

TOWN COUNCIL MEETING

OCTOBER 10, 2000

6:30 P.M.

AGENDA

Blessing

1. Pledge of Allegiance and Roll Call
2. Correspondence
3. Consent Agenda
  - a. Approve and Accept the Minutes of the September 19, 2000 Special Town Council Meeting
  - b. Consider and Approve Tax Refunds (#78 - 91) Totaling \$5,178.21 – Tax Collector
  - c. Consider and Approve a Transfer of Funds in the Amount of \$4,500 from Fencing – Bennett Field Acct. #001-5015-999-9175 to Paint Town Council Chambers Acct. #001-5015-999-9177 – Public Works
  - d. Consider and Approve a Transfer of Funds in the Amount of \$2,514 from Front Mower w/Snow Blower Acct. #001-5015-999-9164; \$6,737 from Snow Plow Truck w/Equip. Acct. #001-5015-999-9901 and \$729 from Sand Spreaders for Plow Acct. #001-5015-999-9904 for a Total of \$9,980 To Four Wheel Sweeper Acct. #001-5015-999-9162 – Public Works
  - e. Consider and Approve a Transfer of Funds in the Amount of \$166 from Personal Computer & Accessories Acct. #001-5015-999-9113; \$224 from 3 Pt. Hitch Spreader Acct. #001-5015-999-9165; \$404 from Filter Crusher Acct. #001-5015-999-9168; \$1,938 from Fencing – Bennett Field Acct. #001-5015-999-9175; \$430 from Tile Ramps – Bath House Acct. #001-5015-999-9180 and \$339 from Sand Spreaders for Plow Acct. #001-5015-999-9904 for a Total of \$3,500 to Paint RR Station Acct. #001-5015-999-9948 – Public Works

f. Consider and Approve an Appropriation of Funds in the Amount of \$1,494 to Revenue Highway Safety Acct. #1050-050-5883 and to Police Overtime Acct. #001-2005-101-1400 – Dept. of Police Services

4. Items Removed from the Consent Agenda
5. PUBLIC QUESTION AND ANSWER PERIOD
6. Consider and Approve the Sale of Town-Owned Property Fronting 34 S. Turnpike Road in the Amount of \$1,000 and Approve Execution of a Warranty Deed to Convey Same – Town Attorney
7. Discussion and Possible Action on Scheduling a Special Town Council Meeting within Approximately Thirty (30) Days to Review, in detail, and Discuss the School Renovation Project with the School Administration, Board of Education, Architect, Building Committee and Owner's Representative as Requested by Councilors Mike Brodinsky and Jim Vumbaco.
8. Conduct a PUBLIC HEARING, Consider and Act on the Following Proposed Ordinance:  
  
Ordinance Appropriating \$1,805,000 for the Acquisition of Approximately 50 Acres of Rear Properties Known as 131 Cheshire Road and 136 Cheshire Road for Open Space and Authorize the Issuance of \$1,805,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose – 7:45 P.M.
9. Discussion and Possible Action Concerning Measures Being Taken or To Be Taken with Respect to the Town-Owned American Legion Building as Requested By Councilors Mike Brodinsky and Jim Vumbaco
10. Executive Session Pursuant to Section 1-200(6))D) of the CT. General Statutes Pertaining to the Purchase, Sale and/or Leasing of Real Estate – Mayor

TOWN COUNCIL MEETING

OCTOBER 10, 2000

6:30 P.M.

ADDENDUM TO AGENDA

3. Consent Agenda

- 3g. Consider and Approve a Transfer of Funds in the Amount of \$300 from General Purposes Acct. #001-8050-800-3190 to Regular Salaries & Wages Acct. #001-6030-101-1000 – Town Clerk

TOWN COUNCIL MEETING

OCTOBER 10, 2000

6:30 P.M.

SUMMARY

<u>Agenda Item</u>	<u>Page No.</u>
2. Correspondence	1-2
3. Consent Agenda – Items #3a-addendum #3g	2
4. Withdrawn	
5. PUBLIC QUESTION AND ANSWER PERIOD – Celebrate Wallingford Comments; School Bldg. Project; No lights yet in Town Hall Parking Lot; Inquiry Re: Beaumont Rd. & N. Main St. Ext. intersection – trucks have difficulty making turn; Sidewalk contractor for Town; Community Pool; Comments re: lack of enforcement of ordinances; Overgrown sumac at the corner of Rte. 5 and Christian Street	2-5
6. Approve the Sale of Town-Owned Property Fronting 34 S. Turnpike Road in the Amount of \$1,000 and Approve Execution of a Warranty Deed to Convey Same	6-7
7. Fail To Approve Scheduling a Special Town Council Meeting Within Approx. Thirty (30) Days to Review, in Detail, and Discuss the School Renovation Project with the School Administration, Board of Education, Architect, Building Committee and Owner's Representative	7-15
8. PUBLIC HEARING to Consider an Ordinance Appropriating \$1,805,000 for the Acquisition of Approximately 50 Acres of Real Properties Known as 131 Cheshire Road and 136 Cheshire Road Of Open Space and Authorizing the Issuance of \$1,805,000 Bonds of the Town To Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose Adopted:	18-22 22
9. Fail to Have the Town Council Place the Town-Owned American Legion Property with a Realtor , Someone who will Market the Property through Multiple Listing; Someone with Marketing Capabilities to the Internet and that The Property be Placed on the Market through Such a Realtor for About Six Months and the Terms of the Lease and Listing Agreement can be Worked Out In Appropriate Form, with the Idea that Someone Come in and Re-hab the Building	22-33
10. Executive Session 1-200(6)(D) – Purchase, Sale and/or Leasing of Property	33

## TOWN COUNCIL MEETING

OCTOBER 10, 2000

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, October 10, 2000 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Vice Chairman Raymond J. Rys, Sr. at 6:32 P.M. Answering present to the Roll called by Town Clerk Rosemary A. Rascati were Councilors Brodinsky, Center, Farrell, Knight, Rys & Vumbaco. Councilor Zappala arrived at 6:42 P.M.; Councilor Papale was ill; Chairman Robert F. Parisi was unable to attend due to a previous commitment. Mayor William W. Dickinson, Jr. and Comptroller Thomas A. Myers were also present. Asst. Town Attorney Gerald E. Farrell, Sr. arrived at 6:40 P.M.

A blessing was bestowed upon the Council by Rev. Kevin Dillon of Our Lady of Fatima Church, Yalesville.

### ITEM #2 Correspondence

In honor of Fire Prevention Week, October 8-14, 2000, information detailing the NFPA's (Nation Fire Protection Association) "Fire Drills: The Great Escape" Program was read into the record by Mr. Knight.

Now entering its third and final year, Fire Drills: The Great Escape! Has already proven to be a great success. To date, NFPA has documented 56 lives saved as a direct result of family participation in the campaign. The Great Escape centers around a unified North American fire drill and two grand prize contests for all fire drill participants. These fun, educational activities work to get communities actively involved in home fire escape planning and practice. Anyone wishing to participate in these activities can visit NFPA's Website at [www.nfpa.org](http://www.nfpa.org).

As the cornerstone of Fire Prevention Week 2000, the Great Escape fire drill (a.k.a. as the world's largest fire drill) will officially take place on Wednesday, October 11<sup>th</sup> at 7:00 P.M. NFPA feels that every household should have a fire escape plan to be sure that everyone knows exactly what to do in a fire. They suggest that you; draw a floor plan of your home; discuss the escape routes; pick a meeting place outside of your home upon escaping to make sure everyone was able to get out and lastly, hold a home fire drill at least twice a year.

At this time Mr. Knight read a resolution from the Mayor into the record proclaiming October 8-14, 2000, National Fire Prevention Week (Appendix I).

ITEM #3 Consent Agenda

ITEM #3a Approve and Accept the Minutes of the September 19, 2000 Special Town Council Meeting

ITEM #3b Consider and Approve Tax Refunds (#78 - 91) Totaling \$5,178.21 – Tax Collector

ITEM #3c Consider and Approve a Transfer of Funds in the Amount of \$4,500 from Fencing – Bennett Field Acct. #001-5015-999-9175 to Paint Town Council Chambers Acct. #001-5015-999-9177 – Public Works

ITEM #3d Consider and Approve a Transfer of Funds in the Amount of \$2,514 from Front Mower w/Snow Blower Acct. #001-5015-999-9164; \$6,737 from Snow Plow Truck w/Equip. Acct. #001-5015-999-9901 and \$729 from Sand Spreaders for Plow Acct. #001-5015-999-9904 for a Total of \$9,980 to Four Wheel Sweeper Acct. #001-5015-999-9162 – Public Works

ITEM #3e Consider and Approve a Transfer of Funds in the Amount of \$166 from Personal Computer & Accessories Acct. #001-5015-999-9113; \$224 from 3 Pt. Hitch Spreader Acct. #001-5015-999-9165; \$404 from Filter Crusher Acct. #001-5015-999-9168; \$1,938 from Fencing – Bennett Field Acct. #001-5015-999-9175; \$430 from Tile Ramps – Bath House Acct. #001-5015-999-9180 and \$339 from Sand Spreaders for Plow Acct. #001-5015-999-9904 for a Total of \$3,500 to Paint RR Station Acct. #001-5015-999-9948 – Public Works

ITEM #3f Consider and Approve an Appropriation of Funds in the Amount of \$1,494 to Revenue Highway Safety Acct. #1050-050-5883 and to Police Overtime Acct. #001-2005-101-1400 – Dept. of Police Services

Addendum – ITEM #3g Consider and Approve a Transfer of Funds in the Amount of \$300 from General Purposes Acct. #001-8050-800-3190 to Regular Salaries & Wages Acct. #001-6030-101-1000 – Town Clerk

Motion was made by Mr. Knight to Approve the Consent Agenda as Presented, Items #3a-addendum 3g, seconded by Mr. Farrell.

VOTE: Parisi & Papale were absent; all others, aye; motion duly carried.

ITEM #4 Withdrawn

ITEM #5 – PUBLIC QUESTION AND ANSWER PERIOD

Jack Agosta, 505 Church Street, Yalesville stated that he was pleased with the Celebrate Wallingford festivities held this past weekend. He asked if there were any plans to alternate the location of the event between the uptown and downtown areas of town?

Mr. Rys stated that it was his understanding that the event was held uptown this year due to the uncertainty of the disposition of the property on the corner of Hall Avenue and Route 5; proposed site for a CVS pharmacy.

Mayor Dickinson explained how the event has been held at each of the locations over the years for the sake of variety and to give Wallingford Center Inc. flexibility in the planning and design of the function. Center Street is a state road and there was disinterest on the part of merchants in the Simpson Court area who were opposed to having Center Street blocked off to traffic that might have otherwise come to their stores to do business.

Mr. Agosta asked if it costs the Town money to have its Public Works employees clean up after the event on the weekend?

Mayor Dickinson answered, yes.

Pasquale Melillo, 15 Haller Place, Yalesville stated that the Board of Education and Council should be in communication with each other regarding the issue of school children being approached by solicitors on the way home from school. He referred to a recent incident where a middle school child was approached on the way home from school by an individual who offered a bible to the youngster. This individual had registered with the Dept. of Police Services and other local authorities to inform them of his presence. The youngsters parents were upset with Dr. Cirasuolo's position on the matter which was that the school system did not have any jurisdiction over the matter.

Mr. Agosta stated that he attended an Ordinance Committee Meeting on Thursday, October 5<sup>th</sup> and found that the rear parking lot lights of the Town Hall have not yet been electrified as promised at a recent Town Council Meeting. Also, it has been stated many meetings ago that the Town Hall was going to be scraped and painted and that has not occurred yet either.

Mr. Melillo stated that the Council should scrutinize the School Building Project line item by line item to monitor costs.

Bernadette Renda, 753 N. Main Street Extension asked if any new developments have occurred with regards to the intersection of Beaumont Road and North Main Street Extension and the problems tractor trailer drivers are encountering trying to turn into or out of the side road? She reported many meetings ago that the truck drivers are jumping sidewalks and curbs in order to make the turn and wondered if the issue is being addressed?

Mr. Rys stated that Chairman Parisi had been addressing the matter as he stated at a previous meeting, however, he is absent this evening and therefore cannot report out on any developments. The question will be passed along to him.

Mr. Agosta asked if the Town has made any progress in hiring another sidewalk contractor to fix Town sidewalks?

Mayor Dickinson stated that he is pretty sure that a new vendor has already been contracted with and is working with the Engineering Department.

Mr. Melillo asked if there was anything new to report on the Cooke Property?

Mayor Dickinson replied, no, the Town is still moving forward in appealing the State's decision in the matter. There is no date set for argument as of this evening.

Ms. Renda asked if the pool can be scraped this fall now that it has been drained? Scraping it now allows for more curing time for the paint in the Spring.

Mayor Dickinson stated that he is awaiting a report from Tom Dooley, Director of Parks & Recreation which will hopefully clear up the issue of who is responsible for the problems we have been experiencing with the paint.

Mr. Melillo asked for an update on the Wooding/Caplan property.

Mayor Dickinson stated that there is nothing new to report.

Mr. Melillo suggested selling the property.

Mr. Agosta asked when the next Ordinance Committee meeting will be held and expressed his concerns regarding the lack of enforcement on the part of the Town regarding many of its ordinances.

Mr. Knight stated that he will check with Atty. Mantzaris to see how he is coming with the drafting of a proposed blight ordinance, based on what the issues and information obtained



and discussed by the committee to date. Atty. Mantzaris will be reviewing approximately eight (8) Town ordinances which currently address, to some degree, the issue of blight. It will take time to cull out the information from those ordinances and compile it into one single document. The issue of enforcement will be tackled; who, when, etc. The committee is going to try and devise something that is easy for everyone to understand; something that is workable and effective. The accountability will be built into the enforcement.

Mr. Agosta stated, there are a lot of things to think about; you have to inform the public and not offend anyone. The longer you wait, the harder it is to drum up the enthusiasm and support that you have for the issue now. In conclusion, he stated that he was very pleased with the plan that the committee is working on for recruiting and retaining volunteer firefighters and other emergency services volunteers. He supported the plan.

Ms. Renda returned to the microphone to express her concern with the overgrown sumac at the corner of Route 5 and Christian Street. It blocks the view of motorists exiting Christian Street onto Route 5 and it is growing inside the office portion of the gas station which looks unsightly. It is overgrowing the sidewalk area as well. There are children crossing the street in that location heading towards school. Is there anything that is being done or can be done to rid the area of the eyesore?

Mayor Dickinson stated that it is not town property by privately owned. There is a traffic signal at Christian Street and Route 5 which regulates traffic so there should not be any problem with sightlines. It is up to the private property owner.

Ms. Renda asked, is there any way to contact the property owner to see if they can clear that up?

Mayor Dickinson replied, we can try and contact them.

Mr. Agosta stated that the sumac is not the only thing blocking that area. If you could see the way the property was fenced off, it is only a little more than half blocked. There are piles of dirt on the property which can easily be accessed from the back. The property is not enclosed and presents a safety hazard. The Town should demand that the property be fenced off correctly to avoid a hazard. The area is an eyesore to the town and people who live in the immediate vicinity. People run red lights all the time and if someone runs the red light heading north on Route 5, the person exiting Christian Street will not see them. We should be able to take that sumac away; it will only be a couple of hours worth of work.

Mayor Dickinson stated, I said before that we are not going to commit public resources to cleaning up problems on private property. To the degree that we are responsible, that is

one thing. To the degree that it is the responsibility of a private property owner, that owner must take responsibility for that property.

ITEM #6 Consider and Approve the Sale of Town-Owned Property fronting 34 S. Turnpike Road in the Amount of \$1,000 and Approve Execution of a Warranty Deed to Convey Same

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

Mr. Vumbaco asked the Mayor if there were any tax liens on the property?

Mayor Dickinson responded, the tax liabilities and any tax liens were paid off at the time of the auction; the Town did not bid on the property. The property that had the liens on it transferred hands. The piece we are talking about is a little piece that would look like the edge of the road; it is right out in front of the property. It would not have had any liens on it.

Jack Agosta, 505 Church Street, Yalesville stated, a few months ago this piece of property was on the agenda to be sold to David Barberino for \$5,000. It was appraised by our Assessor for \$3,000.

Mr. Rys did not believe this to be the same piece of property.

Mayor Dickinson stated, it is the same piece but about 1/3 the size originally thought it to be. The current owner was able to find maps that show, as a result of actual survey, a much smaller piece as a result of moving and perhaps widening of South Turnpike Road. As a result the Town's piece is about 1/3 the size that was originally estimated. That is the means by which \$1,000 was determined to be the value rather than \$3,000.

Mr. Agosta stated, we had about \$70,000 of the Town's money into the property and Mr. Barberino bought it for \$33,000 and sold it for \$34,000. Did we get \$33,000 for the property?

Mayor Dickinson replied, liens were never on this piece we are talking about. The piece we are talking about has always been owned by the Town of Wallingford. The piece that had liens on it was privately owned and that is the parcel that adjoins this, where the buildings are. This is a narrow strip of land between the parcel with the buildings and the highway that the Town owns and has always owned. We did not acquire it from the owner and it did not have liens on it. We did not foreclose on this property.

Mr. Agosta asked, when the other piece was foreclosed on, did the Town make known to the public that it would have sold the small piece in front of the parcel to the person who bought the back piece? That would have possibly made that back piece more valuable.

Mayor Dickinson stated, there was no determination at that time that the Town was in possession of property in that area. That came up as a subsequent subject.

Pasquale Melillo, 15 Haller Place, Yalesville asked how large is the property?

Mr. Rys replied, .035 acres.

Mayor Dickinson stated, the current owner went through some trouble in having a surveyor look into this, research it, and determine that the original estimates by the Town were incorrect. The owner put some time and effort into it in order to help clear this up.

VOTE: Papale & Parisi were absent; all others, aye; motion duly carried.

ITEM #7 Discussion and Possible Action on Scheduling a Special Town Council Meeting Within Approximately Thirty (30) Days to Review, In Detail, and Discuss the School Renovation Project with the School Administration, Board of Education, Architect, Building Committee and Owner's Representative as Requested by Councilors Mike Brodinsky and Jim Vumbaco

Mr. Vumbaco stated, last week, on Monday, Mr. Brodinsky, Mr. Rys and myself attended a Special Board of Education (BOE) meeting that was held to discuss and act upon the renovation project, at least pushing the schematics along the path to the Town Council. As I sat there during the meeting, it was obvious to me that the BOE members were very torn between what they considered to be their fiscal responsibilities to the Town and their duty to the education and children of Wallingford. It is very, very obvious that this renovation project is probably the biggest project that has come before this Town Council in a long, long time, if not ever. In discussion with Mr. Brodinsky, we felt that it might be a worthwhile endeavor for the Council, as well as a learning experience for the Council, that all of us, the Council, BOE, School Administration, Building Committee, Architects and one person we left off, unintentionally, the Mayor's Office; we apologize for that; work together as a team to discuss this project so we don't get into a situation where they propose, we reject or propose back and we go back and forth. The only thing that happens is we waste time. We are asking that we sit down this evening and discuss this openly and I request that we put partisan politics aside and do something that I consider to be very important for this town, the residents and, most importantly, to the students. We need to sit down and discuss this openly with all the individuals and groups mentioned earlier. It is our duty and responsibility to do that. I don't feel that just bouncing it back and saying, "come back to us with a dollar figure" or the Council giving the BOE a dollar figure...we

could ultimately be short-changing the students in this town. I think we all need a better understanding of what this project is and if it is needed for us to sit down at a special meeting and perform what I consider to be our fiscal responsibility and discuss this project with them, that is what I am willing to do and I hope the rest of this Council does, too.

Mr. Rys stated, I did want to mention that Mr. Parisi had communicated to me earlier, as a matter of fact, yesterday, that he has all intentions of having a special meeting with the Council, BOE, etc., etc. I wanted to let you people know that.

Mr. Vumbaco asked, for the purpose of line item discussion?

Mr. Rys answered, I don't know. He did not say that.

Mr. Brodinsky stated, Mr. Vumbaco expressed my thoughts pretty well. I, too, want to go back to that night of the BOE meeting when the BOE voted to pass on the schematics to the Town Council. I was troubled that night, although not immediately sure why. After the meeting, however, Councilor Vumbaco and I went out to the parking lot, in the dark, and started discussing what it was that troubled us so. We were talking for quite a while and after some time the Superintendent, Mr. Cirasuolo, came by, passing us in the night and we exchanged the pleasantries that you do with Dr. C. and he could see that we were engaged in a heavy policy conversation. He moved on and Councilor Vumbaco and I were talking a little longer and Dale Wilson, Asst. Superintendent, came by and he saw that we were debating this issue back and forth and he, too, exchanged pleasantries and he moved on. I think Mr. Vumbaco and I were in the dark in that parking lot for an hour and one-half discussing what it was that bothered us. What bothered me, and I think Jim (Vumbaco) too, was that there seemed to be a possibility that different camps were forming in town; that lines might be being drawn. Lines might be being drawn between the BOE and the Council. That bothered me that that could possibly be happening. I do not want to see lines being drawn and camps forming with parents and teachers and students on the one hand and what we loosely call the taxpayers on the other hand; we are all taxpayers; but it didn't seem to me to be in the community's best interest to do anything to encourage division in the community over this issue. We are in this together; we have got to face it together; and we have got to find a solution together. To our way of thinking, the way to do this and the way to keep this project moving ahead in a sensible and reasonable fashion is to get more information; more communication; more understanding and maybe some good old fashioned salesmanship from members of the BOE. It is our hope that all the people involved in the project from the BOE to the experts and the Council. Mayor's Office, Building Committee, can all come together and talk frankly, even though it is an open meeting with the cameras rolling but, some honest talk; some leveling with each other and maybe some spirited debate. That is how I think we can stop exaggerating the divisions that may exist or may begin to form between different elements of the town. Now exactly what are we talking about when we say, a special meeting? The

what would be a meeting with everyone invited, as indicated in the motion read by the Vice Chair; there would be a school by school examination, re-assessment, re-evaluation, maybe line item by line item and maybe not, it all depends on what the individual Councilors have in mind but, one by one, an in-depth look at each school and each aspect of the renovation project as it pertains to each school. My view of how this should work is that the BOE would have center stage but they would be assisted by their experts and the Councilors would have an opportunity to ask all the questions they have in their minds about each school, one at a time. The primary focus of the questions, the way I see it, would be on, why is it that various elements are in the school renovation project? That would give the BOE the opportunity to explain why they did what they did and to affirm and re-confirm why they felt particular elements belonged in the school renovation project. Questions by the Councilors, no doubt, would be challenging; they would have to be. I think the BOE understands and I suspect there is more than one Councilor that agrees with me on this on each side of the aisle; this Council rubberstamps nothing. Challenging questions does not mean that anyone is against a particular element of the project or is hostile to the project; it gives the BOE an opportunity to explain, in detail, why they did what they did, but they can't do that if they don't have a challenging question. What I hope to get out of this is, I hope to learn a lot more and the only way I can do that is by asking a lot of questions. There would be, during this discussion, some frank explanation as to which items in the agenda are closely connected with the educational needs of the schools and maybe questions about whether or not certain elements are matters of enhancements; matters of convenience. That does not necessarily mean that they don't belong in the project. They may be very appropriate if the state, especially if the state, is subsidizing over forty percent of the expenses. That kind of honest give and take... I think that would lead us in the right direction. For example, supposing in one school there is a \$500,000 expense to paint a flagpole, changing it from white to purple with yellow polka dots. But on a reading of the school renovation project, it may appear to the reader that that expense is obviously an item that begs for questions and challenge. So the question clearly would be to the BOE, "why is it that at this particular school, you are spending \$500,000 to re-paint a flagpole?" And if the expense had merit, the BOE would say, "Councilor Brodinsky, I am glad you asked that question," and they would then proceed to persuasively answer it. If an explanation rang a little hollow; if the explanation was a little thin to one or more Councilors, that would immediately become apparent and the BOE could begin to get a feel as to what expenditures were on solid ground, at least with respect to the Council, and which were not. That is a cooperative effort; it takes people of good faith; it takes a spirit of compromise and it takes a Council that comes to this meeting without any notions that the School Renovation Project is flawed, even before the explanation begins. And it takes a BOE to come to this meeting understanding that no project is perfect. If both the BOE and Council approach this renovation project in that spirit of reasonable discussion, I think we can make some progress. Later on I will have a formal motion to make, but for now I will yield the microphone.

Mr. Rys stated, one of the things we have to bring into focus here is, there are items....Mayor, your office had requested certain items from the BOE or School Administration; have you received those items yet?

Mayor Dickinson replied, no. We had a number of questions and I would recommend that until we get some answers to these, that we delay scheduling a public meeting and they include some questions regarding A.D.A. (Americans with Disabilities Act) requirements; the boilers and roofs; some \$5.7 million worth of electronic improvements that has no back up and the only letter in the book that we have received; the reimbursement letter; indicates the project is not eligible for reimbursement and I would like to see a letter from the architect or Konover Swinerton, some responsible party, indicating that the project is eligible for reimbursement. I don't like it that the only letter in there says that we are not eligible. We would like to see a few of those things and I think at that point we are in a position to hold a meeting. Whoever you want to have the meeting is fine, but that would give us a starting point to know....in addition, I would like some kind of communication as to exactly what was approved by the Board of Education at their meeting; what is in and what is out; what has been added; there were some changes and some cost figures associated with those changes so the committee would have to be involved with that. We need those things before we sit down and try to deal with what the project is or isn't.

Mr. Knight stated, I don't think anybody up here disagrees with the intent of seeing to it that every aspect of this project is thoroughly reviewed and justified, especially by the body that is charged with the responsibility for educating the children of Wallingford. It is the largest public project in the Town's history, I believe, and it goes without saying that this is going to get an extremely diligent amount of scrutiny. I look forward to a lot of conversation with everybody that is involved. I think we will probably approach it just like we have any other large expenditure of money; asking hard questions and getting good answers. This is not a new process for the Town of Wallingford. This has gone on ever since we started building schools in this town and I expect it to continue. I would have to agree with the Mayor's request that we hold off until such time as we have all the information that we can get prior to the meeting. It should be available to us and we should have an opportunity to go over the additional information that is going to be forthcoming, before we even schedule a meeting. I don't think anyone disagrees with a tough scrutiny of a huge project like this but, I want to wait until I have all the information that is available.

Mr. Brodinsky stated, I think the Mayor's suggestion is an excellent one. When we put the item on the agenda, we would expect to have all of the information at our disposal and we welcome the Mayor's comments, that he has some questions out there, because we welcome the Mayor's participation in the debate or in the discussion so that's great. What is the timeframe that you (Mayor) anticipate getting the answers back in and, what

pressure can you put on to expedite the answers so that we can schedule a meeting at a reasonable time but a fairly early time?

Mayor Dickinson answered, I would hope that all of these can be answered fairly quickly. We have already asked for...I don't have an answer from the Law Department. We asked a law firm for some advice on the A.D.A. question and I don't know if that has come in. All of the other issues were raised the night of the meeting with the Council. It has been a while and I would anticipate that; whether we like the answers or not is another question but; in the very near future we have a knowledge as to whether there are answers or what the status is.

Mr. Brodinsky replied, one of the reasons why we put, approximately thirty days, was two-fold; the word "approximately" is with serious intent. Clearly, if we have to bend a little bit and make it thirty-five or forty days in order to get information, that is certainly reasonable. On the other hand, we did not want it to drag longer than necessary. Finally, because there are so many people involved, we wanted to give as much advance notice as we possibly could that this is coming up. People may want to change their plans and come in and listen and we have a lot of experts that may need to clear their calendars. If we pass this motion, which we are about to make, people will have a lot of advance notice that this is coming and then the exact date, if the motion passes, could be worked out with the Mayor's Office, Building Committee and the Council so that people have as much time; we have a target to shoot for. Mayor, do you see any problem with that procedure?

Mayor Dickinson answered, looking thirty days away, I would hope that we wouldn't have to take that long to be dealing with the subject.

Mr. Brodinsky asked, twenty days?

Mayor Dickinson replied, I hate to put a number of days on it. At the point we have the information, I would think within a week that we could be scheduling a meeting. This has been well known to everyone, at least the general subject, for more than a month or two. I know the pressure at the other end is to have something ready for the General Assembly by June of 2001. That means that the architect has to be working on something in order to have schematics ready for approval by the state. I don't think we can feel that we have the latitude to take as much time as we want; I don't think you are saying that. But, if we can avoid a thirty day wait, it would be of assistance to project and the committee. I think they, literally, would like to have people working on something absolutely as soon as possible.

Mr. Brodinsky asked, what timeframe would you suggest Mayor, and I will put that in the motion?

Mayor Dickinson answered, I don't know how to advise you on that because I don't know when I am going to have the information. I expect it would be soon but....to put days on it, I hesitate to do that.

Mr. Brodinsky stated, I think we are of the same mind. I am going to put twenty days in; it is only a target time, the motion will say, "approximately" and if we can schedule that sooner, I think that is even better but if it has to be even a little bit later, that is fine, too.

Motion was made by Mr. Brodinsky that the Town Council schedule a Special Town Council Meeting within Approximately Twenty (20) Days to Review, In Detail, and Discuss the School Renovation Project with the School Administration, the Mayor, Board of Education, Architects, Building Committee and Owner's Representative and the Format of the Meeting will be Consistent with the Presentation Made Earlier by the School Building Committee. Seconded by Mr. Vumbaco.

Mr. Centner stated, I concur with what Mr. Knight stated and also with the situation regarding the data awaiting the Mayor. A lot of times we are asked to look at projects that were pressed for time in order to get action on grant monies or funding, whether for construction or whatever it is. This is one project...where we need to take the time that we need to make sure that we are comfortable with what ever it is that is presented before we vote on it. The initial vote that came on the estimate six months ago, we were allowed only four days in which to render our vote to move that part of the project forward, and that was for \$43 million at the time and I wasn't comfortable with the process at that time. I don't want to be put in the same position here, with the project being moved to \$69 million. I would prefer that if we get the information that we need to look at this, look it over, be comfortable with it and take the time that we need and then move it forward and then, what comes, what comes. I think the project is too large to just hurry it and push it forward.

Mr. Knight stated, we still have two members, one of which is the Chairman of this body, that are not present, especially because the Chairman has been doing some work behind the scenes on establishing the meeting that Councilor Brodinsky is referring to, I would prefer to leave it open and allow the Council Chairman to work to put this meeting together.

Mr. Zappala stated, I don't understand. The motion is somewhat vague but it is an important motion. It is inevitable that we are going to have the meeting. Many of us have questions that we would like to ask the committee and BOE since they put this project together. Regardless, the meeting has to be called by our Chairman, with the cooperation of the Mayor getting all the information possible to help us make a decision. I don't see anything wrong with setting up a scheduled meeting so we move this along. I think the committee would like to have an answer from us and the only way to do that is for us to



ask questions and realize what has to be done. No one is rushing anyone but I think the meeting is inevitable. It has to happen in order for us to vote on this project. I am sure the Mayor will have all the information possible by the time the meeting gets called.

Mr. Vumbaco stated, maybe it is just a difference in philosophy, but I personally do not believe in working behind the scenes, I believe in working open and up front with the public on the meeting. All we are asking for with this motion is a public commitment by the members of this Council to a meeting, not relying on the behind the scenes work of the Chairman. We also have a quorum tonight, therefore according to our rules and regulations we can vote on it. There is nothing that states that we are missing a couple of people, therefore we can't look at passing a motion. I am all in favor of this. I think it is an important issue to send out to the public and members of the BOE as well as the Building Committee, architects, and everyone else; this Council is committed to having a detailed meeting and discussion. All it is is a public record and a public vote saying that we are committed to that.

Mr. Centner responded, I am not adverse to having a special meeting and getting together with all the folks requested. At this point I am not comfortable with having a date tied to it. I won't vote on this tonight because of the date tied to it. I would prefer that, we are going to schedule a special meeting and it will be A.S.A.P., to be determined but to put a specific twenty day period on it, if the Mayor does not get the data that he is looking for and because we are missing input from three Councilors, I would just rather not vote on any date, in specific. (note: two councilors were absent from the meeting.)

Mr. Rys asked the Mayor, when the special meeting is finally scheduled, will you also be having data from the town involving the financial impact?

Mayor Dickinson answered, yes, once I can get a firmer idea of what we are talking about as a project, I think we can indicate at that time. Once I get some of these answers, I will get the information out to you, prior to the meeting. You do not have to wait until the meeting.

Mr. Farrell commented, I think the final comment of the Mayor was the deciding thought on this. I would prefer to give him a decent amount of latitude to come up with the financial information; that has such a huge impact on how much of this we can go forward with that I don't want to rush him in that particular assessment. That is probably the most critical thing we need to know. I would not vote in favor of the motion.

Mr. Brodinsky stated, it was in large part, if not totally in reliance on the Mayor's comments, that we probably didn't need thirty days that I changed my original thought from thirty days to twenty days. Is the basis of the resistance to this idea the ten days? If

the motion read thirty days instead of twenty, would my colleagues on the right side of the aisle be more comfortable with the motion?

Mr. Rys answered, I agree we are going to have a special meeting. If you want to make a motion that we hold a special meeting involving the boards that you have indicated, that is fine. I don't want to be putting down ten, twenty, thirty, forty days. We know we are going to have one. I think we can rely on what the Mayor's comments were; it may be twenty days. If you want to make a motion such as that; I don't know that my colleagues over here will agree with that but I would. In other words, don't name a time.

Mr. Brodinsky stated, I am from the philosophy of management by objectives. If there is no time limit or no target time; if nothing has a time limit, there are no deadlines but there is a target time, at least it gives us something to shoot for and the public gets the idea of the sense of urgency with which we are addressing it. I feel much more comfortable putting some sort of a general time frame on it and the word "approximately" is there and I suppose if there is a critical piece of information that is not available, as long as everyone uses due diligence to get that information, I suppose we could re-address the date. My management philosophy of keeping a tight rein on this so it doesn't get out of hand, I am going to stay with the twenty days and we will vote accordingly, thank you.

Jack Agosta, 505 Church Street, Yalesville suggested, why not have the motion state, "within thirty days" or, "within twenty days" since everyone has pretty much agreed on the fact that a meeting will be held, rather than prolong this until Mr. Parisi returns?

Mr. Rys replied, the Council is not prolonging anything. We agree that we are going to have a special meeting, we don't have to put a specific date on it but, then again, that is up to the Council, it depends on the vote.

Mr. Agosta stated, first the Mayor stated that thirty days was too long and says that twenty days is more like it, then all of a sudden it isn't right.

Mr. Rys replied, it probably will be right.

Mr. Agosta asked, then what is the argument? Make the motion read, "within twenty and thirty days we will have a meeting." Why argue about something just to argue?

Gene Riotte, 220 High Street commented, the latest published results of the CAP test scores taken by sophomore high school students reveal a great percentage of students failed to meet state standards. In some case, the percentage of students failing to meet the standards is greater than those who do. The failure was so great that the Superintendent of Schools was reported to have expressed his surprise. The SAT scores of senior students graduating from high school revealed they do not meet state standards, nor do they meet

national standards. Taxpayers are requested to fund a \$69 million school renovation program. Taxpayers were asked to support a proposed \$60 million budget for the F. Y. 2000-01 school year. A massive expenditure of funds does not necessarily result in improved academic standards or performance by students. I respectfully request that the Council, when considering the approval of funding requested by the education department of the Town of Wallingford, be held accountable for the performance of Wallingford students while taxpayers continue to be asked to support an ever-increasing education budget. Thank you.

Pasquale Melillo, 15 Haller Place, Yalesville shared the same thoughts as Mr. Agosta with regards to Mr. Brodinsky's motion. He stated, the meeting can still go forward if all of the information hasn't yet been compiled in twenty to thirty days. He would like the Town Council to exercise line item scrutiny of the proposed project.

VOTE: Papale & Parisi were absent; Brodinsky, Vumbaco & Zappala, aye; Centner, Farrell, Knight and Rys, no; motion failed.

Mr. Rys stated, we are going to have a meeting.

ITEM #8 Conduct a PUBLIC HEARING, Consider and Act on the Following Proposed Ordinance:

Ordinance Appropriating \$1,805,000 for the Acquisition of Approximately 50 Acres of Rear Properties Known as 131 Cheshire Road and 136 Cheshire Road for Open Space and Authorize the Issuance of \$1,805,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose – 7:45 P.M.

Motion was made by Mr. Knight to Read the Title and Section 1 of the following Proposed Ordinance in Their Entirety and to Waive the Reading of the Remainder of the Ordinance, Incorporating Its Full Text Into the Minutes of this Meeting, seconded by Mr. Farrell.

VOTE: Papale, Parisi & Zappala were absent; all ayes; motion duly carried.

The Public Hearing was opened at this time.

Mr. Knight read the title of the ordinance into the record.

**AN ORDINANCE APPROPRIATING \$1,805,000 FOR THE ACQUISITION OF APPROXIMATELY 50 ACRES OF REAL PROPERTIES KNOWN AS 131 CHESHIRE ROAD AND 136 CHESHIRE ROAD FOR OPEN SPACE, AND AUTHORIZING THE ISSUE OF \$1,805,000 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 \$1,805,000 is appropriated for the acquisition of approximately 50 acres of land located in the Town of Wallingford, commonly known as 131 Cheshire Road and 136 Cheshire Road, being the property shown and designated as Schedule A on a map entitled "Map Showing Property of Frank Galko, Stanley F. Galko & Estate of Paula K. Galko Cheshire Road & Schoolhouse Road, Wallingford Connecticut Scale: 1" = 100.0', Date: February 18, 1993", prepared by Leon J. Kwiatkowski, L.S., for open space purposes, and for engineering and consulting fees, appraisal, testing, commissions, environmental remediation, surveying, title insurance and such other expenses necessary or appropriate for such acquisition, and including administrative, advertising, printing, legal and financing costs related thereto. The Mayor is authorized to negotiate the terms and purchase price for the purchase of the parcel and to sign purchase contracts and documents necessary to transfer title to the Town of Wallingford.

Section 2. To meet said appropriation \$1,805,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date. The total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing and legal costs of issuing the bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the manual or facsimile signatures of the Mayor, the Comptroller, and the Town Treasurer, or any two of them, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, and be approved as to their legality by Murtha Cullina LLP, Attorneys-At-Law, of Hartford. They shall bear such rate or rates of interest as shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The aggregate principal amount of the bonds to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds, shall be

determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in accordance with the General Statutes of the State of Connecticut, as amended.

Section 3. Said bonds shall be sold by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals, at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, the provisions of purchase agreement shall be subject to approval of the Town Council.

Section 4. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, have the seal of the Town affixed, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, be approved as to their legality by Murtha Cullina LLP, Attorneys-At-Law, of Hartford, and be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, pursuant to Section 7-373 of the General Statutes of Connecticut, as amended. They shall be issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the project. Upon the sale of said bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The Town (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and after the date of passage of this ordinance in the maximum amount and for the capital project defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Comptroller or his designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

**Section 6. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to nationally recognized municipal securities information repositories or state based information repositories (the "Repositories") and to provide notices to the Repositories of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this ordinance. Any agreements or representations to provide information to Repositories made prior hereto are hereby confirmed, ratified and approved.**

Tom Flynn, 236 S. Elm Street, Wallingford stated, I am was present this evening on behalf of the Wallingford Land Trust. I am the current president of the Land Trust and I would like to offer the Land Trust's support for the purchase of this property. The Land Trust is an abutting property owner to the proposed acquisition by the Town. The property that the Land Trust owns is what we call the "Fresh Meadow Swamp" and it is one of the most important open space sites remaining in the Town of Wallingford. It is the head waters of the Mill River, is part of the watershed for the Regional Water Authority's reservoirs throughout Hamden and New Haven. It is a major source of fresh water and habitat for a remarkable variety of wildlife and different types of plants and animals. Although the property that is going to be acquired by the Town is not exactly part of the swamp, itself. It is abutting to it and has a tremendous amount of impact on what goes on on our property. As you can see, the drainage ponds and both the natural and man-made drainage areas that have evolved as the Galkos and their predecessors have farmed this property, all drain into the Land Trust property. Anything that goes on on either side of Cheshire Road is going to have an impact on our property. As you know, the Land Trust properties are open to all the members of the public and residents of the Town of Wallingford. It is open space that is permanently protected. We realize that the property, in question, may have a number of different types of uses in the future by the Town; some as complete open space; some as passive recreation areas; some as game fields; some just left open; some even returned to the farming community as active agricultural land. Whatever the use the Town puts this property to, can be better managed than if it was developed as housing. The Land Trust is very much in support of the Town acquiring this property because it has a much bigger impact than just the parcels, the 50 odd acres involved in this thing. This is an important parcel that is part of a bigger picture than just what you are doing tonight. We enthusiastically support the purchase of this property. Thank you.

Mayor Dickinson stated, at the current time, there were plans to apply for the state grant and I want to remind everyone that if we do apply for the state grant on the total acreage, it cannot be used for anything except passive recreation. In addition, we have been contacted by the South Central Regional Water Authority with interest in buying a Conservation Easement over the property. Since this is watershed property for them, such an easement would also restrict any activities on the property. Their contribution would be...I am not at liberty to state since there aren't firm figures yet. I can talk to you about it

in; I don't know that I can really talk about it in executive session since it doesn't change the price of the parcel; it is a range of figures but the highest range would not put it beyond, say, \$200,000. out of the \$1,675,000. That is a decision that should be made, also. Either direction; either the Water Authority or the state will restrict the use of the property for very passive issues. To help everyone with this, the only area in the property that probably could be used for anything would be on the southern side of Cheshire Road; the area closest to School House Road. That mostly is wetlands. There is a pond on one side, there is a pond on another; you have to go on up Cheshire Road, past where the hill is on the right side, and back off of the right side there is area there. I don't want misconceptions about what can be done on the property if we get grants or easements.

Mr. Flynn stated, I have met the woman who is in charge of the Regional Water Authority's program that the Mayor is commenting on and they are very interested in working with the Land Trust, as well as some other property owners in the area, to make sure that this area is permanently protected. That is how important this property is to the Regional Water Authority's Fresh Water Protection Plan. They are very much involved, and will continue to be involved, in this area of Wallingford.

Kim Ryan, 200 Cheshire Road congratulated the Mayor and Council for successfully negotiating a contract for the property. He read a letter dated September 12<sup>th</sup> into the record that he had written to the Mayor and Council supporting the Town's interest in moving towards purchasing the property. This is a once in a lifetime opportunity. Once green areas such as this fall to development, they are gone forever. He urged the Town to continue its open space acquisition program beyond this property. He urged the Council to apply for whatever financing is available so that it can continue its active program of open space acquisition. The Town cannot afford to miss this opportunity.

Guy Beach, 61 Cheshire Road concurred with Mr. Ryan. The purchase of this property is a long term investment for the community. It will save the Town a tremendous amount of money in infrastructure expenses. He thanked the Mayor, Town Council, Town Planner and Staff, as well as the Planning & Zoning Commission. He stated, the biggest "thank you" of all will come from future generations.

Pasquale Melillo, 15 Haller Place, Yalesville asked, if the ordinance is approved tonight, will this transaction be finalized legally?

Mayor Dickinson stated, it will become final thirty (30) days after the publication of the ordinance, once approved. The closing will not take place before December, plus there is an environmental review that must be performed on the property. Hopefully, we will not find problems with contaminants or pollutants.

Mr. Melillo asked the Mayor if he has made up his mind yet, one way or the other, on whether or not to sell to the Regional Water Authority?

Mayor Dickinson replied, the Council has an important role to play in that and I don't want to pre-judge the issue, necessarily. There are facets that have to be balanced. I think the South Central Regional Water Authority is a very important organization to us. As you are aware, they run the hazardous waste collection program. They do that, in part, because they are good neighbors but, in part, they want to keep the watersheds clean because that ultimately effects the quality of the water. I believe that at some time in the future the Town of Wallingford will be connected, most probably with the South Central Regional Water Authority. We are not now, but that could happen in the future. Having a partnership with them, at this point, a cooperative partnership is very important. It may not be soon but, at some point, in the future there probably will be some form of business partnership because of water supplies and the need to inter-relate the various water companies, ours being one. There are a number of things to consider on the issue.

Mr. Melillo asked if there would be restrictions on the property if we are in a cooperative partnership with South Central Water Authority?

Mayor Dickinson replied, yes, most likely the same kind; passive recreational use only such as hiking, or trails. I would hope in the near term we would be able to lease property there for agricultural use, otherwise it would be activity that is not motorized, in nature.

Mr. Melillo asked, before we committed ourselves to purchasing the property, did we obtain several appraisals?

Mayor Dickinson answered, we had one appraisal.

Mr. Melillo asked why the Mayor did not obtain more than one?

Mayor Dickinson answered, we made need another one to apply for the state grant but there is no need for us to pay for two appraisals if we are in the process of purchasing.

Mr. Melillo stated, in his opinion, we are paying too much money for the property. He suggested that the Mayor finalize the South Central Water Authority issue before finalizing the sale.

Mayor Dickinson stated that he wanted to remind everyone that the appraisal the Town obtained on the property places the value at \$1,650,000. The purchase price is \$1,675,000. We are \$25,000 above our appraised value on the property.

Mr. Melillo asked what other costs were included in the \$1,805,000 price?



Mayor Dickinson added, the bonding costs, potential demolition costs, acquisition, professional and other fees. It would also include potential costs for environmental reviews.

Mr. Melillo asked, are the interest fees for bonding included in the price?

Mayor Dickinson answered, no.

Mr. Melillo asked, what will the approximate total cost figure be when you factor in the cost of bond interest? Factor in all the bond interest over the years.

Comptroller Thomas Myers stated, as a general rule, for every dollar we bond, we pay back \$1.50. The total cost will be \$2.6 - \$2.7 million for the property.

Mr. Melillo that the price was too high. Many residents are on fixed incomes and when you consider all of the projects we have going on; Senior Citizen Center; open space acquisitions previous to this one; everything keeps adding up and is a burden to many.

Mayor Dickinson answered, that is correct, it is a lot of money but every year we bond many other projects. We bond the reconstruction of highways and I would like to believe that if we have the commitment to have highways to drive around the town, then we should also have a commitment to maintain properties that are free of development and available for enjoyable activities in the future. It is a balance. Yes, some bonding should be for structures but we also need some commitment in bonding and borrowing in order to see that our countryside can be enjoyed by people 100 years from now. There is a balance that needs to be struck and, for some, this may be too much money. I don't feel it is too much at this point. It is a worthwhile, important investment in the Town's future and I believe that many of the Councilors, if not all of them, feel the same way.

The public hearing was closed at 8:15 P.M.

Motion was made by Mr. Knight that the Ordinance entitled "Ordinance Appropriating \$1,805,000 for the Acquisition of Approximately 50 Acres of Rear Properties Known as 131 Cheshire Road and 136 Cheshire Road for Open Space and Authorize the Issuance of \$1,805,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose" be adopted, seconded by Mr. Centner.

Mr. Farrell stated that there have been very few opportunities to purchase property on the west side of town, unlike the east side. There is a real equity argument; both sides of town

should share equally in the open space dollars that we have available. He thanked those who pushed for the purchase; Caryl and Kim Ryan and Guy Beach.

Mr. Centner stated that this purchase is a significant addition to the Town's limited inventory of open space on the west side of town, especially since this parcel is contiguous with a number of other open space parcels. He was approached by a significant good number of people during Celebrate Wallingford who expressed their pleasure with the proposed action. It is nice to keep the open space program going and to, occasionally, be able to take advantage of an opportunity that meets with universal approval. He, too, thanked the individuals listed by Mr. Farrell as well as the Conservation Commission who helped guide the Town in some of the land purchases and any other Town departments who have assisted in open space purchases. He considered paying \$36,000 an acre as one of the most prudent purchases the Town has made. In the future we will see what a wise decision this was. Although it was not necessarily the cheapest purchase, the Town's total program of open space costs are still under \$20,000/acre.

Mr. Knight stated that open space purchases in this community has been a front burner issue. He was pleased that this was an acquisition that the Town could make, it helps retain the character of the neighborhood. In the long run, it is the most economic investment the Town can make. He wanted to thank the Galko family. It takes two parties that want to cooperate to make these things happen. He stated that it was delight to have dealt, indirectly, with the Galko family and the attitude they have and the love they have for this community is borne out in the fact that the Town is affecting this purchase tonight.

Mr. Vumbaco stated that he very much supported the purchase, having been a west side resident for a good number of years and living not far from the subject parcel. He stated that he was excited to see that the Planning & Zoning Commission had voted down the application (for a subdivision) on this property. He sent a letter to the Mayor the next day suggesting that the Town jump on the opportunity to purchase the land. He is pleased to vote yes on this action tonight.

Mr. Rys stated that he, too, is pleased with this purchase. In the beginning when he first heard of and was given a copy of the petition, he was not too happy for he thought that it would entail dealing with the issue differently. He is very pleased that the Galkos had dealt with the Town to bring this to a close. He will support the purchase 100%.

VOTE: Papale & Parisi were absent; all others, aye; motion duly carried.

Mr. Rys declared the ordinance adopted.

ITEM #9 Discussion and Possible Action Concerning Measures being Taken or to be Taken with Respect to the Town-Owned American Legion Building as Requested by Councilors Mike Brodinsky and Jim Vumbaco

Mr. Brodinsky stated, in order to put my motion into context, I will quickly review recent history:

1999: Architect Paul Pizzo expresses interest in renting the building. The Council was cool to the proposal. An ad or notice was placed in the CT. Preservation News – publication of the CT. Trust for Historic Preservation – with no responses. The Council voted for a cost analysis study.

I have not seen the cost analysis study nor have I heard that one was performed as requested.

1999 (cont.) In November, Chairman Parisi scheduled a meeting with Mr. Pizzo to take place in December. At that time Mr. Pizzo outlined, in general terms, what he was going to present to the Council in due course.

2000: In January, I wrote to Don Harwood, Chairman of the School Building Committee, bringing the American Legion Bldg. to his attention as a possible home for the B.O.E. It turns the suggestion was worthless. On January 5<sup>th</sup> I wrote a letter to Mr. Parisi asking him to keep the item on the agenda so as not to lose track of the issue and the lease would not drag on without any results. In February, the matter was taken up by the Council. Councilor Rys wanted the building taken down but the Council directed that a lease be drafted and Mr. Pizzo would lease the building for \$1.00 per year and would commit to making substantial renovations to it. In June, I requested the item be placed on the agenda. Chairman Parisi did not put the request on the agenda on the grounds that he gave Mr. Pizzo an extension until July. The matter came up at the July Council meeting and I pushed for a “Plan B”; a course of action in case Mr. Pizzo lost interest in the building. There was considerable debate and my motion to get the property marketed with a Realtor for rent and to have it appraised was voted down. Back in July, the comments made during the debate were as follows, and I will refer to the Town Council Meeting minutes of July 18, 2000:

“The Mayor made comments that when we purchased the building the view was that the building would be torn down. The property was purchased in order to provide adequate area for future needs. The building never was the focus of the needs of the Mayor; it was always the real estate in order to provide parking and future expansion. That theme that the building was never

the purpose of buying the property, it was always the land, was echoed by many other Councilors."

In August, there was a report out by Chairman Parisi who officially reported that Mr. Pizzo was no longer interested in leasing the building. There was some discussion about it. The minutes of the August 15<sup>th</sup> meeting report:

"Philip Wright, Sr. asked the question of whether or not the building can be torn down or is it in the Historic Registry. Councilor Farrell replied that he did not remember specifically what the borders of the National Registry District area. Mayor Dickinson stated that it can be torn down and that the Law Department looked at the question in recent days and determined that it was possible to have the building taken down."

In September the Mayor had the item placed on the agenda for the 9/26 Meeting. The item was, "Discussion and Possible Action Regarding Demolition of the Town-Owned American Legion Building". An article in the New Haven Register indicated that the Mayor said, if no one is going to go into the building, the building should be demolished because the Town did not purchase the property for the building, but for the real estate. The matter mysteriously came off the agenda of the September Council meeting. I read in the Record Journal an article by Mark Peters that the reason why the item came off the agenda was so that Councilor Jerry Farrell could have a chance to find a tenant for the building.

Mr. Brodinsky continued, that brings me up to this morning when I took a visit up to Hartford, to the Historical Commission. I asked if they would pull the file on this particular property. They had a file on the property and, according to the staff at the Historical Commission, the American Legion Building is on the Registry of Historical Buildings. It is in an Historical District and, according to the staff of the Historical Commission, the building may not be torn down unless certain legal hoops are jumped through. So this whole episode of the American Legion Building is rather troublesome. Especially when I found out that the building became an historical building in 1993 and the Historical District became a Historical District in 1993, before the Town bought the property. So the Town bought the property when it was in the Historical District and it bought it with the intention of taking the building down. But when the Town bought the building, they couldn't take it down. This is all very troubling to me. That brings us to the point at hand and that is, what to do now. I also read in the newspaper that the Law Department indicated that it was not in an historical district and it could be taken down. Nevertheless, the staff of the Historical Commission was very clear; it is in an historical district pursuant to federal regulation. I have copies of their file which documents that.

Mr. Brodinsky made a motion that the Town Council Place the Town-Owned American Legion Property with a Realtor, Someone who will Market the Property through Multiple Listing; Someone with Marketing Capabilities to the Internet and that the Property be Placed on the Market through Such a Realtor for About Six Months and the Terms of the Lease and Listing Agreement can be Worked Out in Appropriate Form, With the Idea that Someone Come In and Re-Hab the Building, seconded by Mr. Vumbaco.

Mr. Brodinsky stated that he also found out that there are tax credits available for the rehab of the building. The credits go to the owner but because the Town does not pay income tax, that is of no benefit to the Town. Lessee's, people who rent the building may, under some circumstances, get tax credits. It may not be practical but that is a factor that I didn't know back in July which lends some credence to the fact that this property should be marketed by a professional. The issue of the Mayor's meeting with Mr. Farrell to give one last chance to get the property on the market is both encouraging and troubling; encouraging because I think there is a good effort to try and give it one last chance until December 19<sup>th</sup> but, it is troubling because if we are very serious about marketing the property; serious about trying to find a tenant, we would, in my view, place it in the hands of one individual Councilor and expect him to go out and try to market a property. If we are serious about marketing it, let's do it the professional way and get a professional and show that we mean what we are saying. If my motion should fail, I will make another motion that the Council request that the Mayor suggest possibilities as to what we should do with the property and to address this historical district issue. I think this is an issue which has been with us long enough. We should have a plan and I think we need the Mayor's input if the motion to engage the services of a Realtor fails.

Mayor Dickinson stated, the Law Department never said it wasn't in an historic district, they only stated that it was possible to tear the building down. There are steps we would have to take but there was never any indication that it was not in an historic district; the issue is whether it is possible to demolish the building. The issue becomes for us, obviously, the longer that it is there, it becomes an issue over the Town, in some way maintaining it. As I have stated before, I don't want to see Town money go into maintaining that building. It will have to be painted, it will become an eyesore and it is time that we deal with the issue and make a determination. The history recounted talks about the most recent episode dealing with Mr. Pizzo but there was a whole prior history of trying to lease it that also involved Mr. Pizzo and this issue has really just languished for lack of someone who is really willing to put the kind of money into the building that would be necessary to make it a usable property. Obviously, you also need parking which then also impacts the parties to the parking lot.

Mr. Centner stated that he is disappointed with all of the dark shadows being cast about on this issue because we are in the process of working with a fellow who was looking to try and incorporate something with the building and he didn't care to have a timeline pressure

on him. That is my opinion on what concluded that part of it. I also concur with the Mayor; it is not impossible to take the building down, we just have to follow a particular outline and I think it would be beneficial to the Council if we knew what that outline was. I would appreciate it if I could have the detail to that and I really don't have a problem with trying to find a tenant. The offer from Councilman Farrell, I think, is a good one. He is in that particular community and knows the type of people that might want to be interested in doing it, but I agree entirely with the Mayor that I don't want to put any money into the building. If it looks like we can't come up with a solution and we are going to have to put money into the building to keep it safe, my preference would be to follow the outline and take the building down.

Mr. Farrell stated, in the two weeks since the item did come off the agenda, I have had contact with approximately ten (10) parties who have expressed an interest in the legion building. Some of the parties are interested in putting professional offices in there; other parties, and I am not sure these are feasible uses, are looking at possibly putting a nighttime art school in there; there was a suggestion that it would become a bed and breakfast... I have been contacted by someone interested in operating a bed and breakfast in the downtown area. I have gone through the building and have taken my strongest and best lead through the building; it is a local businessperson who has a track record of renovating a number of older structures in the center of town. I am going to make arrangements to get the building open for that person's contractors so that they can see the building and assess the cost of renovating it. I am also going to make some arrangements to have contractors that I know assist some of the other parties, just in trying to get a handle on what would be involved in renovating the building and how they might go about getting their own estimates. I am going to continue my efforts along these lines. I will try to get those parties who interest seems viable, to make a proposal to the Town. I have followed through in the two weeks since this was last discussed.

Mr. Brodinsky replied, this is all very encouraging and I am happy to hear this. It still remains troubling for me because something is not quite adding up. First, if we go back to the August 15<sup>th</sup> meeting of the Council, there was a direct question as to whether or not the building was in the Historic Registry. Apparently, Councilman Farrell never answered it directly and neither did the Mayor, just saying, "yes, it can be torn down", but there was never an explanation that in order to tear it down, you really need to demonstrate to the State Historic Commission or other authority that tearing it down is the only practical and feasible thing to do. It was never disclosed at that August meeting that tearing the building down was not a reasonable alternative, at least based upon the information or lack thereof, at that time. It was never debated; those phrases were never debated; never brought up even though there was ample opportunity to do that. The other thing that does not seem to add up, but I am happy that it doesn't add up, is that we tried to market the property for about a year, or much more than that actually, and the answers that I got in July and August when the matter was debated was, "no one is interested in the property. We have

to give it to Mr. Pizzo for \$1 per year because we have exhausted all reasonable ways to market it and no one has come forward". That was the answer we got, therefore we have to tear it down. Now, through some stroke of great luck, everybody is interested apparently, they are beating the doors down to get to that property which points out to me how important it is now, more than ever seeing that we have an indication that there is a market out there, to get it into the hands of a Realtor, rather than restrict the possible leads to contacts that Councilman Farrell has. I am glad he has those contacts, and he should turn them over to the Mayor's Office, but if there are ten feelers or some other number; if there are that many people interested, just think what a Realtor can do. We should test the market the proper way, no funneling all opportunities through one person on the Council.

Mr. Knight stated, the only reason this building still exists is Jerry Farrell, Jr. This building was purchased by the Town to make parking available. Jerry had just gotten on the Council and was able to convince a number of us that there was no need to reduce the building to rubble right away and that, possibly, there could be a use for it. Several of us gave in to his request to spare the building and it has, as the Mayor accurately describes it, languished ever since. To some degree, I regret the decision although my friend Jerry is someone whose interest in historical structures is something that I truly respect and, frankly, I don't think a Realtor is nearly as qualified as Jerry Farrell, Jr. for marketing the property. Realtors are looking to turn over a quick property, they are in the business, they are professionals, but no one understands the historical nature of this property and how it fits into the community like the man sitting to my right. I think, to all of a sudden, cut the legs out from under all the efforts that he has already made and intends to make in the next couple of months, would be truly unfair and would distract people from the understanding of how much effort he has put into this property already. I have no intention, whatsoever, of voting for a competitor to Jerry's efforts at this present time. We have been at this for years and as I said in the article in the newspaper, I would like to bring this to a conclusion, one way or another. We have been criticized left and right for failure to make a decision; for allowing this to languish; then we go and set a timetable up and we are criticized for that as well. That I find fairly ironic. I would like to give our colleague the opportunity to do the work that I know he will put into this effort.

Mr. Centner added, I am a little concerned with the statements of, why should we follow the lead of a single Councilor in delivering a project to the Council. I would like to point out that Steve Knight is our Council Liaison to the new senior center, as I am the Council Liaison to the linear trail. I feel great about having Jerry be so-called Council Liaison to the Legion Building. I think he is the most appropriate person in the Town of Wallingford and that comes from his experience with the Historic Preservation Commission. Look around town and look at what he has delivered with all the other buildings and the inventory and what has been done for them. I don't have any difficulty with taking a look at what Jerry has for suggestions with the building. My position has been, if we don't

come up with one, I would like to have the building razed. I am stopping that position in hopes that something can be done.

Mr. Zappala stated, I know I voted in 1994 to purchase the property next door for the purpose of knocking it down for future expansion of Town Hall. I did not vote to lease it out for \$1 per year; that was never my intent and I am sure it was not the intent of the Mayor or Council when they voted to purchase the property. I have great respect for Jerry Farrell and I am sure he will be able to do something with the property, if that is what we are going to have to do. The big question is, are we keeping this building? Are we keeping the house next door to lease it out or we purchased for future expansion of the Town Hall? That question has to be answered before any decision can be made. I don't think it is in the best interest of the Town to lease the property for \$1 per year. I don't see what advantage that would be to the taxpayers. I am surprised to hear tonight that it is in an historical district. Is it true that the building was in an historic district in 1993 and we did not know about it?

Mayor Dickinson replied, the history is that there was an effort on the part of the state Commission, the Registry, the Town Council voted to oppose the incorporation of a number of properties into that district. They were included in the State Registry anyway, over the Town's objections; that did occur. That does not prevent anything from happening because, clearly, there is no requirement that property be maintained. At some point the property would not exist, it would completely deteriorate. That is one of the ironies of protection; in one sense there is, supposedly, an effort to preserve it but there is not an ability to force maintenance of it. There is an avenue to have a building torn down. It comes down to arguments be made, etc. During Celebrate Wallingford, the property could have been utilized for a stage or band shell that faces right out on the parade ground and be incorporated as part of the parade ground. It really is a matter of how you want to see it incorporated into the total picture of the Town Hall and how this building deals with the multitude of activities and events that occur outside of the building. I am not going to say that if there is a useful purpose for the building, then the building should be utilized for that but, again, we are dealing with short timeframes. I don't know that we will be able to lease or should lease, it is up to the Council, but it would be a hard time to lease the building for any significant period of time, the property, for other uses without knowing what the Town may need it for. That is when you get into difficulties of reaching terms with businesses, that want a longer timeframe. As you know, there is almost nothing new that can be said on this subject.

Mr. Zappala replied, I think the original intent was to knock it down and put a parking lot there. I personally feel that a Gazebo would look very nice there. I think we have to decide what is the best thing for the Town and I don't think leasing it to someone; I don't care if he is going to spend \$100,000.; is what we should do if we are not going to be using it. Why can't we follow through on the original intent? We purchased it for that reason



and I think we should proceed and do what we had intended to do with it. I don't think marketing it again and trying to find someone who is going to do us a favor, leasing it for \$1 year, is in the Town's best interest. We are losing parking spaces in the meantime. I don't see what we would gain from leasing the building. If we intend to keep it because we have no other choice in the matter because it is in an historical district, that is a different ball game altogether. If we have the ability to knock it down and expand our park in front of the Town Hall, I think it would be ideal and I think it is the thing to do, to put it to rest.

Mr. Vumbaco stated, I guess I am beating a dead motion but, it is not so much what we do with the building, it is the procedure that we have just gone through in order to get to this point. I am not happy at all that we had this item on the agenda, it was pulled, at the request of the Mayor, pulled the night that it was to be discussed and no explanation was given to this Council as to the reason why it was pulled and then a few days later I have to find out, as well as some of my other fellow Councilmen, by reading the newspaper that we have given exclusive rights to a Council member to market this property to December. That disturbs me and I find it somewhat suspicious, especially this time of the year.

Jack Agosta, 505 Church Street, Yalesville stated that he does not understand what the Town wants to do; tear the building down, sell it, if we kept the building the way it is we would have to maintain it and we don't want to have to do that. That is what I have heard to date. If we sell the building, I don't think Mr. Farrell, no offense to him, has expertise to sell property. He is not a Realtor.

Mr. Rys stated, no one is looking to sell it.

Mr. Agosta stated, he is going out and looking for prospective buyers.

Mr. Rys stated, you are wrong; he is not looking to sell the building, he is looking for a tenant.

Mr. Agosta asked, why do we want to keep the building and want to put someone in to lease it? Why don't we just sell it. Give it to a Realtor, sell the property and it will be out of our hands. We have been going through this for how long now? There is always some new excuse why we don't want to do something with that building. I have always been against leasing it for \$1 per year. That is like giving something away to someone. Something has to be decided soon; either tear it down or sell it. I am in favor of selling it. I think we will get more for it, now that seven years have passed. I don't understand why, in 1994, the Town did not know before they bought the property that it was on an historic site.

Mr. Rys answered, I don't believe they said that they didn't know, if that is what I heard the Mayor said.

Mr. Agosta stated, there was talk about leasing it and it came up at one of the meeting that they did not know if it was historic or not and they were going to check it out.

Mr. Rys stated, didn't the Mayor say that we still have the right to tear it down?

Mr. Agosta asked, is it a fact? Is it a positive fact that we can tear it down?

Mayor Dickinson answered, the Asst. Town Attorney tells me that you can tear it down. There is not a prohibition. You have to use a procedure and a process but it does not prohibit the building being torn down. It would not be in the public interest to have such a prohibition because there is an effort to preserve but there is not an ability to require maintenance and at some point the building will collapse because it is not being maintained. To say you can never tear a building down is crazy. The Town has no intention of putting money into that building and at some point a new roof, painting, whatever is going to be required and there is no commitment to do that. We do not need the building. If someone wants to fix it up and use it, that is one thing but that is where this has always stalled out. There are not parties who are willing to put the kind of money into the building that is necessary.

Mr. Agosta reminded the Mayor that he put the request to purchase the building before the Council back in 1994 for the purpose of taking the building down and expanding parking.

Mayor Dickinson replied, the plan was that the building should come down and make that area an addition to the parade ground. We would not extend parking out that far forward, in the future the Town Hall, itself, would be extended over there but we would not put parking over there.

Mr. Agosta stated, put the property on the market. Give it to a Realtor and see what he can do. If we cannot get the price we want for it, drop it and then do what you like.

Mr. Rys stated, I have no intention of selling that property.

Mr. Agosta asked, what do we need the property for?

Mr. Rys asked, what if we need to expand the Town Hall? I think that has been explained 100 times.

Mr. Agosta stated, the Mayor said we are not going to use it. For the next twenty years we were not going to use the property, according to the Mayor.

Mr. Rys stated, we may need it 100 years from now.

Mr. Agosta stated, we don't need that piece of property.

Mr. Rys stated, we may not need it now, but we may need it later; a little bit of wisdom, here.

Mr. Brodinsky stated, I want to clarify the issue. It is possible to tear it down; it is also extremely difficult to tear down. In order to get permission to tear it down, there has to be a burden of proof that tearing it down is the only practical and feasible alternative for that building. Based upon what Councilman Farrell said, there are practical and feasible alternatives because, apparently, now many, many people are coming out of the woodwork and expressing an interest. Therefore, with that evidence, we would not get permission to tear the building down. The Mayor is technically correct when he says there is no prohibition, however, the burden of proof is heavy. Tearing it down in the near future is not going to work, therefore we need a Plan B and either we let the building deteriorate to the point where it falls down upon its own or we market the property. The issue tonight is, who is better positioned to market the property on a lease, is it Mr. Farrell who is a very capable and competent guy and I have great respect for him or, a Realtor whose business it is to put properties like this on the market. That is the choice. I am voting in favor of, let's give it to a Realtor. Mr. Farrell is not precluded from using his contacts, such as they are, to steer people to the Realtor but the Realtor has a reach that no single Councilor has, because they have multiple listing and they have the internet and they are specialists in this area. That is the issue.

Mayor Dickinson commented, yes there are arguments that can be made but I would disagree with you that it is an impossible burden. We have six years of inability to market that building and we have an extreme cost for the Town to fix up that building. I don't feel that it is a burden that can't be met. Secondly, if we are to go to a Realtor and we are going to have to figure out how we are going to pay the fee and how we will place it with a Realtor, because of the bidding process. I am not sure how, exactly, that will work.

Mr. Brodinsky stated, we are up to it, Mr. Mayor. I am an optimist.

Mr. Centner stated, I won't at any time, now or in the future, ever support selling the property because the property, the land that it is on, is what is important to me and, in the event that Town Hall ever needs to be expanded, my vision of an expansion to this building would not be to move people into the Legion building as it stands today, it would be to expand Town Hall, matching the current architecture of this building. It would not be to through a suspended hallway over to that building and leave that building's architecture the way that it is. I would envision that the people who follow us here, would

see it and match the architecture of the expanded Town Hall and make a balanced building of uniform architecture of what exists here, today.

Pasquale Melillo, 15 Haller Place, Yalesville stated, Mr. Farrell should continue to work with his contacts to give him the chance to see if anything pans out. It should also be put out on the market, out to bid with different Realtors. After the Town gets the best bid, put it on the market with that Realtor to either try and lease it or rent it, preferably. He was not opposed to selling the building. There are many people that have a great love for historic buildings and would be willing to pay a huge price to preserve the building. We should also consider the option of selling it but, preferably, we should rent it. If we get a great offer to purchase, why not sell it?

Mayor Dickinson stated, if we are really looking at placing it with a Realtor, typically their fee is somewhere around the first month's rent. I am not sure how we would be paying any Realtor for their marketing efforts on the property. If there are some ideas on that, we want to know that before we deal with that. If we pay money for this to happen and it ends up being \$1 per year, we will need to know how that formula is going to work out.

Mr. Zappala stated, if we are going to rent it, the Realtor will get the first month's rent. If the rent is \$1,000 per month, the Realtor will get the first \$1,000. I will never vote for anything less than that amount. We should not be renting it for \$1 per year.

Mr. Brodinsky stated, I spent some time on researching the possibilities of a fee or how that might be paid and clearly, we would have to tailor something to this situation but, based upon my informal conversations with Realtors, we could structure something and probably would have to talk about it in the form where we talk about negotiating contracts. Flat fees are possible; typically a commercial Realtor wants 10% or 6% depending on the property, of the value of the lease, however, they are very negotiable and many have told me, personally, if this is put on the market and marketed the proper way, this could be a hot property but it takes proper marketing which reinforced my suspicion that tearing the building down is not likely because there are reasonable and practical alternatives. I would not let the fee be an obstacle. It is a challenge but we can overcome it. We can negotiate something.

Kathryn Zandri, 37 Hallmark Drive stated, in sitting here listening to the discussion I have the following suggestion; we purchased the property across the street at 88 S. Main Street because we did not have enough parking here, at Town Hall. We moved our Credit Union from our basement over there and remodeled inside. We now have a completely finished building with plenty of parking over there and we have this empty building next to us. So what I was thinking is, perhaps we should think about putting that (88 S. Main Street) up for sale, selling the building and parking space, especially when someone like Calcagni (Real Estate) was willing to buy and is obviously looking for space in the center of town

and was willing to offer a good price for the property next to the Library, if we put 88 S. Main Street up for sale and sold it, we could use the money to offset the cost of remodeling the Legion property which would then be completed next door to the Town Hall. The Credit Union could then move in and it would be a finished building so that in the future if the Town Hall needed that space, the building would be done and it would be right next door to us. I think it would be easier to sell 88 S. Main Street with the parking and a completely remodeled building. It would technically be a swap. Most of the people from the Town Hall use the Credit Union anyway. We will have additional parking behind us here, with the new parking lot, and we have enough to accommodate the needs of the Credit Union also. That is my two cents.

The motion was restated at this time.

VOTE: Papale & Parisi were absent; Brodinsky, Vumbaco & Zappala, aye; Centner, Farrell, Knight and Rys, no. Motion failed.

ITEM #10 Executive Session Pursuant to Section 1-200(6))D) of the CT. General Statutes Pertaining to the Purchase, Sale and/or Leasing of Real Estate – Mayor

Motion was made by Mr. Knight that the Council Enter Into Executive Session Pursuant to Section Listed Above, seconded by Mr. Farrell.

VOTE: Papale & Parisi were absent; all ayes; motion duly carried.

The Council entered into Executive Session at 9:09 P.M.

Present in Executive Session were all Councilors (with the exception of Ms. Papale and Mr. Parisi), Mayor Dickinson and Asst. Town Atty. Gerald Farrell, Sr.

Motion was made by Mr. Farrell that the Council Exit Executive Session, seconded by Mr. Centner.

VOTE: Papale & Parisi were absent; all others, aye; motion duly carried.

The Council Exited Executive Session at 9:21 P.M.

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

VOTE: Papale & Parisi were absent; all others, aye; motion duly carried.

There being no further business the meeting adjourned at 9:21 P.M.

Meeting recorded and transcribed by:

*Kathryn F. Zandri*  
Kathryn F. Zandri  
Town Council Secretary

Approved by:

*Raymond J. Rys, Sr.*  
Raymond J. Rys, Sr. Vice Chairman

10-24-00  
Date

*Rosemary A. Rascati*  
Rosemary A. Rascati, Town Clerk

10-24-00  
Date



OFFICE OF THE MAYOR  
TOWN OF WALLINGFORD  
CONNECTICUT

WILLIAM W. DICKINSON, JR.  
MAYOR

PROCLAMATION

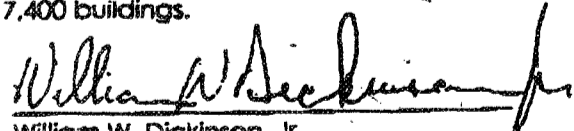
- WHEREAS,** the National Fire Protection Association (NFPA) urges everyone to practice "Fire Drills: The Great Escape!", and
- WHEREAS,** understanding the power of fire and the time it takes to escape a home fire puts people at severe risk of death and injury, and
- WHEREAS,** many lives can be saved if people learn how to protect their lives and property, and
- WHEREAS,** developing a complete home escape plan which includes working smoke alarms, practicing it at least twice yearly, everyone in the household knowing two ways out of each room, having an outside location where everyone will meet upon exiting, and knowing the Wallingford Fire Departments' emergency telephone number is 911, and
- WHEREAS,** the Fire Service of Wallingford is dedicated to the safety of life and property from the devastating effects of fire and are joined by other concerned citizens of our community, as well as other emergency service providers and safety advocates, businesses, schools, service clubs and organizations in their fire safety efforts, and
- WHEREAS,** the fourth and fifth grade students of the Town of Wallingford are participating in the Connecticut Fire Prevention Poster Contest which increases their awareness of the importance of fire safety in and around the home.

**Now Therefore** I, William W. Dickinson, Jr., Mayor of the Town of Wallingford, in support of the Fire Prevention efforts of the Wallingford Fire Department and the Wallingford Fire Prevention Bureau do hereby proclaim the week of

October 8 - 14, 2000 as

**FIRE PREVENTION WEEK**

This commemorates the Great Chicago Fire of 1871, which killed more than 250 persons, left 100,000 homeless, and destroyed more than 17,400 buildings.

  
William W. Dickinson, Jr.  
Mayor

DATED THIS *2nd* DAY OF OCTOBER, 2000  
WALLINGFORD, CONNECTICUT



RECEIVED FOR RECORD  
10-19-80  
J. B. H.