of any and all State and Federal grants-in-aid.

Chairman Parisi asked for comments from the public.

Lucille Trzcinski, 25 Turnberry Road, asked if IV referred to Phase IV in regard to the Hall Avenue Streetscape IV. Mayor Dickinson said that it does and that it includes connection to the Senior Center. Ms. Trzcinski said that it was her understanding that Phase IV in the town's streetscape improvements would be Center to Prince and Center to Church. She said she noted in the budget that for this particular item there has been \$900,000 appropriated this year and \$400,000 appropriated next year. Mr. Knight said \$700,000. Mayor Dickinson said that this budget has \$900,000 for 2007-08, and then in 2008-09 it has \$700,000. Ms. Trzcinski asked if this particular streetscape will cost \$1.6 million. Mayor Dickinson said this would not cover the entire cost and that for the streetscape plus the trail the cost would be about \$2.3 million. Ms. Trzcinski asked if this was the cost of the Hall Avenue Streetscape without going around the trail, just from Hall to Quinnipiac to Community Lake to the entrance to the Linear Trail. Mayor Dickinson said that portion of it may be \$1.6 million. He said that this included the Senior Center portion, so there is not enough money here to do the entire project. Ms. Trzcinski said she does not favor this if it goes beyond Washington Street because it was not part of the initial plan of revitalization for the downtown and she doesn't know where it came from. She said that WCI was presented with it but they didn't have any input into it. She said that major concern is that the town is spending money for this streetscape improvement when the town had improvements in the center of town that were begun in 1986. She said that things that have fallen into disrepair include benches, light poles, period lighting poles that are missing, bus stands, trees that are a problem, trash barrels without their lids. She said there is no point in buying new things if you don't take care of the old things first. She said that she is disappointed in the maintenance of this investment. She doesn't approve of the expenditure of this money, especially all the way down Hall Avenue.

Robert Sheehan, 11 Cooper Avenue, asked about the budget for the bridge on Old Durham Road. The Mayor said that \$50,000 is scheduled. He questioned why the Christian Street Bridge, closed for a year, was not on this schedule. The Mayor said that projects on this ordinance won't begin as soon as the Christian Street Bridge which already had funding. Mr. McCully said that the Christian Street Bridge appeal period ends May 10<sup>th</sup> and that preliminary work may begin next week. Mr. McCully stated that engineering is working on the repair design of the existing bridge (Old Durham Road Bridge). The Mayor said the town is not looking to rebuild the bridge. Mr. Sheehan suggested replacing the Old Durham Road Bridge in light of how narrow it is.

John Letourneau, 3 Regent Court, said that he has not see plans for the streetscape project where it is going to extend down past Community Lake and asked if this is what is proposed to go down Hall Avenue will it be with period lighting and brick sidewalks on both sides of the road. Mr. McCully said that he believes that it is

and that Engineering is handling that project and the design includes period lighting much the same as other areas in town. Mayor Dickinson said that he doesn't believe the full treatment, including lights, is planned all the way to the Hall Avenue Bridge over the Quinnipiac River but that it would end in the vicinity of Washington Street. Mr. Letourneau said he would like to see the full treatment go as far as Washington Street. Mayor Dickinson said that he thinks that the lights go as far as Wallace Park on Quinnipiac Avenue and that it will be similar. Mr. McCully said all the way to the entrance to the Linear Trail. Mr. LeTourneau said to stop at Washington Street and repair the sidewalks on both sides of Hall Avenue and add sidewalks to areas where they should be. He said that it will create some cohesiveness for the area. He said that the downtown business district ends at Washington Street and that Washington Street is part of that district. He thinks that stopping at Washington will allow funds to go back to the Quinnipiac Avenue side to improve the Garden Road area since this is the gateway area to the town.

Mayor Dickinson said that there are five primary roads that come together – North and South Colony, Center and Quinnipiac and Hall- all of which are major thoroughfares that bring traffic into town. He said that given the trail that the next step that the same treatment should be given Hall Avenue as was given Quinnipiac Avenue and that the thought is an outlining of the primary roads into town. Mr. Letourneau said that Quinnipiac Avenue should be finished as far as the river at least. Ms Trzcinski added in regard to period lighting that Quinnipiac Avenue is a gateway into town far more so than Hall Avenue and she suggesting following what Mr. Letourneau offered.

Tony Debaise, 278 North Main Street asked what is temporary borrowing and where do the funds come from. Mr. Bowes said that the \$2 million comes from the Electric Division's contribution as per ordinance \$2,050,000, and the term temporary borrowings means notes, short-term notes anywhere from several months up to three years. It is basically used as a safety net in the language of the ordinance. If we had a cash crunch tomorrow, this gives us the authority for some funds for these projects on a temporary basis. It gives the town latitude.

Wes Lube, Montowese Trail, asked if this was the last time anyone could speak on this subject. Mayor Dickinson said that there is not enough money given the \$900,000 to initiate the project and next year's planned appropriation is not sufficient either. He said that the town has application for federal funds and should we receive funds, there is a possibility of being able to move forward but at this point the two years funding isn't sufficient. He said that there would be other discussions regarding appropriations of funds before anything can be done on the project. He said that if the town gets federal funds that they would have to be appropriated as well.

Phil Wright, Sr., 160 Cedar Street, asked how much of this is for Community Lake. Mayor Dickinson said there is \$50,000 for test borings to determine if there are Community Lake soil problems that need to be performed as suggested by the Department of Environmental Protection prior to getting permits to enlarge the

ponds. He said that this testing is well short of what the state has suggested. He said that this is a limited amount of money to do some testing.

Chairman Parisi closed the Public Hearing at 7:35 P.M.

Mr. Knight moved, and the motion was seconded by Mr. Farrell, that the ordinance entitled:

“AN ORDINANCE APPROPRIATING \$2,050,000 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF VARIOUS MUNICIPAL CAPITAL IMPROVEMENTS 2007-2008 AND AUTHORIZING THE ISSUE OF \$2,050,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE,” a copy of which is attached hereto, be adopted.

Mr. Brodinsky asked if the budget is passed and the money from the Electric Division is appropriated for these purposes, and the Hall Street project doesn't go forward but there is this amount of money now in the Capital and Non-Recurring Fund then what happens to that money. James Bowes, Comptroller, said that under the ordinance the funds remain in the Capital and Non-Recurring Fund to be used either for future projects, which would have to be appropriated by the Council, or for debt service on items that were borrowed in the past for Capital and Non-Recurring items. Mr. Brodinsky asked that if the budget passes and the Electric Division's money goes into the Capital and Non-Recurring Fund and if the rights given the town under this bonding ordinance are exercised so that we borrow \$2 million, we then have \$2 million from the bonding ordinance and \$2 million from the Electric Division, which is \$4 million, then how does the proceeds of the bonding show up. Mr. Bowes said that there would be \$4 million of revenue in the Capital and Non-Recurring.

Mr. Brodinsky asked under what circumstances would we have to borrow, if the money from the Electric Division goes into this fund, then why would we ever have to borrow. Mr. Bowes said that they take the Electric Division funds as the Electric Division collects them, monthly, and he said that the only time that he sees that a borrowing would be needed for this purpose would be if these projects all happened at once. It's a timing issue. He said that he doesn't foresee having to borrow for that right now but the Council's authorization gives the town that parachute. Mr. Brodinsky said that there are two issues – one is the issue of the wisdom on spending the money for this purpose, and the other issue is, if the money is spent, should there be flexibility in bonding. He said that he is in favor of the flexibility.

Chairman Parisi asked that if the Council would be informed if the town had to go to bonding or borrow further. Mr. Bowes said they would be informed after the bond sale but after the Council authorizes this ordinance, the town needs no further authorization to borrow funds but Mr. Bowes said that he would let the Council know.



Mr. Testa asked if the town would have to pay off the bonding with the Electric Division money if the town were to borrow \$2 million. Mr. Bowes said the town would not have to implement an accelerated bonds repayment even though there would be a temporary excess in the fund and those funds would be used to pay the bonds and the interest back. Mr. Testa asked if the town is free to utilize money in this fund for other projects provided they fit the category of capital projects. Mr. Bowes said that the money has to be used for the projects as identified on that list unless it's altered by a subsequent ordinance. Mr. Testa recalled a budget workshop discussion of when a project is complete and there is money left over, that the money could be allocated and used towards other capital projects provided they are projects that meet the capital and non-recurring criteria. Mr. Bowes said that was correct, and the Council would authorize it and no one else can spend the funds.

Mr. Testa said referring to the streetscape project, that if down the road it is decided that there are other ways for the project to go, the town could take the appropriate action to reallocate the money and use it in a different way. Mr. Bowes said that is how he reads the ordinance. Mr. Testa asked if the Council could receive a copy of the streetscape Phase IV plans to date with the details – bricks, not getting bricks, etc. He also asked for clarification on where the Senior Center connection is going to be – will it be coming up Washington and go around Hall or is it coming through the back.

Mayor Dickinson said that there are discussions over the best way to handle that and nothing has been finalized. He said that the primary thought was for the connection to occur at the bank of the river or where the decline begins toward the water, and then a trail to the Senior Center, basically at the bridge area. Mr. Testa said that he assumed that it would be a walking trail along the Community Lake property bank and then meeting up at some point this side of the bridge on Hall Avenue. Mayor Dickinson said connect at Hall Avenue and go to the Senior Center and then potentially there would be another project that would take the connection from the Senior Center to the over to where the bridge is across the Quinnipiac River in the vicinity of where the tunnel is under the Merritt Parkway, and it would be a complete loop all the way around. Mr. Testa said that the questions of Hall Avenue cause him to think that perhaps the plan of beautification of Hall Avenue is to allow that connection to the Senior Center to be made along a nice route. He said that he does have questions about how wise it is to do all of that work on Hall Avenue and to what extent.

There were no other comments.

Chairman Parisi declared the ordinance adopted.

10. Consider and Approve Adopting the Fiscal Year 2007-08 Budgets of the Town of Wallingford and setting a Rate of Tax for Fiscal Year 2007-08 – Chairman Robert F. Parisi

**MOTION I.**

Mr. Knight moved to adopt the total general fund revenue budget of \$134,980,196 for the fiscal year beginning July 1, 2007.

Mr. Farrell seconded the motion.

No comments from the public.

Mr. DiNatale acknowledged the work in developing the budget by the Mayor and department heads and said that he is against the budget for one reason. He said that in the past the specifics of the Reserves have been talked about and various line items have been discussed to save some money. He said that we've done our best to develop the budget and asked the taxpayers to accept the burden of the increase in taxes. He said that his sense is that taxpayers are asking us to make some sacrifices and to work with less. He said that we are here on the tail end of an unprecedented amount of growth in our town and with our tax base, especially with commercial development. He said that he is concerned that if we can't find a way not to work with the income that we have, then when and so he is voting against the budget tonight.

There were no further comments from the Council.

**ROLL CALL VOTE: 6 – AYE 3 – NAY**

*Brodinsky – no; DiNatale – no; Doherty – yes; Farrell – yes; Knight – yes; Papale – yes; Parisi – yes; Rascati – yes; Testa – no*

The motion passed.

**MOTION II.**

Mr. Knight moved to adopt the total general fund expenditure budget of \$134,980,196 for the fiscal year beginning July 1, 2007.

Mr. Farrell seconded the motion.

Tony Debase, 278 North Main Street, made comments on the tax increase and asked the Council to not adopt the budget. Mayor Dickinson said that this budget has a 3.7% tax increase is dependent on the funds from the State of Connecticut and if Wallingford does not receive those funds that the increase will be another ½ mill so that it could go as high as 5% or 6% without the state's money.

David Barbarino, Yale Avenue, asked about the percent did the grand list grow with respect to this budget. Mayor Dickinson said that the net growth was about \$700,000 in taxes, or less than 1% when the Verizon adjustment was made. He said that Verizon chose the state method of taxation, which reduced the town's grand list by half. He said that it is figured into this budget.

Sharon Saunders, 46 South Cherry Street, asked why the Council doesn't support the budget in light of the fact that there were no motions to change the budget. Mr. Brodinsky said that the Mayor is in the best position to reduce the overall budget and have the department heads reset their priorities to reduce their specific budgets, resulting in a mill rate that is less.

Robert Sheehan, 11 Cooper Avenue, said that the Mayor sets aside money to balance the budget every year and asked how much is it now? Mayor Dickinson said that from the fund balance we are using \$6.3 million, and last year it was \$6.4 million. Mr. Sheehan asked for no tax increase.

Pasquale Melillo, 15 Haller Place, asked when the next revaluation would take place. James Bowes, Comptroller, said that the next revaluation for the grand list will take place 10/01/ 2010 and will take effect in the fiscal year July 1, 2011 – June 30, 2012. Mr. Mellilo commented on senior citizens and the cost of food and medicine.

Jason Zandri, Lincoln Drive, confirmed that \$6.3 million was in the budget surplus and asked of the 3.7% increase in the budget overall, what was the total amount of the change from the previous year. Mr. Bowes said that new year versus the current year is \$5,559,737 million and that right now the budget balance is \$21 million 6-30-06 the date of the last audit. He said that it represents: \$944,000 reserved to pay purchase orders; approximately \$7 million retained for the town's credit rating; \$1.3 million for continuation appropriations in force and approximately \$6 million is the free fund balance. Mayor Dickinson said that using more funds threatens our status in the future. Mr. Zandri made comments on a top down approach to the budget.

David Barbarino, Yale Avenue, made comments on the \$700,000 from the grand list in relation to the 3.7% tax increase. Mayor Dickinson said that the \$700,000 was based on the existing mill rate and the budget is based upon a new mill rate. Mr. Bowes said that the 3.7% is a mathematical calculation comparing what the project mill rate would be to provide these services versus what today's mill rate is and that incorporates everything. Mayor Dickinson said that the grand list increase is in the calculation of what taxes will be paid. He said that it is property being taxed and the new mill rate has us falling short of the proposed expenditures by approximately \$5 million; hence, there is a 3.7% increase in taxes across the growth in the grand list and the pre-existing grand list. He said that it is 3.7% against all of the grand list, new and old.

Wes Lube, Montowese Trail, asked if it was the weighted budget of the Board of Education that brings the overall percentage up. Mr. Bowes concurred and said that the Board of Education budget as proposed by the Mayor increases 4.5% and the general government by 3.9%, the total therefore is 4.3% so Mr. Lube's weighted average theory is correct. Mr. Lube said that we can't ignore the Board of Education budget and then complain about the overall budget. He also said that a very high percentage of the total budget is represented by compensation of

employees of the Board of Education and Town Hall. He suggested being more aggressive during Union negotiations.

Pasquale Melillo, 15 Haller Place, made some comments about currency trading. Mr. Bowes said that it does not have effect on the mill rate.

**ROLL CALL VOTE: 6- AYE 3- NAY**

*Brodinsky - no; DiNatale - no; Doherty - yes; Farrell - yes; Knight - yes; Papale - yes; Parisi - yes; Rascati - yes; Testa - no*

The motion passed.

**MOTION III.**

Mr. Knight moved to establish the property tax rate for the fiscal year beginning July 1, 2007 at 22.05 mills.

REAL ESTATE AND PERSONAL PROPERTY TAXES IN EXCESS OF \$100 SHALL BE MADE IN TWO INSTALLMENTS. THE FIRST OF WHICH IS DUE JULY 1, 2007, PAYABLE ON OR BEFORE AUGUST 1, 2007. THE SECOND INSTALLMENT SHALL BE DUE JANUARY 1, 2008, PAYABLE ON OR BEFORE FEBRUARY 1, 2007. REAL ESTATE AND PERSONAL PROPERTY TAXES OF \$100 OR LESS SHALL BE PAID IN ONE INSTALLMENT DUE JULY 1, 2007 AND PAYABLE ON OR BEFORE AUGUST 1, 2007 AS PROVIDED BY CONNECTICUT STATUTE, CHAPTER 204, SECTION 12-144.

MOTOR VEHICLE TAXES SHALL BE MADE IN ONE INSTALLMENT DUE JULY 1, 2007 AND PAYABLE ON OR BEFORE AUGUST 1, 2007 AS PROVIDED BY CONNECTICUT GENERAL STATUTE, CHAPTER 204, SECTION 12-144A. DELINQUENT MOTOR VEHICLE TAXES SHALL BE PAID ONLY IN CASH OR BY CERTIFIED CHECK OR MONEY ORDER AS PROVIDED BY CONNECTICUT GENERAL STATUTE, CHAPTER 204, SECTION 12-146.

PROPERTY TAXES IN AN AMOUNT OF LESS THAN FIVE DOLLARS SHALL BE WAIVED.

CHECKS IN PAYMENT OF PROPERTY TAXES WHICH HAVE BEEN RETURNED BY THE BANK SHALL BE SUBJECT TO A FIFTEEN DOLLAR (\$15.00) FEE.

Mr. Farrell seconded the motion.

Robert Sheehan, 11 Cooper Avenue, asked what the current mil rate is. Mr. Bowes responded that it is 21.25.

No further comments from the public or the Council.

**ROLL CALL VOTE: 6-AYE 3-NAY**

*Brodinsky - no; DiNatale - no; Doherty -yes; Farrell - yes; Knight - yes;  
Papale - yes; Parisi - yes; Rascati - yes; Testa - no*

The motion passed.

**MOTION IV.**

Mr. Knight moved to adopt the budgets of the Divisions of the Department of Public Utilities for the Fiscal Year beginning July 1, 2007 as herein stated:

**Electric Enterprise Fund**

Operating Revenues	\$ <u>78,446,290</u>
Operating Expenses	<u>76,084,913</u>
Operating Income (Loss)	<u>2,361,377</u>
Non-Operating Revenue	<u>1,403,500</u>
Non-Operating Expenses	<u>183,214</u>
Net Income (Loss) Before Operating Transfers In (Out)	<u>3,581,663</u>
Operating Transfers (Out)	<u>2,071,067</u>
Net Income (Loss)	<u>1,510,596</u>
Working Capital: Sources of Funds	<u>4,622,596</u>
Working Capital: Use of Funds	<u>4,622,596</u>

**Water Enterprise Fund**

Operating Revenues	<u>5,650,078</u>
Operating Expenses	<u>5,950,440</u>
Operating Income (Loss)	<u>( 300,362)</u>
Non-Operating Revenue	<u>354,629</u>
Non-Operating Expenses	<u>186,500</u>
Net Income (Loss)	<u>( 132,233)</u>
Working Capital: Sources of Funds	<u>2,517,338</u>
Working Capital: Use of Funds	<u>2,517,338</u>

Sewer Enterprise Fund

Operating Revenues	<u>4,803,305</u>
Operating Expenses	<u>6,671,659</u>
Operating Income (Loss)	<u>(1,868,354)</u>
Non-Operating Revenue	<u>481,588</u>
Non-Operating Expenses	<u>109,860</u>
Net Income (Loss)	<u>(1,496,626)</u>
Working Capital: Sources of Funds	<u>1,503,557</u>
Working Capital: Use of Funds	<u>1,503,557</u>

Mr. Farrell seconded the motion.

No comments by the public or the Council.

**ROLL CALL VOTE: 9-AYE 0-NAY**

*Brodinsky - yes; DiNatale - yes; Doherty - yes; Farrell - yes; Knight - yes; Papale - yes; Parisi - yes; Rascati - yes; Testa - yes*

The motion passed.

MOTION V.

Mr. Knight moved to adopt the budget of the Capital and Non-Recurring expenditures fund for the fiscal year beginning July 1, 2007 in the amount of \$2,071,067 revenues and \$2,071,067 expenditures.

Ms. Doherty seconded the motion.

Mr. Brodinsky said that he finds that the matters in the Capital and Non-Recurring are under-explored and he said since there is so much money he wished there was another way of providing the Council with the detail. He also said that he is uncomfortable with the idea that the money goes in, and it is hard to get it out again, and he questions the wisdom and the priority of some of the monies that are going in and why it is going to be spent. He said that he will vote no on this motion.

There were no further comments

**ROLL CALL VOTE: 6-AYE 3-NAY**

*Brodinsky - no; DiNatale - no; Doherty - yes; Farrell - yes; Knight - yes; Papale - yes; Parisi - yes; Rascati - yes; Testa - no*

The motion passed.

**MOTION VI.**

Mr. Knight moved to approve Special Funds for the Board of Education of the Town of Wallingford for the fiscal year beginning July 1, 2007 as attached hereto and made a part hereof.

Mr. Farrell seconded the motion.

There were no comments.

<b>SPECIAL FUNDS BOARD OF EDUCATION - SUMMARY</b>						
<b>YEAR ENDING JUNE 30, 2008</b>						
	<b>FY 6-30-06</b>	<b>FY 1-31-07</b>	<b>2006-07</b>	<b>2007-08</b>	<b>MAYOR</b>	<b>COUNCIL</b>
	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>APPROVED</b>	<b>REQUEST</b>	<b>APPROVED</b>	<b>APPROVED</b>
<b><u>CAFETERIA</u></b>						
Revenue	1,743,661	919,748	1,976,755	2,031,088	2,031,088	
Expenditure	1,683,691	876,090	2,015,966	2,105,356	2,105,356	
<b><u>TITLE I</u></b>						
Revenue	292,921	106,000	291,921	206,283	206,283	
Expenditure	292,898	104,882	291,291	206,283	206,283	
<b><u>TITLE V</u></b>						
Revenue	13,674	7,000	16,711	8,047	8,047	
Expenditure	14,314		16,711	8,047	8,047	
<b><u>TITLE II</u></b>						
Revenue	193,609	83,000	168,254	159,558	159,558	
Expenditure	172,700	91,361	168,254	159,558	159,558	
<b><u>TITLE IV (Drug Free Schools)</u></b>						
Revenue	25,708	4,381	22,381	17,569	17,569	
Expenditure	23,027	6,284	22,381	17,569	17,569	
<b><u>VOCATIONAL EDUCATION GRANT</u></b>						
Revenue	64,892	45,000	64,892	60,895	60,895	
Expenditure	64,892	39,032	64,892	60,895	60,895	
<b><u>ADULT EDUCATION TUITION</u></b>						
Revenue	144,944	74,590	130,115	115,230	115,230	
Expenditures	134,484	57,481	130,115	115,230	115,230	
<b><u>ADULT BASIC EDUCATION</u></b>						
Revenue	234,709	150,998	262,549	263,966	263,966	
Expenditures	234,709	61,514	262,549	263,966	263,966	
<b><u>ON COMMON GROUND (Adult Education)</u></b>						
Revenue	20,000	3,000	20,000	20,000	20,000	
Expenditures	20,000	4,713	20,000	20,000	20,000	
<b><u>ADULT EDUCATION TECHNOLOGY</u></b>						
Revenue	35,000	22,000	35,000	35,000	35,000	
Expenditures	35,000	30,919	35,000	35,000	35,000	
<b><u>IDEA - PART B</u></b>						
Revenue	1,187,743	732,000	1,230,743	1,195,157	1,195,157	
Expenditure	1,192,288	630,300	1,230,743	1,195,157	1,195,157	

**SPECIAL FUNDS BOARD OF EDUCATION - SUMMARY**  
**YEAR ENDING JUNE 30, 2008**

	FY 6-30-06 ACTUAL	FY 1-31-07 ACTUAL	2006-07 APPROVED	2007-08 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<b><u>PRE-SCHOOL HANDICAPPED</u></b>						
Revenue	31,162	26,000	41,557	41,478	41,478	
Expenditure	34,528	24,677	41,557	41,478	41,478	
<b><u>OUTSIDE SERVICES</u></b>						
Revenue	58,919	33,668	52,000	65,000	65,000	
Expenditures	63,659	35,218	52,000	65,000	65,000	
<b><u>AE NELLI MAE</u></b>						
Revenue	46,117	47,270	46,117	47,270	47,270	
Expenditure	36,579	24,253	46,117	47,270	47,270	
<b><u>BILINGUAL GRANT</u></b>						
Revenue	14,437	3,000	14,355	15,975	15,975	
Expenditure	14,437	5,711	14,355	15,975	15,975	
<b><u>INSURANCE CONTRACT</u></b>						
Revenue	1,132,951	669,059	900,000	1,150,000	1,150,000	
Expenditure	1,137,473	798,855	900,000	1,150,000	1,150,000	
<b><u>SUMMER SCHOOL</u></b>						
Revenue	30,690	26,095	34,175	31,150	31,150	
Expenditure	30,619	27,508	34,175	31,150	31,150	
<b><u>MAGNET SCHOOL TRANSPORTATION</u></b>						
Revenue	96,000	57,200	97,200	110,500	110,500	
Expenditure	96,000	57,200	97,200	110,500	110,500	
<b><u>OPEN CHOICE</u></b>						
Revenue	197,535	89,000	275,158	200,000	200,000	
Expenditure	197,513	22,890	275,158	200,000	200,000	
<b><u>VOAG EQUIPMENT</u></b>						
Revenue	26,671			18,391	18,391	
Expenditure	124,637	18,241		18,391	18,391	
<b><u>INTERDISTRICT CO-OP GRANT</u></b>						
Revenue	7,850	-	-	-	-	
Expenditure	7,850	-	-	-	-	
<b><u>SUPERVISORS &amp; TESTING</u></b>						
Revenue	13,877	7,085		14,000	14,000	
Expenditure	13,877	7,738		14,000	14,000	
<b><u>SPECIAL EDUC EXCESS COST</u></b>						
Revenue	1,211,166		1,587,390	1,583,064	1,583,064	
Expenditure	1,211,166		1,587,390	1,583,064	1,583,064	
<b><u>MEDICAID REIMBURSEMENT</u></b>						
Revenue	105,919	67,187	100,000	150,000	150,000	
Expenditure	115,993	9,771	100,000	150,000	150,000	



**SPECIAL FUNDS BOARD OF EDUCATION - SUMMARY  
YEAR ENDING JUNE 30, 2008**

	FY 6-30-06 ACTUAL	FY 1-31-07 ACTUAL	2006-07 APPROVED	2007-08 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<b>TITLE III</b>						
Revenue	28,813	3,000	29,749	37,484	37,484	
Expenditure	28,276	9,932	29,749	37,484	37,484	
<b>TECHNOLOGY INFRASTRUCTURE</b>						
Revenue	64,026	-	-	-	-	
Expenditure	64,026	-	-	-	-	
<b>SISTER SCHOOL GRANT</b>						
Revenue	4,120	-	-	-	-	
Expenditure	4,120	-	-	-	-	
<b>IMMIGRANT &amp; YOUTH EDUCATION</b>						
Revenue	15,209	2,000	17,209	17,209	17,209	
Expenditure	11,741	3,732	17,209	17,209	17,209	

**ROLL CALL VOTE:** 9- AYE 0- NAY Brodinsky - yes; DiNatale - yes; Doherty - yes; Farrell - yes; Knight - yes; Papale - yes; Parisi - yes; Rascati - yes; Testa - yes

The motion passed.

**MOTION VII.**

Mr. Knight moved to approve Special Funds for the of the Town of Wallingford for the fiscal year beginning July 1, 2007 as attached hereto and made a part hereof. Mr. Farrell seconded the motion.

**ROLL CALL VOTE:** 9- AYE 0- NAY Brodinsky - yes; DiNatale - yes; Doherty - yes; Farrell - yes; Knight - yes; Papale - yes; Parisi - yes; Rascati - yes; Testa - yes

The motion passed.

SPECIAL FUNDS TOWN GOVERNMENT - SUMMARY						
YEAR ENDING JUNE 30, 2008						
	FY 6-30-06 ACTUAL	FY 1-31-07 ACTUAL	2006-07 APPROVED	2007-08 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<u>SCOW</u>						
Revenue	66,380	41,055	60,354	53,500	53,500	
Expenditure	66,380	30,056	60,354	53,500	53,500	
<u>COUNCIL ON SUBSTANCE ABUSE</u>						
Revenue	21,357	7,775	22,000	22,000	22,000	
Expenditure	21,255	2,436	22,000	22,000	22,000	
<u>CRRRA (SERVICE CONTRACT GRANT)</u>						
Revenue	47,948	37,500	50,000	52,296	52,296	
Expenditure	47,948	23,652	50,000	52,296	52,296	
<u>TOWN AID ROAD</u>						
Revenue	267,857	276,624	267,857	202,858	202,858	
Expenditure	178,130	226,582	267,857	202,858	202,858	
<u>LOCAL CAPITAL IMPROVEMENTS-2002/03</u>						
Revenue	5,954	-	-	-	-	
Expenditure	5,954	-	-	-	-	
<u>LOCAL CAPITAL IMPROVEMENTS-2003/04</u>						
Revenue	196,097	-	-	-	-	
Expenditure	196,097	102,771	-	-	-	
<u>LOCAL CAPITAL IMPROVEMENTS-2004/05</u>						
Revenue	259,324	-	-	-	-	
Expenditure	259,324	41,597	-	-	-	
<u>LOCAL CAPITAL IMPROVEMENTS-2005/06</u>						
Revenue	-	-	302,303	-	-	
Expenditure	-	181,970	302,303	-	-	
<u>LOCAL CAPITAL IMPROVEMENTS-2006/07</u>						
Revenue	-	-	-	299,146	299,146	
Expenditure	-	-	-	299,146	299,146	

**SPECIAL FUNDS TOWN GOVERNMENT - SUMMARY  
YEAR ENDING JUNE 30, 2008**

	FY 6-30-06 ACTUAL	FY 1-31-07 ACTUAL	2006-07 APPROVED	2007-08 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<b>LOCAL CAPITAL IMPROVEMENTS-2007/08</b>						
Revenue	-	-	-	299,146	299,146	
Expenditure	-	-	-	299,146	299,146	
<b>RECREATION DEPT PROGRAMS</b>						
Revenue	697,431	355,916	645,500	704,175	704,175	
Expenditure	570,807	393,122	645,500	704,175	704,175	
<b>DOCUMENT PRESERVATION GRANT</b>						
Revenue	12,000	12,000	12,000	12,000	12,000	
Expenditure	-	12,000	12,000	12,000	12,000	
<b>DOCUMENT PRESERVATION-TOWN SHARE</b>						
Revenue	19,377	12,192	-	-	-	
Expenditure	2,918	-	-	-	-	
<b>MEALS ON WHEELS-CSV-03 2005/06</b>						
Revenue	9,138	3,070	-	-	-	
Expenditure	14,363	5,714	-	-	-	
<b>MEALS ON WHEELS 2006-07</b>						
Revenue	-	1,839	18,600	-	-	
Expenditure	-	4,367	18,600	-	-	
<b>MEALS ON WHEELS 2007-08</b>						
Revenue	-	-	-	18,600	18,600	
Expenditure	-	-	-	18,600	18,600	
<b>HISPANICS IN PHILANTHROPY GRANT</b>						
Revenue	-	-	-	-	-	
Expenditure	4,263	-	-	-	-	
<b>SCOW 148 HHD-3 GRANT</b>						
Revenue	6,583	-	-	-	-	
Expenditure	18,924	-	-	-	-	
<b>SCOW 148 HHD-4 GRANT</b>						
Revenue	20,421	6,807	-	-	-	
Expenditure	11,294	15,934	-	-	-	
<b>SCOW 148 HHD-5 GRANT</b>						
Revenue	-	-	87,147	-	-	
Expenditure	-	9,535	87,147	-	-	
<b>SCOW CAUSA GRANT</b>						
Revenue	18,668	-	-	-	-	
Expenditure	18,668	-	-	-	-	
<b>PUBLIC HEALTH &amp; PREPAREDNESS PLANNING GRANT</b>						
Revenue	22,785	-	-	-	-	
Expenditure	20,032	-	-	-	-	

SPECIAL FUNDS TOWN GOVERNMENT - SUMMARY YEAR ENDING JUNE 30, 2008						
	FY 6-30-06 ACTUAL	FY 1-31-07 ACTUAL	2006-07 APPROVED	2007-08 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<b><u>NUTRITION HEALTH BLOCK GRANT</u></b>						
Revenue	3,682	-	-	-	-	-
Expenditure	3,473	209	-	-	-	-
<b><u>OPEN SPACE RESOURCE MGMT FUND</u></b>						
Revenue	-	-	8,500	8,500	8,500	-
Expenditure	-	-	8,500	8,500	8,500	-
<b><u>FEDERAL HOMELAND SECURITY GRANT-POLICE</u></b>						
Revenue	-	-	36,500	-	-	-
Expenditure	-	36,217	36,500	-	-	-
<b><u>HOMELAND SECURITY GRANT-POLICE GENERATOR</u></b>						
Revenue	-	-	27,140	-	-	-
Expenditure	-	-	27,140	-	-	-
<b><u>HOMELAND SECURITY GRANT-POLICE BUFFER ZONE</u></b>						
Revenue	-	48,398	48,474	-	-	-
Expenditure	-	48,398	48,474	-	-	-

**ROLL CALL VOTE:** 9-AYE 0-NAY Brodinsky - yes; DiNatale - yes; Doherty - yes; Farrell - yes; Knight - yes; Papale - yes; Parisi - yes; Rascati - yes; Testa - yes

The motion passed.

**MOTION VIII.**

Mr. Knight moved to authorize the Chairman to sign three copies of the finalized budget. Two to be filed with the Town Clerk and one to be placed on file in the Wallingford Public Library.

Mr. Farrell seconded the motion.

**ROLL CALL VOTE:** 9-AYE 0-NAY Brodinsky - yes; DiNatale - yes; Doherty - yes; Farrell - yes; Knight - yes; Papale - yes; Parisi - yes; Rascati - yes; Testa - yes

The motion passed.

(See Appendix II for a full set on the budget motions.)

The Chairman called a five-minute recess. The meeting reconvened at 8:40 P.M.

11. Discussion and possible action regarding the future of the Wooding Caplan Property – Councilors Mike Brodinsky, Vincenzo DiNatale, Lois Doherty, Jerry Farrell, Jr., Stephen W. Knight, Iris Papale, Chairman Robert F. Parisi, Rosemary Rascati, and Vincent F. Testa, Jr.

Mr. Brodinsky reported that Becker and Becker and Konover Construction and TSK Architects visited the building at 390 Center Street and that a report from each of them would be forthcoming.

Chairman Parisi confirmed that the Chief of Police was out of town and has been invited to attend the May 22<sup>nd</sup> Town Council meeting subject to confirmation.

Town Attorney Janis M. Small said that the easement discussion with AT & T has up the chain of the company on what they consider a very important building and that they have promised an answer for the next meeting. She said that she has been working on the title search issues and said that the Council was interested in the alleyway between the church and the Wallace Realty property. She said that she has looked into that further and our deed on the Wooding Caplan property make reference to rights to a 14 foot wide easement and our deed to 390 Center Street also makes reference to the same right-of-way. She said it is described as a 14 foot wide easement. She said that it is not defined anywhere but that it may date back to the 1800s. She said that she spoke with Dave Juliano because if you look at it in the Wooding Caplan deed and the fact that it is also in the 390 Center Street deed would one to believe that it goes the full length from the alleyway to Wallace Avenue That is the only way it would make sense for 390 Center Street to make reference to it. She said that the problem that you have is that it's not described anywhere and not on a map anywhere. She said that she asked Dave Juliano who had done a boundary survey back in the 1980s and whether any description of it was found and he had not and the problem with the reference to that alleyway is that once you get past the immediate area first area near North Main Street it is subject to a variety of definitions because you can put the 14-foot wide (*right-of-way*) in different places, and it could arguably make sense. She said that in the absence of it being anywhere, it couldn't be defined definitively unless everyone agrees. She said with regard to 390 Center Street deed mentioning it, she thinks it makes sense that it goes all the way back but locating it is another story. He didn't find any reference to its actual location and it does appear to go back to the 1800s, and she is still going to look a little bit further. She said if it is something that we want to explore that we certainly have rights there but in terms of defining it we will have to talk to neighboring property owners about perhaps reaching some agreement as to what it is.

Mr. Brodinsky asked if this is the alleyway between the church and Archie Moore's and does the easement show up in their title. Atty Small said that it does but not the church. She said that the church's (*deed*) is very difficult to read. She said that it is handwritten and very old and she can't find a reference to it in that

language. She said there is reference to it in the Wallace Realty deed but it is not referenced in other's deeds of neighboring property, so it appears to be our right, the right of 390 Center Street, which is also ours. She said that the Juliano boundary map that he did refers to it as being land of the church and/or Wallace Realty. She said she thought it was Wallace Realty until she saw his note so she isn't sure if there is some dispute between them as to who in fact owns that entire strip. She said if we were to firm up a use of that for our property that we would have to have some discussions about defining it with the property owners.

Mr. Farrell said to keep in mind that there was a building there and up until the first Town Hall was built in 1868 that a building known as Union Hall stood in this driveway. He said that Union Hall was the Town Hall for 20 or 30 years. He confirmed for Atty Small that it stood right where the 14 feet are. Mr. Farrell said that maybe there is an argument that the town still owns the property. Atty Small said that she thought it was Wallace Realty's property until she saw Juliani's note. It looks like people will have to come to some agreement. Mr. Farrell said that it would be interesting to find the deed into Union Hall and look for a deed out. Atty Small said that she would pursue that but it looks like we need to have conversations with people about defining it because we do have certain it because we do have certain rights there.

Mr. Brodinsky said that at some point, perhaps next time, we need to discuss the impact of the Police Chief's report on where we go from here. He said we can do that tonight but it seems to him that the Council should wait for the Police chief and get those questions answered. He said that we should have a common understanding as to when we are going to have that discussion because it is a serious discussion and we all may want to prepare for it.

Mr. Di Natale referring to the conversation of the Town Attorney with David Juliani, a licensed land surveyor and an authority, asked about the church's rights in the area between the two buildings but it gets gray as you go further east. Attny Small said that she hasn't seen the documentation that says the church has rights to that strip and from what she found it was Wallace Realty's but that the town had rights to use a 14 foot wide right-of-way, which is not defined anywhere. It's Mr. Juliani's note that mentions the church but she didn't see that in the deed. Mr. Di Natale said there is no potential for someone to cut off even the church from what you are seeing and we won't be seeing a fence there. Attorney Small said that the access way should stay but the question is that once you get further back, how do you define the 14 feet because it doesn't have to be a straight line back. She said because it is mentioned in the 390 Center Street deed, you could make a good argument that it has to go all the way back in order to meet Wallace Avenue.

Mr. Testa asked about the relevance of referencing that easement in the 390 deed. Atty Small said that it references it having rights to it so in order for that property to have a right to access that 14 foot strip, it would seem to her logical that that 14 foot strip has to run the full distance of the property to meet Wallace Avenue or the 390 Center Street doesn't have a way of getting to it. Mr. Testa asked if the

reference is in the deed of the Wooding property. Atty Small said that it was and it goes back to the 1800s and she hasn't yet found the first time that it is mentioned.

Lucille Trzcinski, 25 Turnberry Road, reviewed the entire Wooding Caplan property development issue beginning in 2002. She asked Mayor Dickinson about the Police Department needs in reference to the last five years. Mayor Dickinson said that the focus was on the best use of the property for Wallingford's downtown and that only when the 'Roadmap' was developed was the Police Chief along with the Fire Chief asked to submit a report. He said that the discussion did not focus on the best municipal use of the property.

Sharon Sanders, 46 South Cherry Street, said that when the property was purchased in 1993 that she understood that the Wooding Caplan property would be used for the Police Department parking and police use.

Kathy Avery, 42 North Elm Street, commented on the report from the Police Chief in relation to parking. There was discussion with Mr. Brodinsky who said that there are questions for the Chief as a result of his report. Chairman Parisi said that it is difficult to peg the number of parking places.

Bob Hogan, Grieb Road, talked about the 'Roadmap' with respect to the police department issue

Pasquale Melillo, 15 Haller Place, talked about long-range planning.

Robert Avery, 42 North Elm Street, asked about the moving of the police impound lot. Mayor Dickinson said that there is no plan to move the impound lot at this point.

Mr. Brodinsky asked to discuss where we are going with the next meeting and what we are going to discuss.

Mr. Knight said that he doesn't think there is any way that the Council can move forward without knowing to some degree what the needs of the department are in the next 10 and 15 years as the chief so carefully outlined and that we have to know one way or the other whether the property is a viable alternative for expansion. He said that he doesn't think the Council needs to discuss it with the chief. Mr. Knight said that the chief made it clear what his needs are, and they aren't just parking and some of that isn't driven by the growth of the town as it is changes in the law. He said that he would like to see the Council move in a positive, quick direction to getting an answer to the question of whether or not this property or part of this property can be used as a place for expansion of the existing building and plenty of parking. Mr. Knight said that has been an issue for a very long time and that the chief has made that clear. He said that we need to look down the road for 10 or 15 years and we need to find out whether the property we own is something we can utilize for the needs of the Police Department and the town. He said that we need to seek out expertise that we

don't have and the police chief said that he isn't qualified to answer the technical and architectural and engineering questions associated with structural modifications and the costs of such and endeavor. He said that he thinks we should proceed with this as soon as we can because the sooner we know, the sooner we get back on the Roadmap and disposed of this as an alternative or we have in front of us the alternatives available to us on this issue. He said that he would like to establish a committee to draw up specifications of the kind of architect/engineer that we need in order to help guide us with expertise in knowing what the alternatives are.

#### MOTION

Mr. Knight made a motion for the purposes of discussion. He moved that the Council establish a committee that consists of the Mayor, the Purchasing Agent, because he deals in contracts and the Town Attorney. The Mayor being the chief public safety officer. He said those three people sitting down and determining what the specifications would be for an expert to guide the Council to make the determination that he just discussed. He said he would like to make a motion to that effect, and he said he would elaborate further his ideas and Chairman's ideas are regarding how to make this happen in an expeditious way so that the Council can get through this and get to what is left.

Mayor Dickinson commented on coming up with specifications to hire an engineer or architect saying that the Council doesn't really need a committee. He said that we can do that and the Council would have to approve the specifications. He said it doesn't require a committee. He said you could ask for us to prepare specifications and then you would review and when you were satisfied, would you go out to bid?

Mr. Knight said what he and Bob (Parisi) talked about was having the three people he already mentioned draw up specifications as to what type of person, firm that we are looking for to give us guidance. He said that those specifications would come back to the Council for approval, and we would go out to bid for this service. He said that once the bids were returned, then it would be appropriate to interview those who are seeking to do the work, then we would establish a committee made up of the same three people plus Councilors. He said that is what he is looking to do. Mr. Farrell asked if the architect and the firm that Mr. Knight would hire is doing a cost comparison of what it would take to rehab and add on the existing facility versus creating a new facility at a new address. Mr. Knight said that they would have to tell us whether it was feasible to make an effective construction to the building and provide the parking in that footprint that is available. Mr. Farrell asked if they would make a logistical determination before they went too far logistically and added that he is not an architect or an engineer and said that perhaps this is a good idea that we bring in people who are knowledgeable to make the determination that it's worth it logistically or that it is a dead-end. And if it isn't a dead-end, then he asked what is the cost comparison between what it's going to take to do what you need to do at the present location versus create something anew at a different site. Mr. Farrell said that is valuable information for the Council because otherwise we are back to the Police Station



becomes the elephant in the room that blocks any further progress on the Wooding Caplan property. Mr. Farrell wanted to know what it would cost. Mr. Knight said that is the point of having bids after specifications are drawn up for what we are looking for but not that detailed. He said that we are looking for feasibility. Mr. Farrell said then they're not drawing plans in essence saying this is the square footage needed for x, y & z purposed and this is the cost to rehab versus the cost of new construction. Mr. Knight said that this is information that we have to have. He said that we are going to eventually outgrow this facility and the chief didn't indicate that was tomorrow but is we are going to do some planning so we have to find out what we can do with this site and find out how much of a foot print an enlarged facility would be before we see what is left of the property. Mr. Knight said that we might find out that it isn't viable for growth of the police station facility. He said that step two would be to make some rough estimates as to cost of rehab and expansion versus a new building on a new parcel purchased by the town. Mr. Farrell said he doesn't think it's feasible logistically but he is willing to spend some dollars on it to be able to justify in the future a new facility.

Mr. Testa said that the Roadmap has not been abandoned, and we have not disregarded the Police Department. We are in agreement to follow this path of looking into the needs of the police facility. He thinks that the Council has an obligation to do both concurrently since we own property that could be used for a new police station, and we have to consider it. He said to keep in mind that the town may decide that we need a new police station in a new location and the Council did something else with Wooding Caplan property, then people could say you had property and now you have to go out and buy more property. He said that he has difficulty having the Council taking a strong lead because it is an administrative function and should be handled by the Mayor's Office. He said that we have a Public Safety Committee that Councilors could be involved in. He said we should work on this concurrently with the Roadmap because there are other things on the Roadmap that need to be considered.

Mr. Di Natale said that he was expecting the Police Chief to be here tonight and that he needs to be here. He said that it is premature to go ahead with the motion in the absence of the Police Chief when he is due here at the next meeting. He said that we want him here as part of this discussion.

Chairman Parisi said that we want to remember that the Chief begged off this aspect of the project and he admitted that he didn't want to get into the technical aspect of this project. He said that he agrees with Steve that we are at a point where we don't really know what to do with the Police Station. He said that it is time to get some expertise involved who can show us more alternatives and the feasibility of those alternatives and with a price tag too. He said that this is a critical time in the process.

Ms. Doherty said that we need the information, the engineering, the traffic, the Becker report but we still get back to this and how are we going to make a

decision without having something solid to compare. She said that she does not see any other way.

Mr. Testa said that he agreed with Ms. Doherty. He said just request it and let it be done, and it will be more economical and efficient that way.

Ms. Rascati said that none of us, including the Police Chief, are qualified to get the information we need. She said that none of us are architects. She said that we need an architect to tell us what can be done and what can't. She said that she concurs with Mr. Knight.

Mr. Knight said that he would make a formal motion.

#### MOTION

Mr. Knight made a motion that we embark upon a feasibility study the first phase of which is to request the administration to develop specifications for a bid for architectural/engineering services that would assist us in determining whether or not the scope of the expansion of the Police Department and the feasibility of that expansion taking place on the property known as the Wooding Caplan property that is contiguous to its present facility.

Ms. Doherty seconded.

Bob Hogan recalled the Mayor saying that the Police issue isn't a big issue, and if it isn't at big issues at this time, then the Council is bringing the issue, which eventually will have to be addressed by the Council regarding the police facility. Mr. Hogan advocated cleaning up the property, fixing the parking and planting grass.

Mr. Knight said that in order to develop the Wooding Caplan property, the Council needs to know the alternatives. He added that does not mean that that's the way to go or that we will go that way.

Mr. Avery asked how much space is needed and who will make that decision. Mayor Dickinson said that whoever is hired would be using the Police Chief's report and discussing that with him as to what he sees as need for the future and then to quantify what space is needed given the report. He said that is what this is about, getting the quantification of the report for size and ultimately an estimate of cost. Mayor Dickinson said that it has to be part of the plan for the future but the Wooding Caplan use issue should not drive the construction of a new Police Department.

Mr. Testa left the meeting at 9:52 P.M.

Lucille Trzcinski, 25 Turnberry Road, said that she supported having the Police Chief present before passing the motion and that he needs to offer some input.

John Bradley, 49 Academy Street, said that he supports this idea and wanted to know how long it would take. He said that an architect is a technician who could not draw a plan from the Police Chief's report. Chairman Parisi said that he thinks an architect can tell us what we can and can't do which is one part of the puzzle. He said that he hopes it can be on the fast track. Mr. Bradley said that as a member of the Library Board that it took the library board two years to bring it to a design.

Mr. Farrell said that the chief said that there is a distinct set of police station architects and the chief quoted a certain dollar amount per square foot that he had from one of the police station architects and what going rate was for new construction.

Wes Lube, 15 Montowese Trail, suggested adding the Fire Station to the motion. He said that if one takes the Police and Fire station and adds the 3 accessways and 390 Center Street, it is a large piece of property and suggested that it be approached from this viewpoint.

Jason Zandri, Lincoln Drive, offer comments on cleaning up the Wooding Caplan property and the cost of a new police station based on the chief's numbers.

John LeTourneau, 3 Regent Court, recalled what the chief said about his consultation with an engineering firm who said that he couldn't build up when he inquired about using the attic space. He asked if the chief could bring that and elaborate on it.

Ms. Papale said that until we know what we are doing with the Police Department we don't know about Wooding Caplan and she said the Council should continue to follow the Roadmap. She said that she visited the Wooding Caplan property with Parks and Recreation Commission who are recommending a park for the property, and she made comments of the condition of the property and strongly advocated cleaning up the site. She said that she would like to wait for the Police Chief to be here with regard to action on the motion by Mr. Knight.

Mr. Di Natale restated his view to wait for the Police Chief before voting on the motion. He also said that he is positive about what has been presented by Mr. Knight. With regard to cleaning up the site, he said that there are some immediate needs of the Police Stations that should be addressed and at the same time clean the place up. He mentioned the C. F. Wooding Building and that no one needs this building. He said that without taking care of the police department immediate needs of parking improvements and some security that we are compromising the police services of this community, regardless of what the long-term needs are with the station. He said that the town should act quickly.

Mr. Brodinsky said that with respect to the Roadmap that he doesn't have any ownership with it. He said that the question is what is the right thing to do. He asked the Mayor what he thinks should be done and where we go from here.

Mayor Dickinson said that it's pertinent to get additional information because at some point we will need to know. He said if you look at the large picture and that it comes down to dollars. He talked about the Police facility and that everything needs to be weighed and that he agrees with the information gathering.

Mr. Brodinsky made comments regarding the motion and that it needs to be developed and that it should be passed around and that people need to be clear on the motion. He said that each option needs to be priced out as to what is most economical. Mr. Knight said that motion is to get things moving and move forward. He said that more questions slow us down. Mr. Brodinsky asked that once we have the information how would we use this information. Chairman Parisi said let's get the information and then make determinations. Ms. Papale said we all want to move forward but asked don't you think it would be important for the Police Chief here before voting on the motion and that it's only two more weeks and that there may be questions.

#### MOTION TO TABLE

At the conclusion of this very lengthy discussion that focused on the future of the Police Station as it relates to the Wooding Caplan property and the discussion that centered on having the Police Chief present to respond to certain questions before the motion be taken up, Mr. Brodinsky moved to table the motion for two weeks pending the appearance of the Police Chief and pending a written motion so we (the Council) can study it.

Mr. DiNatale seconded the motion to table.

*VOTE: AYE-3 NAY-5 ABSENT-1*  
*Brodinsky - yes; DiNatale - yes; Doherty -no; Farrell - no; Knight - no;*  
*Papale - yes; Parisi - no; Rascati - no; Testa - absent*

The motion failed.

Chairman Parisi called for a Roll Call Vote on the original motion by Mr. Knight.

Mr. Brodinsky asked for the motion to be read back.

#### RESTATEMENT OF THE MOTION

Mr. Knight made a motion for the Council to embark on a feasibility study for the first Phase by requesting the Administration to develop specifications for an architectural/engineering services to assist the Council in determining the scope of expansion of the Police station and its feasibility on the Wooding Caplan property. Ms. Doherty seconded the motion.

Chairman Parisi called for a vote on the original motion by Mr. Knight.

**ROLL CALL VOTE: AYE-5 NAY-3 ABSENT - 1**  
*Brodinsky – no; DiNatale – no; Doherty – yes; Farrell – yes; Knight – yes; Papale – no; Parisi – yes; Rascati – yes; Testa – absent*

The motion passed.

12. Executive Session pursuant to §1-200 (6)(D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property  
– Mayor

*Withdrawn*

13. Executive Session pursuant to §1-200(6)(B) of the Connecticut General Statutes regarding strategy and negotiations with respect to the pending tax appeal matter of BYK-Mallinckrodt USA v. Town of Wallingford – Law Department

Mr. Knight made a motion to enter into Executive Session pursuant to:

§1-200(6)(B) of the Connecticut General Statutes regarding strategy and negotiations with respect to the pending tax appeal matter of BYK-Mallinckrodt USA v. Town of Wallingford

Mr. Farrell seconded the motion. All Councilors present (8) voted aye.  
Mr. Testa was absent.

The motion passed.

The Council entered Execution at 10:29 P.M.

Mr. Knight made a motion to come out of Executive Session.  
Mr. Farrell seconded. All Councilors present (8) voted aye.  
Mr. Testa was absent.

The motion passed.

The Council exited Executive Session at 10:42 P.M.

Attendance at Executive Session:  
Town Council (8), Mr. Testa was absent; Mayor Dickinson;  
Town Attorney Janis Small

14. Motion to Consider and Approve the settlement of the BYK-Mallinckrodt USA v. Town of Wallingford tax appeal matter as discussed in Executive Session. – Law Department

Mr. Knight made a motion to approve the settlement of the BYK-Mallinckrodt USA v. Town of Wallingford tax appeal matter as discussed in Executive Session. Mr. Farrell seconded the motion.

All Councilors present (8) voted aye. Mr. Testa was absent. The motion passed.

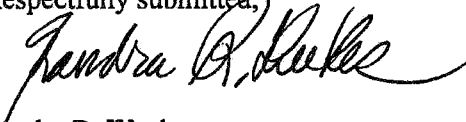
Mr. Farrell made a motion to adjourn the meeting. Mr. Parisi seconded the motion.

All Councilors present (8) voted aye. Mr. Testa was absent.

The motion passed.

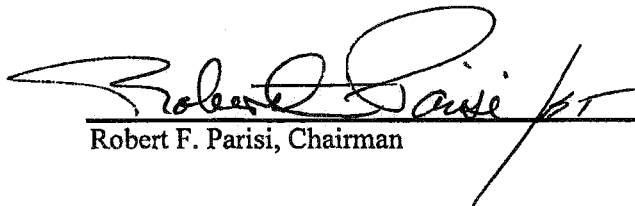
The meeting adjourned at 10:43 P.M.

Respectfully submitted,



Sandra R. Weekes  
Town Council Secretary

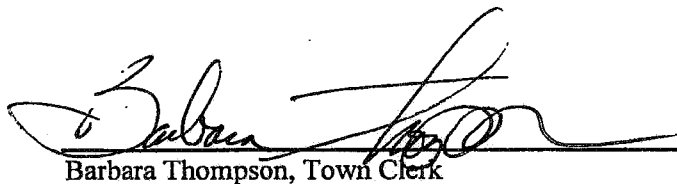
Meeting recorded by Sandra R. Weekes



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Robert F. Parisi, Chairman

5-30-07  
Date



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Barbara Thompson, Town Clerk

5-30-07  
Date

RECEIVED FOR RECORD 5-16-07  
AT 4:25 P.M. AND RECORDED BY  
Barbara Thompson TOWN CLERK