

TOWN COUNCIL MEETING

JANUARY 12, 1993

7:00 P.M.

AGENDA

1. Roll Call and Pledge of Allegiance
2. Correspondence
3. Consent Agenda
  - a. Note for the Record Mayoral Transfers Approved to Date
  - b. Note for the Record Anniversary Increases Approved to Date
  - c. Consider and Approve the Re-Appointment of Rosemary Rascati to the Position of Alternate on the Planning and Zoning Commission for a Term of Three (3) Years to Expire 1/8/96
  - d. Consider and Approve the Following Road Acceptances Approved by Planning and Zoning:
    - Ascoli and Sunset Drives
    - Twin Oak Farm and Country Way
    - Wildlife Drive
  - e. Consider and Approve a Transfer of Funds in the Amount of \$1,500 from Maintenance of Building Acct. #001-5250-500-5100 to Utilities Acct. #001-5250-200-2010 - Public Works
  - f. Consider and Approve a Transfer of Funds in the Amount of \$1,500 from Photo Copier Acct. #001-2001-999-9903 to Prisoner's Meals Acct. #001-2002-400-4220 - Dept. of Police Services
  - g. Consider and Approve a Transfer of Funds in the Amount of \$6,000 from Contingency Reserve for Emergency to Temporary Help Acct. #2020-100-1360 - Dog Warden
  - h. Consider and Approve Amending the Personnel Pages of the 1992-93 Budget to Reflect an Increase in Wages for the Position of Accounting Intern within the Comptroller's Office
  - i. Consider and Approve a Waiver of Bid for Adkins Printers for Services Connected with the 1992 Election - Town Clerk
4. Items Removed From the Consent Agenda
5. Approve and Accept Minutes of the November 24, 1992 Town Council Meeting with Corrections and the Minutes of the December 8, 1992 and December 15, 1992 Town Council Meetings

(OVER)

6. Consider and Approve the Appointment of George Lane to Fill a Vacant Position of Alternate on the Zoning Board of Appeals for a Term of Three (3) Years to Expire on January 8, 1994
7. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.
8. Discussion and Possible Action on a Report by the WPL-TV Relocation Committee and a Proposal by the Wallingford Library Board of Managers
- 9a. Consider and Approve a Budget Amendment in the Amount of \$110,000 within the Water Division Increasing Acct. #216-000, Prior Retained Earnings and Increasing Acct. #390-093, Structures and Improvements in the Amount of \$110,000.
- b. Consider and Approve a Budget Amendment in the Amount of \$110,000 within the Sewer Division Increasing Acct. #301-000, Prior Retained Earnings and Increasing Acct. #120-093, Structures and Improvements in the Amount of \$110,000.
- c. Consider and Approve a Budget Amendment in the Amount of \$33,840. within the Sewer Division Increasing Acct. #301-000, Prior Retained Earnings and Increasing Acct. #118-245, Westview Hills Settlement to Fund Additional Court Decisions Relative to the Rights-in-Deed Case
10. Consider and Approve a Transfer of Funds in the Amount of \$20,000 from Acct. #923-3, Outside Consultants and \$20,000 from Acct. #920-1A, Salaries - Officers/Enviro Safety for a Total of \$40,000 to Outside Legal Acct. #923-2 - Electric Division
- 11a. Consider and Approve Appointing a Committee to Study the Expansion of the Senior Center Facility and Parking - Committee on Aging
- b. Consider and Approve a Transfer of Funds in the Amount of \$5,200 from Acct. # 3070-600-6770, Meals on Wheels Committee on Aging to Acct. #3070-600-6750, Wallingford Committee on Aging
12. Consider and Approve Grant Funds and Establishment of Appropriate Bookkeeping Controls Necessary for the Highway Safety Grant - Department of Police Services
13. Discussion and Possible Action on Accepting a Free Trial Membership in the Connecticut Conference of Municipalities (CCM) for a Period of Five (5) Months - Vice Chairman David J. Doherty
- 14a. Discussion and Possible Vote on the Town Council Initiating Action to Provide for the Amendment of the Charter of the Town of Wallingford as Requested by Councilor Geno J. Zandri, Jr.
- b. Consider and Approve a Transfer of Funds in the Amount of \$499 from Acct. #1110-600-6040, Secretarial Expenses and \$499 from Acct. #1110-500-5200, Maintenance of Equipment for a total of \$998 to Charter Revision Secretarial Expenses within the Town Council Budget as Requested by Councilor Geno J. Zandri, Jr.

(OVER)

- 14c. Consider and Approve Forming a Charter Revision Committee Consisting of Nine (9) Members to be Appointed by the Town Council, Names of Which Should be Submitted by the January 26, 1993 Town Council Meeting
15. Consider and Approve the Sale of Town-Owned Property Located at 7 McKenzie Avenue - Mayor's Office
16. SET A PUBLIC HEARING for January 26, 1993 at 7:45 P.M. for an Ordinance Appropriating \$1,025,000 for Electric Improvements t the West Wallingford Substation and Authorizing the Issue of \$1,025,000 Bonds of the Town to Meet Said Appropriation and Pending the Issue Thereof the Making of Temporary Borrowings for Such Purpose
17. Executive Session Pursuant to Connecticut General Statutes Section 1-18a(e)(2) to Discuss Strategy and Negotiations with Respect to Pending Litigation of Tax Appeals of Oscar J. Williams - Town Attorney

TOWN COUNCIL MEETING

JANUARY 12, 1993

7:00 P.M.

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TOWN COUNCIL MEETING

JANUARY 12, 1993

7:00 P.M.

A meeting of the Wallingford Town Council was held on Tuesday, January 12, 1993 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order at 7:08 P.M. by Chairperson Iris F. Papale. Answering present to the roll called by Town Clerk Kathryn J. Wall were Councilors Doherty, Duryea, McDermott, Papale, Parisi, Solinsky and Zandri. Councilor Holmes was ill and Councilor Killen was absent due to the death of his sister-in-law.

The Pledge of Allegiance was given to the Flag.

A moment of silence was observed for Mr. Killen's sister-in-law.

ITEM #2 Correspondence

Ms. Papale read correspondence (appendix I) from the Council commending Department of Law Secretary Dianne Acevedo for her outstanding work and dedication in acting as Administrator for the court on the Town's behalf in the Braithwaite & Renfrew v. Town of Wallingford litigation.

ITEM #3 Consent Agenda

ITEM #3a Note for the Record Mayoral Transfers Approved to Date

ITEM #3b Note for the Record Anniversary Increases Approved to Date

ITEM #3c Consider and Approve the Re-Appointment of Rosemary Rascati to the Position of Alternate on the Planning and Zoning Commission for a Term of Three (3) Years to Expire 1/8/96

ITEM #3d Consider and Approve the Following Road Acceptances Approved by Planning and Zoning:

- Ascoli and Sunset Drives
- Twin Oak Farm and Country Way
- Wildlife Drive

ITEM #3e Consider and Approve a Transfer of Funds in the Amount of \$1,500 from Maintenance of Building Acct. #001-5250-500-5100 to Utilities Acct. #001-5150-200-2010 - Public Works

ITEM 3f Consider and Approve a Transfer of Funds in the Amount of \$1,500 from Photo Copier Acct. #001-2001-999-9903 to Prisoner's Meals Acct. #001-2002-400-4220 - Dept. of Police Services

ITEM #3g Consider and Approve a Transfer of Funds in the Amount of \$6,000 from Contingency Reserve for Emergency to Temporary Help Acct. #2020-100-1360 - Dog Warden

ITEM #3h Consider and Approve Amending the Personnel Pages of the 1992-93 Budget to Reflect an Increase in Wages for the Position of

Accounting Intern within the Comptroller's Office

ITEM #3i Consider and Approve a Waiver of Bid for Adkins Printers for Services Connected with the 1992 Election - Town Clerk

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEM 4 Items Removed From the Consent Agenda

There were no items removed from the Consent Agenda.

ITEM #5 Approve and Accept Minutes of the November 24, 1992 Town Council Meeting with Corrections and the Minutes of the December 8, 1992 and December 15, 1992 Town Council Meetings

Motion was made by Mr. Doherty to Approve the Minutes of the November 24, 1992 Town Council Meeting with the Following Corrections:

Page 1 - Item #2a is from the Water Division not the Electric Division  
Summary Page - Same Correction

Seconded by Mr. Parisi.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEM #6 Consider and Approve the Appointment of George Lane to Fill a Vacant Position of Alternate on the Zoning Board of Appeals for a Term of Three (3) Years to Expire on January 8, 1994.

Mr. Lane will fill the unexpired vacancy of Patricia Carruthers.

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEMS #9a, b & c Motion was made by Mr. Doherty to Move Agenda Items #9a, b & c Up to the Next Order of Business, seconded by Mr. Parisi.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEM #9a Consider and Approve a Budget Amendment in the Amount of \$110,000 within the Water Division Increasing Acct. #216-000, Prior Retained Earnings and Increasing Acct. #290-093, Structures and Improvements in the Amount of \$110,000

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Mr. Roger Dann, General Manager of the Water and Sewer Divisions explained that in the 1991 capital budget of the divisions funds were budgeted for the purposes of constructing additional office space at the South Cherry Street location. Since that time the division has proceeded through site plan approval, wetlands approval and the final design. The project has gone out to bid and the bids have been received and opened. In proceeding through the design phase a number of unanticipated items of

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work need to be addressed as part of this project which has driven the price for completion upwards. Additional funds are required to complete this project. The project entails an addition immediately off the existing office which approximately doubles the office space of the facility. A number of building and fire code-type deficiencies were identified in the existing office during the design phase. These deficiencies must be corrected as part of the addition project. It was also found that, in going through the site plan review as well as the Wetlands Commission, that there were a number of deficiencies relative to the current requirements for parking, landscaping, environmental protection (water run-off), etc. which were not anticipated originally and have added to the cost of the project. The configuration of the addition will also add to the cost of the project due to its size. Originally, a residential, wood frame addition was considered, however, due to the square footage needed the construction now entails more detailed work, i.e., separation and extension of fire walls into other portions of the facility. The project has evolved into a more costly endeavor. The funds are available in both the Water and Sewer Division's retained earnings accounts. Mr. Dann is seeking approval for the appropriation of those funds so that the project can proceed. Once the funds are available a contract will be executed. Construction is anticipated to begin in the early part of this year and to be completed by the end of the calendar year.

Mr. McDermott pointed out that the request before the Council was double the cost of what the original estimate was and asked how the cost could be underestimated to this degree?

Mr. Dann responded that the code deficiencies in the existing office area is estimated at just over \$50,000. The value of the site improvements, i.e., storm drainage, parking, re-structuring of parking entrance, landscaping, etc., amounts to approximately \$50,000+. To this you must also add the costs of the masonry separating walls that need to be constructed between the existing and new addition.

Mr. McDermott felt that the costs of the parking lot and landscaping at the very least should have been anticipated. He asked if there is a building committee for this project or is it strictly being handled through the departments?

Mr. Dann responded that town departments are working on it. There is an architect on the project and a group from within the division has been working closely with that architect. An individual from the Water Division will be assigned the job of monitoring the progress on a daily basis.

Mr. Zandri stated that the only reason he is voting in favor of this Amendment involving the Prior Retained Earnings Account was due to the fact that if this project were delayed it would potentially have to be re-bid which could result in an increase in costs. He does not look favorably upon taking these funds from the Prior Retained Earnings account at this time and would much rather have had this project budgeted through the normal budgeting process.

Mrs. Duryea asked if there is a town-wide process of checking all town buildings for fire and safety deficiencies?



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Mr. Dann responded that he is not aware of one. Due to the fact that new construction was being added to old the existing structure was under review for such deficiencies.

Mr. Doherty asked how much money was currently in the Prior Retained Earnings Account #216-000?

Mr. Ray Dennison, Office Manager, Water and Sewer Divisions answered that the Retained Earnings Account is an accumulation of Net Income and Net Loss of the Company since its inception. In annualizing the years 1985 through 1992, the Water Division currently has unrestricted reserves totalling \$2.5 million. The Sewer Division, \$2.9 million. He reminded everyone that there are other circumstances to consider such as the funds that were loaned between the departments for the Rights In Deed issue and that certain funds are reserved through the budget process for future expenditures. There are amounts that are still on existing capital budgets over the past several years that have not been spent that are intended to be spent.

Mr. Doherty asked if there are plans this year for use of funds out of this account?

Mr. Dennison answered, yes there is a budgeted amount in the Water Division to be put aside from current earnings in 1993-94 capital budget year to the reserves for the water supply project. This will allow us to put "up front" on it as opposed to bonding it for the hopes of saving interest.

Mr. Dann added that the \$2.5 million reflects a reduction for the amount that has been re-appropriated in this year's budget towards the Water Treatment Plant and the other projects.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEM #9b Consider and Approve a Budget Amendment in the Amount of \$110,000 within the Sewer Division increasing Acct. #301-000, Prior Retained Earnings and Increasing Acct. #120-093, Structures and Improvements in the Amount of \$110,000

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

This item is the same as the previous item in that these funds are to match the Water Division's \$110,000.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEM #9c Consider and Approve a Budget Amendment in the Amount of \$33,840 within the Sewer Division Increasing Acct. #301-000, Prior Retained Earnings and Increasing Acct. #118-245, Westview Hills Settlement to Fund Additional Court Decisions relative to the Rights In Deed Case

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

In December, 1992 the Sewer Division was advised of additional court decisions relative to the Rights-in-Deed case which allowed certain members of the class who had previously opted-out to opt-in and receive

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payment as members of the class. This results in an additional payment of up to \$49,960 of which \$33,840 must be appropriated into the current fiscal years budget.

Mr. Doherty asked if this is the final payment to the Rights-in-Deed group?

Mr. Dennison responded that it seems that way by the correspondence received from Corporation Counselor, Adam Mantzaris. There is yet to be a recounting of the funds and any residuals, etc., will be returned to the Division.

Attorney Small believed this to be it. There is no outside legal counsel to be paid.

Mr. Doherty asked Attorney Small to present him with a rough accounting of what the legal costs were to the town.

Attorney Small agreed to follow up on it.

Mr. Edward Bradley, 2 Hampton Trail asked, how many people were involved?

Mr. Dennison responded that, initially there were 335, 13 opted-out for a final figure of 322 applicants.

Mr. Bradley asked why the judge allowed some people to opt-in at this point in time?

Atty. Small responded that there were different arguments made on behalf of the different people opting-in. Some did not know what they were doing in opting-out; one opted out leaving a question as to whether that opted-out the co-owner as well; etc. Not everyone who opted-out opted-in. The judge did deny some cases as well. Some people were under the impression that they had to produce part of the retainer fees for the attorney prior to the start of the case which was a mistaken belief.

VOTE: Holmes and Killen were absent; Doherty abstained due to his involvement with the Steering Committee of Rights-In-Deed; all others, aye; motion duly carried.

At this time Ms. Papale stated that Items #14a,b & c were withdrawn.

#### PUBLIC QUESTION AND ANSWER PERIOD

Frank Wasilewski, 57 N. Orchard Street asked why the floodlights remain on at Doolittle Park at the Tennis Courts?

Mayor Dickinson responded that although the temperature may be cold some residents still wish to play if the courts are dry and free from ice or snow. There have been many requests/complaints through the Recreation Department by residents wishing to use the courts.

Mr. Wasilewski asked why we are transferring funds to a utility account at the Wooding property and what are the future plans for that building?

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Mayor Dickinson responded that the Adult Education program is held there temporarily and the town has the responsibility to maintain that building until decisions are made.

Mr. Wasilewski asked again, what plans does the town have for the Wooding property?

Mayor Dickinson answered that part of the property will be used for the Police Department. A variety of viewpoints have been expressed. There has been interest on the part of the committees regarding a plan of development that the Planning & Zoning Commission has established for private use on a substantial portion of that property. At some point we will be looking for expressions of interest from private concerns. If it does not go for private use it could potentially be used for public uses.

Mr. Edward Bradley, 2 Hampton Trail asked for an update on the status of 88 South Main Street.

Mayor Dickinson responded that the contract for the exterior work has been awarded and work has proceeded. The next stage is the interior, no contract has been awarded for that. He was not sure if the bid has gone out on the interior of the building.

Mr. Doherty stated that he will place an item on the next agenda for a status report on the property.

Ms. Papale stated that she would like Mr. Avery, Chairman of the 88 S. Main Street Building Committee present as well as all other parties involved.

Mr. Philip Wright, Sr., 160 Cedar Street asked why it took two hours to get power back the other evening? It was his understanding that a great deal of work had been performed on upgrading switch gear equipment, etc. to avoid delays in restoring power. What was the cause of delay?

Mr. William Cominos, General Manager of the Electric Division explained that on Saturday evening, January 9th, two calls were received by the Electric Division. One was reporting an explosion at the East Street substation at East and John Streets, and also subsequent to that a wire was reported down under the bridge at Pond Hill and Route 91. Both situations had to be investigated thoroughly before anything could be done. A 600 amp switch burned on the pole at the East Street substation and the cable under the bridge burned in half and was laying on the ground. Service could not be restored to that feeder, other feeders had to back feed it. That is what took the time. Two hours may seem like a long time, especially when it is cold but the men who came out to work on the line worked diligently during the night. Mr. Cominos was a witness to that fact himself. The entire day Sunday was spent taking the load off of the circuit that was used as the redundant circuit so there would not be a domino effect of power loss on Sunday. Today, Tuesday, all circuits were restored to normal operating condition. The cable under the bridge was approximately twenty years old and subject to being damaged by the bridge and by the way it is strung on hangers. The Division is looking at direct burying cables strung under bridges in this same manner to avoid being subject to damage. He did admit that

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he was remiss in not informing the media and North Branford Police Department of the amount of time the areas would be without electricity. He took full blame for that.

ITEM #8 Discussion and Possible Action on a Report by the WPL-TV Relocation Committee and a Proposal by the Wallingford Library Board of Managers

Mr. Richard Nunn, Chairman of the WPL-TV Relocation Committee; Scott Hanley, Manager of Video Production at the Wallingford Public Library; Paul Lind and Janet Copen of Copen and Lind Cable/Access Consultants were on hand for the presentation.

Mr. Nunn addressed the WPL-TV Relocation Committee Report. Last Year the committee recommended three sites as possibilities to relocate the T.V. station. Those three sites were Sheehan High School, Wooding Property and the Carriage House adjacent to the Town Hall. These sites were selected after much discussion and much study, review of the locations, capability such as ceiling heights, logistics to other sites and expenses. These recommendations were made to the Council last year. Beyond that point the committee accepted an offer by the Library to retain consultants to investigate the three sites selected. The compensation for the consultants was to be borne by the Library. At that point the Consultants took that information, visited the sites and came up with a report that was submitted to the Council in December. At this time no further recommendations have been made by the WPL-TV Committee as to what site would be best. None of the three sites have come out as a clear solution to the problem.

Mrs. Duryea asked why the Yalesville Firehouse was not included in the report as a possible site since it was the third choice by the WPL-TV committee of March 23, 1992? The carriage house was not on the list and now is and the Firehouse was on the list and is not now. Why?

Mr. Nunn stated that Mrs. Duryea was correct in saying that the original three sites selected were Sheehan High School, Wooding Property and the Yalesville Firehouse. The carriage house was a late entry that had not been discussed at any previous meeting by the committee. At that time, with that as a possibility, the committee recommended that the Yalesville Firehouse be dropped as a potential site, partly because of logistics, being on the Northwest side of town.....

Mrs. Duryea pointed out that Sheehan High School is also on the Northwest side of town.

Mr. Nunn continued that...as far as access to the Town Hall and Library it was thought that, logistically, that (the firehouse) was not one of the best sites. The renovations required to house the T.V. station were cost prohibitive. The list of possibilities were narrowed from 16-17 to 6-7, the carriage house was added and the list was finally pared to the final three recommended by the committee.

Mrs. Duryea asked if it is possible to solicit figures for the Yalesville Firehouse since it was a suggestion by some on the Council? Minutes of a November, 1990 Town Council Meeting show that this very issue was discussed two years ago.

Mr. Nunn stated that his committee does not have a budget to solicit prices, nor the expertise of a craftsman on his committee to verify costs or scope of work. It was also brought to the attention of the committee in the past that the firehouse was a valuable piece of property that the Council did not want to use but rather put on the market to defray some of the expenses of the new firehouse.

Mayor Dickinson reminded everyone that there was a desire to sell and then there was an interest as to whether or not the Post Office wanted to move the Yalesville branch to the firehouse. The Town Attorney was assigned the task of getting answers from the postal department. To date we don't have any answers.

Mrs. Duryea asked again, if this option can be explored as a possibility for the T.V. station?

Mr. Nunn stated that he will present that suggestion to the committee to see if they feel they would like to reconsider it.

Ms. Copen of Copen & Lind stated that her consulting firm had heard of other sites besides the three sites that were visited. One of those being the Yalesville Firehouse. Their objective in searching out sites is to find one that can be of value to the community, not only as a center for television access, but in renovating it puts to best use the town's money and increases the resale value of the building upon completion. The value of the building actually is more than when the renovation began. From everything the consultants had heard, they thought the firehouse to be one of the better sites to look at. In the cases of the other sites a great deal of money was going to have to be invested to make the buildings refurbished enough to even begin to renovate for the purpose.

Mrs. Duryea asked if she understood Ms. Copen correctly in saying that in the consultant's opinion, Yalesville Firehouse was the best site for the station?

Ms. Copen responded, from the information they had been receiving word of mouth, yes.

Mrs. Duryea then asked the Mayor, was this site asked to be taken off of the list or is this something that transpired due to the introduction of another site? She requested a straight answer.

Mayor Dickinson responded that he was not aware of anyone asking it to be taken off the list. The actual study was paid for by the library. The library designated several sites for review. The committee then became involved upon knowledge that the library was paying for a consultant and the committee reviewed it and the list was changed as a result of the committee. The Yalesville Firehouse site to his knowledge never received the highest marks from the committee partly because Sheehan High School was identified as the most logical site from the committee's viewpoint simply because there is already a studio there. The real question comes down to the affordability of the town creating a third studio in the middle of a recession. We would be creating another cost center building used for no other purpose except for a television station. To his knowledge the firehouse was not taken off for a purpose other than there were other sites that were felt to be of higher priority and of more

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adaptability for a television station.

Mr. Nunn supported the Mayor's statements in saying that the committee did vote to approve and thank the library for retaining a consultant and compensating them for their work.

Mrs. Duryea stated that we are faced with a big problem with the television station and it seems as though we make the D.E.P. look pretty good as far as timewise. This station is a benefit to the town. It has brought government to the Town of Wallingford and as far as she was concerned, in these economic times she has never seen a town more interested in the economic times and especially in the development of their own town. People cannot get out to the meetings but there are a great deal of them sitting out there listening to these meetings and it is something that we should not continue to shove aside. The original plan was to sell the property to offset the cost of the new firehouse. Then there was talk that the Post Office may be interested in relocating there, that fell through. It is now two years later and nothing is being done. She asked that the firehouse be consid

Mayor Dickinson answered that the Post Office interest interrupted a great deal of the other efforts to resolve this. Once on the Post Office issue it has languished partly because the postal offices in Washington are very difficult to deal with and the Town Attorney has had a difficult time soliciting an answer.

Mrs. Duryea pointed out that the Wooding property was purchased very quickly. When we really want something and want to pursue it and a desire exists it gets done quickly. If something is stalled there is always a reason of which she does not understand. She does not understand the reason behind the Yalesville Firehouse.

Mayor Dickinson responded, there was agreement with the Wooding property. With regards to the Yalesville Firehouse there are a multitude of opinions. There has never been a consensus reached as to what should be the final decision on that building.

Mrs. Duryea asked when do you (Mayor) suppose that we make a final decision?

Mayor Dickinson asked, is there still interest in having the Post Office involved?

Mrs. Duryea asked, if there is an interest to see if the Post Office is interested, why haven't we pursued it?

Mayor Dickinson answered, it has been pursued. We have had difficulty getting a response from the Post Office. We cannot say that the Post Office isn't interested. We are having trouble getting a response at all.

Mrs. Duryea feels that they are not interested if they have not responded in two years.

Mayor Dickinson reiterated that the town is in tough economic times and when we inherit another building to take care of with daily use in it we inherit another cost center.

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Mr. Parisi was under the impression that the issue of the firehouse for a possible site was discussed recently and that an opinion was given that it would be too expensive and not the proper size.

Mr. Hanley responded that there were many discussions on it. In May when the library first began discussing the possibility of hiring consultants to look at sites identified two sites, the Yalesville Firehouse and the Carriage House. At that time the C.F. Wooding property had not yet been purchased and at that time the superintendent of schools had not indicated whether or not space would be available at Sheehan to even be considered. At a June 30th meeting of the Relocation Committee at that time there was discussion that led the committee to believe that the Yalesville Firehouse would not be appropriate to pursue, to spend money on. The Mayor had indicated at that particular meeting that it is most likely that another use would be pursued or the building would be sold. Initially the cost was a consideration. There was talk that the cost would be in the neighborhood of \$100,000 to \$150,000. The committee had hoped that less money could be spent on a site. The cost was a guesstimate by the committee and Mr. Hanley.

Mr. Parisi noted for the record that he will try to make an appointment with the Post Master General in New Haven. He was not sure how successful he would be.

Mr. Zandri stated that if it agreed that it is more feasible for the town to keep the property and cost-efficient to put the studio there, then he would favor that over doing a favor for the government regarding the Post Office.

Mr. Parisi responded that the current location of the Post Office is the best example of a traffic hazard that exists in this town. It is a wonder that someone has not gotten killed there.

Mr. Zandri agreed but if the town can better utilize that building for our own purposes, we should be concerned about that. If there is a traffic problem that is recognized then it is up to the Post Office to solve it, we should not be solving their problems for them. We need to look out for ourselves first.

Mr. Parisi felt that when it comes to safety we are looking out for ourselves. If the Post Office themselves fail to deal with the safety issue then there is a responsibility for someone to do something and if it has to be the town, then so be it.

Mr. Zandri reminded everyone that there is \$150,000 in this year's budget that was budgeted for this project specifically. He asked the Mayor, if this Council so chooses to go forward with some sort of a site is that money going to be available for the Council to utilize?

Mayor Dickinson could not specifically answer due to the open-ended nature of the question. He did state that estimates currently show that a 5% increase in the budget would mean a 9% increase in taxes. That is what worries him. There is no new money coming into the town. Every increase in our operating budget will be borne by the taxpayers.

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Mr. Zandri felt that there was no sense in kicking this idea around if it will not be pursued one way or the other. Either we will go forward with it and have a television station or we are not. That is where we are at.

The Mayor was in favor of having a television station. He has difficulties at this time with the revenue questions and problems that exist. To designate a separate site for a new department to maintain a separate building when we already have two television studios in town, one at the library and one at Sheehan High School.....how many do we need. The taxpayers are paying for it.

Mr. McDermott was of the opinion that it comes down to priorities. Earlier on this evening was a request from the Water Division for a budget amendment of \$220,000 for a project that was grossly underestimated. We gave them an additional \$220,000 from the budget. We are now looking for something that \$150,000 has been budgeted for approved and signed by the Mayor in the budget, it has already been discussed. He disputed the Mayor's statement that we will have three studios. We will not because we are being put out of the library. That is the reason that we are having this discussion to begin with. The library is taking the studio away from the town.

Mayor Dickinson responded that the money is in the budget but it is not sufficient to handle the repairs that have been identified in the consultant's report. We are not sure if the Yalesville Firehouse will be more or less than anticipated costs. Even though the library does not want a studio it is still there. We are making choices. A decision has been made, yes, but an option has been exercised. He stated that he would like to see everything that everyone wants. Sooner or later, though we will have to defend what happens to a budget. We have not yet funded the school classrooms yet.

Mr. McDermott reminded the Mayor that the funds have already been approved in the budget and it is easy to find \$220,000 for a utility that wants to build an extra addition to the office building. That priority was identified and granted a solution. How is that any different in the same difficult economic times? How can we justify spending almost one half a million dollars on extra office space if these are such difficult economic times?

Mayor Dickinson asked Mr. McDermott if he would equate the water/sewer service as a service to the residents in town with the television service. The Mayor made it clear that he certainly doesn't. The question is, how vital a service is the television service? It does not reach the same level as the water/sewer service.

Mr. McDermott then asked, was the \$150,000 that was allocated for the television station in this year's budget, was that included in the Mayor's \$2.8 million surplus this year?

Mayor Dickinson responded, no. He reminded Mr. McDermott that the \$150,000 is not sufficient to accomplish the renovations as evidenced in the report.

Ms. Papale suggested at this point in time that the consultants present their report.



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Ms. Copen stated that the town may actually have a win/win situation. You may have a scenario where it is possible to find a building in the town that is convertible that fits within the town's budgeted figure. You may be able to advance an organization that is an adjunct to every one of your services and governmental information going out to the community. Nationally it is known that wherever there is governmental access there is increased participation and understanding of government programs, increased devotion to them, increased work within them because people are watching their Council meetings, Focus on the Mayor, etc. She stated that Wallingford has a national reputation for its government access. She has known of it for years, long before becoming involved in the consulting business. It is considered very outstanding. She was shocked to learn that this nationally known system was run from a very tiny space in the library building.

Ms. Copen went on to explain that when you are renovating the building for the studio you are creating an interior that is unique for that moment only. At any time you have actually created a space with the addition of a hung ceiling you then have all of the floor square footage is convertible instantly for any form of office space. The stations are set up as centers so that there is a good flow of people and traffic and they work for all sorts of other uses. If you could find a situation, and Yalesville may be that type of situation, which you can afford under your current budgeting priorities you may be nothing more or less than helping an organization that you already have that helps all of your other organizations, helps your government function and is actually upgrading a building you already own for future sale as the economy gets somewhat better. You may have a win/win situation.

At this time the Relocation Committee's report was complete and the consultants proceeded with their report to the Council.

Mr. Paul Lind explained that a survey of the Carriage House and C.F. Wooding building was performed by both consultants. Mr. Lind, himself, reviewed the space at Sheehan High School. All three sites have got their own set of problems and advantages. The Carriage House is a beautiful, old structure but in terms of renovating, in order for the government access to have sufficient space to operate, they would have to occupy both floors. In order to do that the studio would have to be on the second floor of the structure due to the design of it. That would necessitate some form of barrier-free access to the second floor for handicapped individuals. There is no inexpensive method to do that short of putting in an elevator which is very expensive. The roof would require structural reinforcement in order to occupy and heat it. It is suspected that some structural reinforcement would need to be done on the second floor as well. A great deal of money would be invested to get the building to the point where you would begin to put up walls and wallboard not to mention carpeting, etc., necessary for the office and studio space. Unless a great deal more money is found to renovate it it does not seem to be a viable location.

The C.F. Wooding Building presents a different type of problem. There have been many additions added to the original building constructed over seventy years ago. There is a lot that cannot be seen. They were con-

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cerned about what problems could be uncovered once they begin renovations. The studio could be located on the ground floor thereby eliminating the need to create barrier-free access. However, the building has no room which is large enough and with a high enough ceiling to provide the necessary space for the production studio. The one possibility is to remove the second floor over the garage area, remove the pillars supporting the second floor thus creating a vaulted ceiling. You must then be sure that the exterior walls will not begin to spread outward. The outside of the building may have to be supported. The walls on the second floor may be load bearing walls holding up the roof. Again, a great deal of money would have to be invested to get the structure primed for renovations. There are just too many unforeseen problems that could be uncovered during the renovations that will result in escalating costs.

In regards to Sheehan High School, there is one room that is currently being used that could be turned over to the station for offices. The problem there is that the studio presently located there is in the form of a tiered conference room or lecture hall. It is in use by classes most of the day. It is also used by the drama department and school committee for its meetings. How much time to be scheduled in that space became a problem. The government access channel does a great deal of their work in the evenings, some on weekends and especially during the time that school is out on holiday and vacation time. That leads to a studio access problem. The rest rooms are down the hall and around a few corners. Anyone using the studio space now has access to the rest of the school. Some security doors would need to be installed or a custodian hired. The other problem is that it appears as though it is a short term solution. All of the trends indicate that high school is going to be filled up over the course of the next ten years. The studio space would most likely be taken away. It seemed as though that solution was simply putting off the problem for a future point as well as creating more problems than they currently have. At this point Mr. Hanley's group has access two days a week in the library. In looking at Sheehan it seems as though they would have less time. The consultants felt that by the government access station having their own dedicated studio they could actually increase the amount of production rather than decrease it.

Ms. Papale asked if Ms. Copen and Mr. Lind visited the Yalesville Firehouse?

Ms. Copen answered, no.

Ms. Papale pointed out that in reviewing the site it may be determined to be better than the other sites or worse.

Ms. Copen responded that it has been determined to have the necessary ceiling height, rest room facilities, new heating system, secure roof, etc. This places Yalesville Firehouse ahead of all the other sites.

Ms. Papale spoke on behalf of the Relocation Committee in saying that they felt that Sheehan was the better site due to the minimal cost to the town. After speaking with the superintendent many times, he decided to go along with the idea. Therefore everyone was hopeful that Sheehan was the site.

Ms. Copen explained that they were hopeful also. However, upon visiting the site the consultants were told there was no room in the high school and the staff failed to understand why the consultants were there. In fact it was stated to the consultants that if there was any room it was being taken away from other spaces.....

Ms. Papale asked the consultants who made that statement to them?

Ms. Copen responded that they were in the principal's office at that time.

Ms. Copen continued that upon Ms. Lind revisiting the site he was also told that this (Sheehan High School being considered for studio space) was not realistic and that the space was being used for many other activities.

Ms. Papale could not understand why Dr. Cirasuolo would have given his o.k.

Ms. Copen defended the superintendent in saying that he did come up with something and was obviously sincere about it.

Mr. Lind stated that there is one room which they indicated could be utilized and it was large enough for offices and possibly editing suites. The problem, again, is not just the rest rooms but the shared use of the studio as it is there given its other constraints. The government access, again, would have much less access to a production space than they currently do now. The other problem was the issue of the studio space being even further away from the government access offices. This means splitting staff between two locations which is problematic in itself. With the use of the studio in the evening, without custodians it would be difficult to get people to the studio.

Ms. Papale stated that it is a lot less expensive to hire a custodian than to renovate buildings we may be talking about.

Ms. Copen begged to differ. As past Regional Chair of the New England Region of The National Federation of Local Cable Programmers, which is the major group in the country that supports community television, she has been involved in discussion after discussion as to what works and what doesn't work in communities. Unfortunately, one of the areas that rarely works in trying to locate an outside facility such as an access studio of any sort in a high school. It has been tried many times and it is not a happy marriage. A lot of it has to do with uses of space and opening that space to the outside.

Ms. Papale felt that there may have to be compromises made since not every option is entirely ideal.

Jay Cretella, Relocation Committee Member, 77 Montowese Trail approached the microphone and asked the consultants if the obstacles mentioned, access to the facility, future school overcrowding, shared resource bottlenecks, were ever discussed with school personnel? Any conclusions drawn from conversations with the superintendent of schools?

Mr. Lind responded, they were not with the superintendent of schools since he has never met with the superintendent of schools.

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Mr. Lind went on to say that the conclusions drawn were from his observation of the space, questioning personnel in the A.V. Department at the school.....

Mr. Cretella pointed out that the conclusions were based on assumptions that are not necessarily true. He then referred to page six (6) of the consultant's report which states, "Government access may again be located in a space it is not wanted". That is another assumption. There is no evidence to assume that it is not wanted in that building. He added that the Library proposal that will be considered next grew out of the consultant's report that was commissioned on the basis that the three sites were not acceptable. There was an assumption made by the Library Board, not by the committee. The committee has not had a chance to examine the proposal at all except to read it.

Mr. Cretella then addressed Mrs. Duryea's question regarding Yalesville Firehouse and whether the committee was asked to take it off the list. He informed the Council that the committee was instructed to take that off the list. It was originally on the list to be considered. It is reflected in the committee's minutes that the committee was instructed to take the firehouse out of consideration because of its commercial value to the town. The committee was instructed to put the Carriage House, which was not on the original list, onto the list. He felt that the consultant's report is loaded with assumptions and that the superintendent should be approached with the issues at Sheehan School to discuss them.

Ms. Papale asked, as a committee member are you suggesting that prior to voting on the proposal from the Library Board that the committee should sit in with Dr. Cirasuolo?

Mr. Cretella responded that he assumed the Council would not want to vote on anything without the correct information on it.

Mrs. Duryea asked Mr. Cretella who asked the committee to remove Yalesville Firehouse from the list?

Mr. Cretella answered, I can only reflect what the minutes say of June 30th. "Cretella made a motion to recommend to the Library that the facility study should include Sheehan High School, Wooding Building, Carriage House and the Yalesville Firehouse as potential sites. It was seconded by Mr. Ed Polanski. Mayor Dickinson and Papale suggested that Yalesville Firehouse should be removed from consideration, they reminded the committee that the town may wish to sell the building. Cretella offered an amendment".

Mrs. Duryea responded that she cannot get straight answers from the Mayor. She feels that she never can. She refused to engage in a conversation with the Mayor at this point in time.

Mr. Zandri informed everyone that this was discussed at a Board of Education Council Liaison Meeting as far as Sheehan being a possible site and when the superintendent of schools discussed it he stated that it would be looked into. Dr. Cirasuolo emphasized at that time the fact that, potentially on a short term basis, it could be accommodated there but in the long run it would not accommodate the facility due to the problems we are facing right now with overcrowding in the school system. It is a band-aide

approach to the situation.

Ms. Papale clarified that the reason it was decided to take Yalesville Firehouse off the list was because at that time the Post Office was still showing an interest in what was happening.

Mayor Dickinson answered that no one has the authority to direct anything. An opinion was expressed, he has expressed it consistently from the beginning that he was not in favor of a free-standing building because of operational costs. When the committee dealt with this, he expressed that opinion. Iris did also.

Ms. Papale stated for the record that she agreed with the Mayor at that meeting as well.

Mr. Hanley asked Mr. Lind, who actually gave him the tour of Sheehan High School?

Mr. Lind responded that he could not recall. The Mayor was with him but he could not remember who gave the tour.

Mayor Dickinson added that it was the Assistant Principal Anthony Fusco.

Mr. Lind stated that several opinions were expressed by Mr. Fusco regarding the use of space at the school.

Mr. Hanley explained that the consultants based some of their opinions on the school staff's opinions when they developed their report on the Sheehan High School space.

Mr. Zandri stated that it is obvious that the Mayor is opposed to a free standing building for the station. Therefore it would eliminate the Carriage House, Wooding Building and Yalesville Firehouse. The only option available at this point is Sheehan High School. He was not willing to spend any dollars on something that would be temporary. We are right back to square one. The Library Board's option is temporary as well.

Ms. Papale stated that it would be temporary for two to three years and we would not be spending a great deal of money on it.

Mr. Zandri added that we have been trying to find a home for the station for over three years now.

Mr. Nunn stated that compromises must be made otherwise there will be no site available to the station that will satisfy all parties.

Mr. Zandri commented that there is and has been determination on the part of the Council to solve this problem but it takes cooperation from other parties besides the Council to get it done. The Mayor has a position on this and he is sticking by it and that is his right to do so. But the Council should not be blamed for not solving this problem. He (Mr. Zandri) is ready to solve this problem, that is why he recommended that \$150,000 be put in this budget at budget time to end this problem. The Council alone cannot solve this problem without cooperation from all levels of government.

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Mr. Nunn explained that the committee is not pointing fingers nor placing blame with the Council on this issue.

There was no action taken on the consultant's report.

Mr. McDermott stated that WPL-TV has done a great job and that it would be a terrible loss to the town. They are a tremendous asset and have demonstrated a broader range of capabilities and have done the town proud.

Ms. Papale agreed with Mr. McDermott.

Mr. Edward Musso, 56 Dibble Edge Road stated that the upstairs of the Council Chambers could accommodate the station.

Mr. Edward Bradley, 2 Hampton Trail, asked what will the committee do to make sure that Yalesville Firehouse gets back on the list?

Ms. Papale felt that it could be added.

Mr. Bradley added that the Recreation Department has been using the Yalesville Firehouse for some time. Why doesn't anyone object to that? It is currently a separate cost center?

Ms. Papale answered that is because we have been waiting for something to happen with the building. Recreation Department has not signed a lease for that reason. Mr. Parisi will contact the Post Office again.

Mr. Bradley pointed out that we have been discussing the Yalesville Firehouse since 1989.

Mayor Dickinson clarified that his concern with a free standing building is the operational costs of it. A separate phone system, copiers, etc. will need to be placed there. It duplicates every capability that we have in existing structures.

Mr. Bradley understood that we have to be careful in recessionary times but, in looking at the June financial report the Electric Division came in over \$1 million in revenues. There is money available, we only have to be creative and put our priorities in line.

Mrs. Duryea asked that this question to Attorney Small be noted for the record since Mrs. Small was out of the room at the moment; Has Attorney Small had any other contact with Mr. Steel, Director of Field Operations, U.S. Post Office since July 1, 1991, or any other individual in that office?

The Town Council Secretary will forward correspondence to Atty. Small requesting a reply.

Mr. Doherty proceeded to read the Library Board's Proposal into the record (attachment II).

The Library's proposal is as follows:

- Beginning July 1, 1993 the town would take over the governance of the WPL-TV service and the staff would operate under the supervision of a town department or Mayor's Office.
- The space at the Town Hall formerly used by the Credit Union would become office, editing and cablecasting space for the service.
- The Library Community Room would be booked and used for studio space up to two days per week (same as present) and the studio cameras and sound equipment would be stored here.
- The Library would agree to the arrangement for two years, from July 1, 1993 to June 30, 1995 to enable the town to find a dedicated space for the service.
- The Library can allow after hours use of the Community Room as long as Scott Hanley is present at the production. If Scott is not present the productions must be completed by Library closing time (usually 9 p.m.).

Mr. McDermott asked, who decides which town department the station should be placed under?

Ms. Scherer responded that the Council or Mayor would decide.

Mr. Doherty asked for an estimate of what the consultant's report would cost?

Ms. Scherer answered, \$1,000.

Mr. Doherty asked if the Library was willing to spend more for looking at the Yalesville site?

The response was yes.

Mr. Zandri stated that if it cannot be done in this budget year, then there is always the next year. Additional funds can be set aside at that time if necessary.

Mr. Solinsky asked if Mr. Hanley is able to be absorbed as a town employee without placing the job out for employment?

Mayor Dickinson stated that the exact details for how it is incorporated he is not sure of. He did not feel that a job can be created and then advertise to see if Mr. Hanley fit the specifications. He most likely would be incorporated as an employee in the same position. He will have to check with the Personnel department.

Mr. Hanley's staff currently consists of one full-time and three part-time. One is an eight hour part-time position, two are 12 hour positions. Mr. Hanley is the full-time position. He also utilizes the services of approximately six to eight volunteers. The site would most likely determine

the form of governance.

Mr. McDermott was not opposed to the proposal but he did have grave concerns over whose supervision the station's personnel would be under.

Mayor Dickinson stated that it has been discussed at several meetings that the staff should fall under the supervision of Program Planning. Being a governmental program channel, the programming on that channel carries some liability. There should be a direct oversight by the Town of Wallingford. We will still retain public access capability which will be housed at 88 S. Main Street and that will be a vehicle for anything beyond governmental programming.

Mr. McDermott asked if it would be the Program Planner's decision as to what is aired?

Mayor Dickinson felt that we could decide upon guidelines that supervision would come through Program Planning. He expected that the programming would be developed by departments working with Mr. Hanley. The Mayor was not comfortable with a separate commission overseeing the station because then more questions will be raised as to whether or not the program has to be directly related to a government service or not.

VOTE ON THE PROPOSAL: Holmes and Killen were absent; Duryea and Zandri, no; all others, aye; motion duly carried.

ITEM #10 Consider and Approve a Transfer of Funds in the Amount of \$20,000 from Acct. #923-3, Outside Consultants and \$20,000 from Acct. #920-1A, Salaries - Officers/Enviro Safety for a Total of \$40,000 to Outside Legal Acct. #923-2 - Electric Division

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Mr. Raymond Smith, Director of the Public Utility Commission stated that this transfer is to accommodate the additional legal fees that the town has been incurring in the process of developing the Life of Unit contract as well as several other issues that have arisen at Federal Energy Regulatory Commission (FERC). Some of those issues are the continuation of the PSNH/NU merger case; Yankee Rowe retirement of which we have taken a passive position and various other issues. One year ago when the budget was compiled it was impossible to determine exactly where we would be heading and how many dollars it would cost us in legal fees. The original \$50,000 has been used and it is with hope that the \$40,000 will carry through the remainder of the fiscal year.

Mr. Parisi suggested that in the future Mr. Smith watch his budget more closely so that the transfer can be requested prior to overexpending his budget.

VOTE: Holmes and Killen were absent; Zandri abstained; all others, aye; motion duly carried.

A ten minute recess was declared by the Chairperson.

ITEM #11a Consider and Approve Appointing a Committee to Study the Expansion of the Senior Center Facility and Parking - Committee on Aging



Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Mr. Doherty read correspondence into the record from Jack Sheehy, President of the Wallingford Committee on Aging, Inc. (attachment III).

Mr. Sheehy stated that the current need for additional space at the center will continue to increase over the next five years. The committee is critical if the Council is to address today's problems and prepare for the future.

Mr. Zandri felt that this committee is vital. The statistics of the Town of Wallingford's elderly show that the population is increasing and there will be a definite need to expand the facility. He stated, however, that it will, like many other projects awaiting funding, come down to priorities. If there is a will to address it, it will get done.

Madeline Erskine suggested that the Council submit the names of two individuals for the committee, two names should be solicited from senior housing, two from the Board of Directors on the Committee on Aging and two named by the Mayor for a total of eight members.

It was pointed out that the Council has six representatives on the Committee on Aging so there is an overlap.

Ms. Erskine will compile the list of members and appear before the Council at a future date for approval.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEM #11b Consider and Approve a Transfer of Funds in the Amount of \$5,200 from Acct. #3070-600-6770. Committee on Aging - Meals to Acct. #3070-600-6750, Wallingford Committee on Aging

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

This transfer will provide pension benefits to the Committee on Aging employees. By law all employees, full time and part time alike, must be included in the pension plan, therefore the need for additional funds. The Committee on Aging is planning to contribute 5% of an employee's wages into a pension plan. This amount, in addition to Social Security contributions of 6.2% will give the Committee on Aging employees benefits similar to town employees.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEM #12 Consider and Approve Grant Funds and Establishment of Appropriate Bookkeeping Controls Necessary for the Highway Safety Grant - Department of Police Services

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Deputy Chief Darrell York explained that the grant is for the D.W.I. program implemented over the holidays. Half of the program is paid for by the government if the grant is applied for and the town was successful in

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running the program. A total of \$3,400 was spent by the town on the program of which 50% is reimburseable from the government.

Mayor Dickinson explained that the controls are already in place it is a matter of the correct bookkeeping entries.

Mr. Doherty withdrew the original motion and Mr. Parisi withdrew his second.

Mr. Doherty made the following motion: to Consider and Approve Grant Funds and the Establishment of Appropriate Bookkeeping entries necessary to accomplish the purposes of the Highway Safety Grant.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEM #13 Discussion and Possible Action on Accepting a Free Trial Membership in the Connecticut Conference of Municipalities (CCM) for a Period of Five (5) Months

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Mr. Doherty read an excerpt of correspondence from Joel Cogen, Executive Director and General Counsel of CCM into the record (attachment IV).

CCM is offering the Town of Wallingford free trial membership in CCM for five months to begin January 1993. Wallingford's officials will have five months to take advantage of all services and benefits that make CCM invaluable and unique.

This issue has been discussed during budget workshops and on at least one other occasion. There has not been quite enough support in the past to join the organization for a yearly membership fee of approximately \$14,000.

Mr. Doherty felt that it is beneficial at this time to take advantage of this offer due to the fact that there is a new legislative group in Hartford and CCM is a major lobbying group for municipalities. All other municipalities in the state that match the size of Wallingford are members except for us. Their services would be available to us during budget time which could be very helpful in letting us know what other towns are doing.

A sample of services offered by CCM includes a Municipal Inquiry Service; up-to-the-minute reports on what's happening in the General Assembly and how it will effect Wallingford; Information Kits on a variety of subject areas including municipal finance, housing, labor relations, etc.

This agreement is entered into with no stipulation that the town must join.

Ms. Papale thought it is a good idea to take advantage of the free membership to give the Council an idea of how the organization will work for us. If it is not helpful then the issue of membership can be put to rest.

Edward Musso, 56 Dibble Edge Road supported the decision to take advantage of the free membership.

Philip Wright, Sr. 160 Cedar Street asked. how much will it cost if we

decide that we do want to join?

Mr. Doherty responded, \$13,000 - \$14,000.

Mr. Wright asked who will be coordinating the requests to CCM?

Mr. McDermott responded that any town department, member of a town commission etc. can request information.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEMS #14a,b & c Withdrawn

ITEM #15 Consider and Approve the Sale of Town-Owned Property Located at 7 McKenzie Avenue - Mayor's Office

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Mayor Dickinson explained that this property has been discussed on a number of other occasions, bids are now received and the highest bidder was \$40,980 which falls in the range of fair market value determined by Mr. Frank Barta, Assessor of the Town of Wallingford.

Mr. Zandri stated that he is in support of this sale and would also support the sale of property two other parcels the town owns off of Route 68. They are larger pieces of property than McKenzie Avenue and should command a higher price. He reminded the Council that we can place it out to bid and can throw all bids out if necessary. We do not have to sell it if the price does not come in that we want.

Ms. Papale asked the Mayor to contact Mr. Barta regarding the Route 68 properties and bring back the information to the Council.

Mayor Dickinson stated that if there is no show of dissatisfaction amongst the Councilors with the sale of the properties on Route 68 he will place them out to bid.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

ITEM #16 SET A PUBLIC HEARING for January 26, 1993 at 7:45 P.M. for an Ordinance Appropriating \$1,025,000 for Electric Improvements to the West Wallingford Substation and Authorizing the Issue of \$1,025,000 Bonds of the Town to Meet Said Appropriation and Pending the Issue Thereof the Making of Temporary Borrowings for Such Purpose

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Waive Rule V of the Town Council Meeting Procedures to Discuss and Possibly Act Upon the Following Items:

1. Consider and Approve Merit Increases Approved by the Mayor to Date
2. Consider and Approve Granting Yankee Gas Co. a Temporary Easement

3. Consider and Approve a Transfer of Funds Dealing with a Health Issue

Seconded by Mr. Parisi.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Approve Merit Increases for:

- Thomas Dooley
- John Gawlak
- April Cervero
- Cynthia Griffin
- Charles Swart
- Richard Vanski
- Richard Meskill
- Terry Smith

Seconded by Mr. Parisi.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Approve a Transfer of Funds in the Amount of \$1,500 from Contingency Reserve for Emergency Acct. #8050-800-3190 to Sanitary Refuse Removal Acct. #3010-600-6300, seconded by Mr. Parisi.

Broken sanitary sewer pipes in the basements of property located at 58-60 Center Street and 22-24 Meadow Street are dumping sanitary waste into those areas and are not being repaired by the owner. The properties are owned by Ken Mita who is in bankruptcy and both properties are in foreclosure by the mortgage holder. Mr. Yasensky, Sanitarian for the Town of Wallingford obtained a price of \$1,500 to repair both properties and include pumping out of the waste.

Mr. Parisi felt that it is not the responsibility of the town to fix the problem.

Mr. Zandri asked if a lien could be placed against the properties for the expense of the repairs?

Atty. Small stated that it can probably be done. She certainly will try to go into the foreclosure action and ask the court to approve the claim. Every effort will be made to recover the costs of the repairs.

VOTE: Holmes and Killen were absent; Duryea, no; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Authorize Temporary Easement Between the Town of Wallingford and Yankee Gas Company, seconded by Mr. Parisi.

This easement would allow Yankee Gas Company personnel to go upon land of the town at Community Lake to perform earth boring to map the location of tar ponds for future remediation.

Mr. Parisi asked how the tar ponds came to be?

January 12, 1993

Mr. Zandri stated that the gas company had a facility at Washington Street and one of the by-products of making the natural gas was tar. Part of the pond that was on that property seeped into Community Lake. The company wants to perform test borings to see if they have removed all of the tar pond or if some still exists.

Mr. Zandri was concerned that the agreement should include some release of liability on the part of the town with Yankee Gas Company employees working on town land.

Mr. Doherty stated that a hold harmless clause is included.

Mr. Musso stated that the Inlands Wetlands Commission could be contacted if any information is needed. They have been following this all along. Approximately 500 truckloads of tar have been removed and shipped down to South Carolina for incineration.

VOTE: Holmes and Killen were absent; all others. aye; motion duly carried.

ITEM #17 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Strategy and Negotiations with Respect to Pending Litigation of Tax Appeals of Oscar J. Williams - Town Attorney

Motion was made by Mr. Doherty to Move Into Executive Session, seconded by Mr. McDermott.

VOTE: Holmes and Killen were absent; all others. aye; motion duly carried.

Motion was made by Mr. Doherty to Exit the Executive Session, seconded by Mr. McDermott.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Request that the Town Attorney Proceed with Actions Discussed in Executive Session with Regards to the Tax Appeals of Oscar J. Williams, seconded by Mr. McDermott.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Adjourn the Meeting, seconded by Mr. McDermott.

VOTE: Holmes and Killen were absent; all others, aye; motion duly carried.

There being no further business the meeting adjourned at 11:19 P.M.

Meeting recorded and transcribed by:

*Kathryn F. Milano*  
Kathryn F. Milano, Town Council Secretary

January 12, 1993

Approved by:

Iris F. Papale

Iris F. Papale, Chairperson

January 26, 1993

Date

Kathryn J. Wall

Kathryn J. Wall, Town Clerk

January 26, 1993

Date



# Town of Wallingford, Connecticut

MUNICIPAL BUILDING WALLINGFORD, CONNECTICUT 06492 (203) 294-2155

December 21, 1992

Iris F. Papale, Chairperson  
 David J. Doherty, Vice-Chair  
 Susan S. Duryea  
 Steven B. Holmes  
 Albert E. Killen  
 Brian M. McDermott  
 Robert F. Parisi  
 Thomas D. Solinsky  
 Geno J. Zandri, Jr.

Ms. Dianne Acevedo  
 Department of Law  
 Town of Wallingford  
 45 South Main Street  
 Wallingford, Connecticut 06492

Dear Dianne,

On behalf of the Wallingford Town Council I would like to extend our sincere appreciation to you for your outstanding hard work and dedication exhibited by your willingness to act as Administrator for the court on the Town's behalf in the Braithwaite & Renfrew v. Town of Wallingford litigation.

Your unselfish actions have resulted in a cost savings of a substantial amount of money to the Town while creating a tremendous burden on your daily operations of the office. It is our understanding that you did not hesitate to take on the burden of responsibility of processing approximately 360 claims for awards and refunds, not to mention attending court hearings and fielding questions of the property owners. This goes above and beyond the required duties of the Legal Secretary of the Department of Law and we hereby wish to commend you for it.

Let this letter serve as notification that the Town Council of the Town of Wallingford recognizes the fact that we are fortunate to have on staff such a valuable, dedicated employee as yourself. May we at this time also extend our wishes for a happy, healthy holiday season to you and your family.

Sincerely,

Iris F. Papale, Chairperson  
 Wallingford Town Council

wkm

: Adam Mantzaris, Corporation Counselor  
 Janis M. Small, Town Attorney  
 Stanley Seadale, Director of Personnel

Standing Committees

EDUCATION LIAISON

Geno J. Zandri, Jr., Chairman  
 Albert E. Killen  
 David J. Doherty

PERSONNEL MERIT REVIEW

David J. Doherty, Chairman  
 Robert F. Parisi

PUC LIAISON

Robert F. Parisi, Chairman  
 Geno J. Zandri, Jr.  
 Brian M. McDermott

ORDINANCE

Thomas D. Solinsky, Chairman  
 Susan S. Duryea  
 Steven B. Holmes

FINANCE

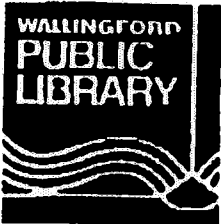
Albert E. Killen, Chairman  
 Robert F. Parisi  
 Brian M. McDermott

PLANNING & ZONING

Susan S. Duryea, Chairperson  
 Thomas D. Solinsky

PUBLIC SAFETY COMMITTEE

Brian M. McDermott, Chairman  
 Steven B. Holmes



Library Directors:  
Leslie Scherer  
Karen Roesler

200 North N  
Phone (203)

Post-It™ brand fax transmittal memo 7671		# of pages ▶
To	Iris Papale	From
Co.	Mayor's Office	Co.
Dept.	Town Hall	Phone #
Fax #	294-2073	Fax #

To: Iris Papale, Town Council Chairwoman

From: Leslie Scherer, Karen Roesler, Library Directors

Date: January 6, 1993

Re: Interim plan for relocation and reorganization of Cable Channel 33

The Library would like the following proposal discussed at the January 12 Town Council Meeting.

#### PROPOSAL

Despite a three year search, no acceptable site has been found for the relocation of the municipal access television service (WPL-TV). Therefore, the Library Board of Managers proposes the following compromise to the Mayor and the Town Council.

Beginning July 1, 1993, the Town would take over the governance of the service. Scott and his staff would become Town employees, and would operate under the supervision of a Town department or the Mayor's office.

The space at Town Hall formerly used by the Credit Union would become office, editing, and cablecasting space for the service.

The Library Community room would be booked and used for studio space up to 2 days per week (same as present), and the studio cameras and sound equipment would be stored here.

The Library would agree to this arrangement for two years, from July 1, 1993 to June 30, 1995 to enable the Town to find a dedicated space for the service.

The Library can allow after hours use of the community room as long as Scott Hanley is present at the production, since he is very familiar with the building mechanical systems and alarms. If Scott is not present, studio productions must be completed by Library closing time (usually 9 p.m.)

Approved by Library Board of Managers  
12/2/92



# WALLINGFORD COMMITTEE ON AGING INC.

SENIOR CITIZEN'S CENTER, 284 WASHINGTON STREET  
WALLINGFORD, CONNECTICUT 06492  
265-7753

RECEIVED  
MAYOR'S OFFICE  
92 DEC 21 PM 1:56

December 18, 1992

Mayor William Dickinson  
Wallingford Town Hall  
45 South Main Street  
Wallingford, CT 06492

Dear Mayor Dickinson

As per our meeting on Tuesday, December 8, 1992, the Wallingford Committee On Aging is requesting that at committee be appointed to study the expansion of our senior center facility and parking.

As described in our Long Range Planning Committee Report, we feel that the current need for additional space will continue to increase over the next five years. This committee is critical if you are to address today's problems and prepare for the future.

Our suggestion for composition of this committee would be to include appointments by you and the Town Council along with representation from the Committee On Aging and senior citizen groups. We would like to begin meetings by March 1992.

Your consideration of this request is greatly appreciated.

Sincerely,

  
Jack Sheehy, President  
Wallingford Committee On Aging, Inc.

JS:sr

**CONNECTICUT CONFERENCE OF MUNICIPALITIES**

900 Chapel St., 9th Floor, New Haven, CT 06510-2807 • Phone (203) 498-3000 • FAX (203) 562-6314

*President:* Judy Gott, First Selectman of Branford • *First Vice-President:* John C. Daniels, Mayor of New Haven • *Second Vice-President:* Edward S. Wilensky, Mayor of Wolcott • *Third Vice-President:* John Weichsel, Town Manager of Southington • *Treasurer:* Kenneth S. Heitzke, First Selectman of Monroe • *Secretary:* Donald J. DeFronzo, Mayor of New Britain

*Directors:* Mary Amenta, First Selectman of Cromwell, Nan Birdwhistell, First Selectwoman of Woodbridge, John P. Bohenko, Town Manager of Plainville, Maryann P. Boord, First Selectman of Durham, Richard S. Borden, Jr., Town Manager of Glastonbury, Gene Eriquez, Mayor of Danbury, Donald S. Francis, First Selectman of Brooklyn, Joseph P. Ganim, Mayor of Bridgeport, Sebastian Garafalo, Mayor of Middletown, Burton L. Jones, First Selectman of Wilton, Thomas N. McAvoy, Jr., First Selectman of Sprague, Susan Merrow, First Selectman of East Haddam, Walter M. Pawelkiewicz, First Selectman of Windham, Carrie Saxon Perry, Mayor of Hartford, Philip K. Schenck, Jr., Town Manager of Avon, Michael Schor, Deputy Mayor of Mansfield, Douglas R. Wood, First Selectman of Westport

*Past Presidents:* Stephen T. Casaano, Mayor of Manchester, Jacquelyn C. Durrell, First Selectman of Fairfield

*Executive Director and General Counsel:* Joel Cogen • *Associate Director:* Kathryn Feldelson

RECEIVED  
MAYOR'S OFFICE  
92 DEC 31 PM 12:09  
December 29, 1992

Mayor William W. Dickinson, Jr.  
and members of the Town Council  
Town of Wallingford  
45 South Main Street  
Wallingford, Connecticut 06492

Dear Mayor Dickinson and members of the Town Council:

The Connecticut Conference of Municipalities is offering the Town of Wallingford free trial membership in CCM for five months. Wallingford would receive the membership services of CCM beginning January 1993.

Your town was offered free trial membership in CCM last year, but did not take advantage of that opportunity.

Last year's trial membership program was very successful, with 16 towns participating. Therefore we are offering it to you again.

Wallingford's officials would have the five months to take advantage of all the services and benefits that make CCM invaluable and unique. Five months to see why your town can't afford not to become a regular member.

Here is just a sampling of what you can expect to gain from your trial membership:

- Use of CCM's Municipal Inquiry Service -- a free research tool for your town's officials. CCM's inquiry service provides prompt, individualized replies to all questions and requests on every kind of municipal issue and problem
- Up-to-the-minute reports on what's happening at the General Assembly, including reports which specifically show you how your town will be affected
- CCM bulletins that inform municipal officials on issues of management and policy
- "Information kits" on a variety of subject areas including municipal finance, housing, labor relations, environmental management, etc.
- Training programs that provide practical information on issues at the cutting edge of municipal management and intergovernmental relations

- *Connecticut Town and City*, CCM's bi-monthly newsletter/magazine
- Management assistance programs
- And much more

We believe that actually partaking of CCM's rich range of services is likely to convince your town to include the dues in your budget for the next fiscal year. We believe that your municipality will have discovered that you really do need CCM and its member services, and this may well lead you to a decision to sign up for real and to appropriate the dues for 1993-94.

Look through the enclosed brochures for more details on CCM and what it offers to members. Then return the enclosed form or phone 498-3000. We'll begin Wallingford's trial membership in Connecticut's association of cities and towns as soon as we hear from you.

Sincerely,



Joel Cogen  
Executive Director  
and General Counsel

Enclosures