

TOWN COUNCIL MEETING

MARCH 8, 1994

6:30 P.M.

AGENDA

1. Roll Call & Pledge of Allegiance
2. Consent Agenda
 - a. Consider and Approve Tax Refunds (#214-236) in the Amount of \$22,037.94 - Tax Collector
 - b. Note for the Record Anniversary Increases Approved by the Mayor
 - c. Note for the Record Mayoral Transfers Approved to Date
3. Items Removed from the Consent Agenda
4. Approve and Accept Minutes of the February 22, 1994 Town Council Meeting
5. Consider and Approve the Confirmation of the Mayoral Appointment to the Public Utilities Commission for a Term of Three (3) Years to Expire 3/1/94
- 6a. Consider and Approve Establishing a New Account Within the Mayor's Budget Titled, "Task Force on Diversity Acct." - Mayor's Office
- b. Consider and Approve a Transfer of Funds in the Amount of \$1,500 from Contingency Reserve for Emergency Acct. #8050-800-3190 to Task Force on Diversity Acct. #1300-600-6040 - Mayor's Office
7. Consider and Approve a Transfer of Funds in the Amount of \$399 from Assessor's School Acct. #1390-500-5710; \$200 from Advertising Acct. #1390-400-4100 and \$100 from Transportation Acct. #1390-300-3200 for a Total of \$699 to Secretarial Services Acct. #1390-600-6040 - Board of Tax Review
8. Consider and Approve a Transfer of Funds in the Amount of \$12,000 from Health Insurance Acct. #001-8041-800-8300 to Self Insurance Unemployment Acct. #001-8040-800-8290 - Personnel
9. Consider and Approve a Transfer of Funds in the Amount of \$7,500 from Chemical Expense Acct. #641-000 to Operation, Labor and Expense Acct. #642-000 - Water Division
10. Consider and Approve a Transfer of Funds in the Amount of \$2,500 from Contingency Reserve for Emergency Acct. #8050-800-3190 to Sidewalk Snow Removal Reimbursable Acct. #001-5011-999-0021 - Engineering Department

(OVER)

11. Consider and Approve a Transfer of Funds in the Amount of \$7,800 from Professional Services Acct. #001-1320-900-9010 of Which \$3,000 is Transferred to Legal Expenses Acct. #001-1320-400-4210; \$2,000 to Office Supplies Acct. #001-1320-400-4000; \$300 to Telephone Acct. #001-1320-200-2000 and \$2,500 to Part-Time Wages Acct. #001-1320-100-1350 - Department of Law
- 12a. Consider and Approve a Waiver of Bid for Work Performed by the George Ellis Co. in the Amount of \$3,750 for Emergency Furnace Installation at Fire Co. #1 - Dept. of Fire Services
 - b. Consider and Approve Establishing a New Account Within the Dept. of Fire Services Budget Titled, "Furnace Co. #1"
 - c. Consider and Approve a Transfer of Funds in the Amount of \$1,750 from Maintenance of Building Acct. #2032-500-5100; \$1,100 from Rubbish Removal Acct. #2032-500-5120; \$600 from Recognition & Awards Acct. #2032-600-6060 and \$300 from State Meetings Acct. #2032-600-6550 for a Total of \$3,750 to Furnace Co. #1 Acct. #2032-999-9953 - Department of Fire Services
- 13a. Consider and Approve Establishing a New Capital Account Within the Dept. of Fire Services Budget Titled, "Portable Radio"
 - b. Consider and Approve a Transfer of Funds in the Amount of \$616 from Small Equipment Acct. #2039-400-4850 to Portable Radio Acct. #2039-999-9929 - Dept. of Fire Services
14. Consider and Approve a Transfer of Funds in the Amount of \$800 from Maintenance of Vehicles Acct. #2032-500-5000 to Maintenance of Vehicles Acct. #2038-500-5000 - Dept. of Fire Services
15. Consider and Approve a Transfer of Funds in the Amount of \$600 from Maintenance of Vehicles Acct. #2032-500-5000 to Maintenance of Vehicles Acct. #2039-500-5000 - Dept. of Fire Services
16. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.
17. Report Out by the Committee to Review the Establishment of a New Recreation Center/Ice Rink
18. Discussion and Possible Action on the School Building Expansion Committee's Proposed Cost Estimates for the Desired Educational Program and the Original Program Requirements for the School Expansion Project - School Building Expansion Committee
19. Discussion and Possible Action on Approving the Concept of Phase III for the Ongoing Revitalization and Improvements of the Downtown Area as Requested by Wallingford Center, Inc.
20. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Regards to Pending Litigation
 - Nigro v. Kohl
 - Workers Compensation Matters
 - Tax Appeals

21. Consider and Approve a Waiver of Bid to Hire Outside Counsel with Respect to Workers Compensation Cases - Dept. of Law
22. Executive Session Pursuant to Section 1-18a(e)(4) of the CT. General Statutes with Regards to the Approval and Granting of Easements to the Town of Wallingford by Property Owners Regarding the South Elm Street Sewer Project - Dept. of Law

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6:30 P.M.

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TOWN COUNCIL MEETING

MARCH 8, 1994

6:30 P.M.

A meeting of the Wallingford Town Council was held on Tuesday, March 8, 1994 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Thomas D. Solinsky at 6:36 P.M. All Councilors answered present to the Roll called by Town Clerk Kathryn J. Wall with the exception of Mr. Killen who arrived at 6:38 P.M. Mayor William W. Dickinson, Jr. and Comptroller Thomas A. Myers were also present. Town Attorney Janis M. Small arrived at 8:28 P.M.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Consent Agenda

Motion was made by Mrs. Duryea to Place the Following Items on the Consent Agenda to be Voted Upon by One Unanimous Vote of the Council:

ITEM #2b Note for the Record Anniversary Increases Approved by the Mayor

ITEM #2c Note for the Record Mayoral Transfers Approved to Date

Seconded by Mr. Zappala.

VOTE: Killen was absent; all others, aye; motion duly carried.

ITEM #3 Items Removed from the Consent Agenda

ITEM #2a Consider and Approve Tax Refunds (#214-236) in the Amount of \$22,037.94 - Tax Collector

Motion was made by Mrs. Duryea to Delete Tax Refund #225 in the Amount of \$1,057.16 and to Amend the Total of the Tax Refunds to \$20,980.78, seconded by Mr. Rys.

This motion was made at the request of the Comptroller.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #4 Approve and Accept the Minutes of the February 22, 1994 Town Council Meeting

Motion was made by Mrs. Duryea to Approve and Accept the Minutes of the Meeting with the Following Corrections Noted:

Page #3. Line 40 which reads:

"Mr. Powell responded, approximately 5,200 copies."

stands corrected to read:

"Mr. Powell responded, approximately 50 to 100 copies."

Page #13, Line 28 - Mr. Gouveia's statement reads:

"150 sq. feet to arrive at 12,725 square feet...."

stands corrected to read:

"850 sq. feet to arrive at 12,725 square feet...."

Seconded by Mr. Knight.

VOTE: Killen abstained, all others, aye; motion duly carried.

ITEM #5 Consider and Approve the Confirmation of the Mayoral Appointment to the Public Utilities Commission for a Term of Three (3) Years to Expire on 3/1/94

Motion was made by Mrs. Duryea, seconded by Mr. Gouveia.

Correspondence from Mayor Dickinson requesting confirmation by the Council of his re-appointment of David Gessert to the PUC was read into the record by Mrs. Duryea (appendix I).

Motion to Enter the Name of David Gessert Into Nomination was made by Mr. Rys, seconded by Mr. Knight.

Mr. Rys stated that he has known Mr. Gessert for several years. Mr. Rys was recently appointed to the Council/PUC Liaison Committee and upon attending the PUC meetings has noted that Mr. Gessert has no problem with questioning the actions of department heads within the utilities to gain a better understanding of their actions. He participates in the budget process and is performing a wonderful job. He was pleased to confirm Mr. Gessert's re-appointment.

Mr. Knight seconded Mr. Rys statements.

Mr. Zandri stated that the PUC commissioners, in his eyes, are the Town's Board of Directors watching over the three utility businesses that this Town owns. It is their responsibility as commissions to ensure that those businesses are operating efficiently, provide reliable service and are profitable. They are basically our watchdogs over the managers of those utilities. He (Mr. Zandri) has attended almost every PUC meeting over the last two to three years and Mr. Gessert is the only commissioner who raises any questions at all at those meetings. He hoped that Mr. Gessert will continue in his efforts in watching out for the Town's utility businesses to ensure their ongoing success.

Mr. Killen stated that of all the names that have been submitted for this position in the years that Mr. Killen has served on the Council, he has been more comfortable with Mr. Gessert's name than any other.

Mr. Gessert commented that he appreciated and respected the Councilor's comments this evening. He thanked the Mayor for the

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opportunity to serve the last three years on the PUC and the Council for confirming that opportunity. One of the issues he has been most interested in is trying to increase public responsiveness of the utility so that "we don't do things the way they have always been done because they have always been done that way." He has been very willing to implement change in those areas that require it. One example, at his initiative, was to review the deposit policy for Judd Square and Parker Mills. It was found that the deposits were inordinately high. They were more than necessary to protect the utility and made it difficult for young people starting out. That policy has been revised to make it more fair for those residents. He has also been active in some of the energy conservation programs, i.e., tree program, energy saving light bulb program, electric truck, etc. The Water Treatment Plant was put on line approximately one year ago which was a major accomplishment of the utilities. The PUC is also actively involved in the South Elm Street project to allow for more expansion on the east side of Town. He supports the credit rider which is designed to help businesses and residents in very difficult economic times and has also supported the economic development incentive rate to help new companies who have moved to/will move to Wallingford. He continues on his drive of exploring areas in which to reduce costs while maximizing service. The long term power supply contract is coming up and will be a topic of discussion with the Council in the near future. It seems to be an opportune time to solidify a good, long term rate to benefit everyone. He added, we must continue to build relationships and stay close with our customers, especially our large, industrial users to ensure that we are not only providing the best possible rates for them but also the best possible service in every way. There are a lot of changes coming in this business and he has enjoyed the last three years serving on this commission and looks forward to serving the next three.

VOTE: All ayes; motion duly carried.

Mr. Gessert encouraged the participation of those Councilors who attend the PUC meetings. The PUC has been in receipt of excellent suggestions from Mr. Zandri over the past several years of which they are very appreciative.

At this time Town Clerk, Kathryn J. Wall performed the swearing-in ceremony with Mr. Gessert.

ITEM #6a Consider and Approve Establishing a New Account Within the Mayor's Budget Titled, "Task Force on Diversity Acct." - Mayor's Office

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

Mayor Dickinson explained that a group of people were very concerned about some instances in Town and became active in addressing the issue. One result was the candlelight parade held in December. One of the interests of the group was to investigate training, exposure to diversity awareness that is available. Our Police Department has participated in this same program at an earlier time. This program, as proposed, would take five hours to cover and run approximately 1:00

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P.M. to 6:00 P.M. He encouraged representatives from each department to attend. A maximum of one hundred registrants will be allowed. The purpose is to sensitize people to differences in ethnic, racial, religious and other backgrounds and make them better able to deal in a world in which it is a small world and in which we are always going to be confronted with those who may interpret things differently than we do. He felt that it was important that we (the Town) be sensitive to that, particularly where we serve the public. For those reasons Mayor Dickinson stated he is in support of this program as is the members of the task force. It would be a worthwhile project for the Town of Wallingford.

Edward Bradley, 2 Hampton Trail was opposed to the idea of the workshop. He was angered by some of the comments made to the Record Journal. He felt he could speak for the majority of the Town by saying that hate crimes will not be tolerated by the residents of Town.

Shane Rood, Executive Director of the Y.W.C.A. stated that she was glad to live in Wallingford. She stated that many people in Town were anxious to create an understanding atmosphere on this issue. The Mayor responded quickly by setting up the task force. The task force's wish to provide training to all interested citizens was with the intention of continuing to create that atmosphere for growth and understanding, not with the intention to criticize Town employees or anyone else. She wanted to make it clear that, as a member of the task force, she views this action as a positive step on the part of the Town. It speaks well of the Town in its effort to reach out to each other.

Mr. Knight commented that he takes exception to this type of program due to the fact that the Town of Wallingford is either purposely or inadvertently be branded a community where tolerance for differences are less than acceptable...that we need training, whether it be Town Hall employees or the public, in diversity. Anyone who has been raised in the northeastern quarter of the United States is very aware of ethnic, racial and religious diversity or they have been living in a hole in the ground. This issue of political correctness, if you dare question or challenge some of the precepts, then you are branded as a bigot. He does not want to see anyone in this community who has not demonstrated such behavior to be branded as such. He vigorously opposes being bludgeoned and blackmailed into a five or six hour program which he feels will accomplish nothing but, instead, will be merely a "feel good" exercise for the people facilitating the program.

Mayor Dickinson responded, we should not be hung up on the word "training". The Police Department participated in this long before there was public discussion on this issue. You cannot train people to be sensitive, you can help to make them aware of differences and to be sensitive of them.

Ms. Papale stated that she has lived in Wallingford all her life. She was brought up in this town aware of all the ethnic groups who have chosen to reside in Wallingford. Everyone should be able to do and think as they please. She attended the candlelight service which was

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very moving. She explained that the CT. Anti-Defamation League is an organization which promotes building a future in which people, the world over, live as neighbors in free and peaceful security. She felt that the program will bring a better understanding amongst everyone. She felt that the \$1,500 for the program would be money well spent.

Mr. Killen added, he has lived in Wallingford all his life. The names that his parents and grandparents grew up with and used for each other were nothing more than pet names that society would scorn today. No one had to be trained to taught to change that way of thinking, it evolved. We have learned in time that we can no longer do some of the things that have been done in the past. If there is common sense in the community then they will use it to do what is right. If they have no common sense then all the seminars in the world will not give it to them.

Mr. Gouveia believes that Wallingford is a diverse, bilingual, bi-cultural, vibrant community. At the age of seventeen he traveled to Wallingford in search of employment. Being absent of the skill to speak or read English, he could not find the address he was looking for and therefore traveled back to New Haven. Twenty years later he missed being elected Mayor of Wallingford by a mere thirty votes. That speaks highly of what type of community Wallingford is. We are a great community.

VOTE: Papale and Rys: aye; all others, no; motion failed.

ITEM #6b Withdrawn

WAIVER OF RULE V Motion was made by Mrs. Duryea to Waive Rule V of Town Council Meeting Procedures for the Purpose of Taking Up Three Transfers for the Public Works Department, seconded by Mr. Killen.

VOTE: All ayes; motion duly carried.

Motion was made by Mrs. Duryea to Consider and Approve a Transfer of \$15,000 from Wages - General Acct. #001-5030-100-1300 to Sand Acct. #001-5040-400-4580, seconded by Mr. Knight.

VOTE: Killen and Zandri, no; all others, aye; motion duly carried.

Motion was made by Mrs. Duryea to Consider and Approve a Transfer of Funds in the Amount of \$30,000 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to Overtime Acct. #001-5040-100-1400, seconded by Mr. Knight.

VOTE: Killen and Zandri, no; all others, aye; motion duly carried.

Motion was made by Mrs. Duryea to Consider and Approve a Transfer of Funds in the Amount of \$4,000 from Waste Disposal & Composting Fees Acct. #001-5060-600-6540 to Meal Allowance Acct. #001-5040-400-4810, seconded by Ms. Papale.

Mr. Zappala asked what the meal allowance benefit it for?

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Henry McCully, Director of Public Works responded, it is a provision in the labor contract which states, after the employee works ten hours they receive a \$5.50 meal allowance. Every subsequent five hours that they work they receive an additional \$5.50.

VOTE: Killen, Zandri and Zappala, no; all others, aye; motion duly carried.

ITEM #7 Consider and Approve a Transfer of Funds in the Amount of \$399 from Assessor's School Acct. #1390-400-4100 and \$100 from Transportation Acct. #1390-300-3200 for a Total of \$699 to Secretarial Services Acct. #1390-600-6040 - Board of Tax Review

Motion was made by Mrs. Duryea, seconded by Ms. Papale.

VOTE: Killen and Zandri, no; all others, aye; motion duly carried.

ITEM #8 Consider and Approve a Transfer of Funds in the Amount of \$12,000 from Health Insurance Acct. #001-8041-800-8300 to Self Insurance Unemployment Acct. #001-8040-800-8290 - Personnel

Motion was made by Mrs. Duryea, seconded by Ms. Papale.

VOTE: Killen and Zandri, no; all others, aye; motion duly carried.

ITEM #9 Consider and Approve a Transfer of Funds in the Amount of \$7,500 from Chemical Expense Acct. #641-000 to Operation, Labor and Expense Acct. #642-000 - Water Division

Motion was made by Mrs. Duryea, seconded by Ms. Papale.

This transfer is requested for the purpose of funding the construction of necessary corrosion testing apparatus required to conduct a study of alternatives to the current corrosion control strategy which will evaluate methods for reducing corrosion of household copper plumbing while simultaneously reducing the quantity of zinc used for corrosion control.

Frank Wasilewski, 57 N. Orchard Street asked Roger Dann, General Manager of the Water & Sewer Divisions if he plans on ending the year with a surplus?

Mr. Dann responded, he believed that because of loss of revenue, the divisions will have a difficult time breaking even this year.

Mr. Killen asked, who will conduct the study?

Mr. Dann answered, the work is intended to be conducted in-house. The division will purchase the equipment and assemble it to perform the work necessary to maintain, sample and test in-house.

Mr. Killen asked, are these funds going to be for equipment entirely or are you paying someone extra to perform this work?

Mr. Dann answered, this transfer is intended to cover the expense of

the equipment, itself.

Mr. Killen asked, who performed the initial study which verified that this study is now necessary?

Mr. Dann answered, the initial mass balance work was performed by the employees of the Sewer Division. In order to accomplish that there was considerable sample collection and analysis. That data was then assembled and analyzed by both the Sewer Division and representatives of the Water Division sitting in. This led to the preliminary conclusion that the water supply side either contributes directly or indirectly to the problems with copper and zinc. Therefore, we are looking for a method in the Water Division side to improve on our corrosion protection while, at the same time, looking to reduce the amount of zinc utilized for that purpose.

Mr. Killen asked if specific equipment is required for the testing?

Mr. Dann responded, no.

Mr. Killen asked, how late last year were you issued a revised permit?

Mr. Dann answered, end of September, 1993.

VOTE: Killen and Zandri, no; all others, aye: motion duly carried.

Alexander Kovacs, Chairman of the Public Utilities Commission stated for the record, whenever possible the utilities use their own equipment and employees for any problems that arise such as this.

PUBLIC QUESTION AND ANSWER PERIOD

Tim Reardon, Williams Road asked, do we have an ordinance in this town that addresses snow removal from sidewalks?

Mr. Solinsky responded, yes.

Mr. Reardon asked, do we have someone who enforces this? why doesn't the Town follow its own ordinance?

Mr. Solinsky responded, that issue is on the agenda this evening and the questions should be held until that item is brought forth for discussion.

Mr. Reardon stated that he was not able to stay through the meeting to be present for discussion on the school expansion issue, therefore he stated, the Board of Education seems to be one vote away from reaching an agreement on the magnet school program. If that comes to be, then fifteen percent of our middle school population will be vacating the two buildings that we have. Why would we then need to put additions on the two middle schools? The Council must realize that a lot of our younger population in town will leave the State due to the economic climate of our region. If we build the additions and this comes to fruition it will be for nothing.

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ITEM #10 Consider and Approve a Transfer of Funds in the Amount of \$2,500 from Contingency Reserve for Emergency Acct. #8050-800-3190 to Sidewalk Snow Removal Reimbursable Acct. #001-5011-999-0021 - Engineering Department

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

Mr. Zandri asked, how successful are we in collecting any of the funds from the fines?

Joel Cassista, Engineering Dept. Construction Inspector, responded, to date we have recovered only twenty-eight percent of the forty-three invoices sent.

Mr. Zandri stated that he hoped that Mr. Cassista is still planning to pursue the remaining outstanding invoices.

Mr. Cassista responded, yes the department continues to plan to collect the balances and, in some cases, are in the process of mailing out second notices.

Mr. Rys asked, why does the correspondence attached with this item request \$5,000 from the Council? The transfer before them was for a total of \$2,500.

Mr. Cassista answered, Town Engineer John Costello was originally seeking a request to replenish the account due to the harsh winter we have had and, if the funds were unexpended, would return the money to the general fund.

Mr. Rys asked, is the \$2,500 sufficient?

Mr. Cassista commented that he had no way of knowing that for sure. To date the department has expended \$7,000. The powers that be felt that the request should only be \$2,500 vs. the \$5,000 originally requested.

Mr. Killen stated that if the department is requesting \$5,000 then that request should come forth to the Council in its entirety. He asked the Mayor if he changed the request?

Mayor Dickinson responded, we did not feel it was proper to request \$5,000 at this time given all other concerns, \$2,500 seemed enough to address the immediate concerns.

Mr. Killen stated, the department head has an obligation which is to come before the Council and ask for what they need. The Mayor can conduct business in private and no one knows about it, whereas the Council addresses it out in the open and makes its decisions in the same manner. The department head has the right to request any amount he feels is necessary. If it is not enough and that individual returns in two weeks for more money, the Council blasts them for not planning ahead. In this instance they are asking for what they need and are being told they can't do that before it even comes to the

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Council. Only the Council has the right to pass or reject that request. He was confused as to what the purpose of the Council is if the Mayor decides these issues beforehand.

Mr. Solinsky responded, it is the process. The Mayor can approve or disapprove the request.

Mr. Killen stated, this is no different than the budgetary process where the department head informs the Council of what their needs are for the year. That way the general public is aware of the budgets. The Mayor then makes his recommendation on the budget of each department and presents it to the Council. The Council is in receipt of the department head's original request and the Mayor's recommendation. At that point in time the Council then makes the decision as to what the department head will receive after questioning that individual on their needs. The way it is now, he is no longer allowed to come to the Council to ask for what he needs. Before he does the Mayor's Office changes it to what he feels it should be and it then comes to the Council. The Charter clearly outlines the process for the requests. More people should pay attention to it.

Mr. Solinsky asked, is the Mayor supposed to approve every request that comes his way?

Mr. Killen responded, he does not have to approve anything but he cannot change the figures.

Mr. Cassista clarified, at no time was the request changed without the department's knowledge. The department did realize, as the Mayor reminded them, that there are many constraints this year on monies that have to be taken out of the emergency contingency fund. If it was not for the storm forecasted for tomorrow evening there would probably not be a request before the Council tonight.

Mr. Killen reminded Mr. Cassista, tomorrow may never come or nine tomorrows may come in which case the Council will place it on Mr. Cassista's head that he has an obligation of trying to best determine how to run the department. The Mayor has many obligations and responsibilities of his own. He cannot tell each department head what they can best run their department by. No one on the Council can do that either. The department head is the only one who can best make that decision.

Mr. Gouveia stated that he did not like the idea that some people are paying their bills that the Town issued and some are not. Either everyone pays or no one pays. There are some people getting away with a free ride and that is not fair to the individuals who are paying.

Mr. Cassista informed Mr. Gouveia that the individuals are billed and after sixty days if the invoice is not paid then that information is turned over to the Law Department.

Mayor Dickinson stated, we should recognize that there are bills that equal several hundred dollars in their amount. Whether or not we will collect those funds is an open question. One of the reforms being

sought is to restrict what type of equipment is utilized to remove the snow instead of using payloaders and large trucks. Perhaps the use of snowblowers and more typical means of removing snow from the sidewalks should be examined to curtail the size of the invoices.

Mr. Gouveia's concern is a matter of fairness. He feels that if you are going to collect money from some people then you must collect from everyone, or do not collect from anyone.

Mayor Dickinson responded, it is not a question of the money being owed to the Town, it is a question of being able to collect the money owed. He is not certain that ability will be present in all cases.

Mr. Gouveia answered, if we cannot collect the money from the people legally, then we should not collect the money at all.

VOTE: Killen and Zandri, no; all others, aye; motion duly carried.

WAIVE RULE V Mrs. Duryea made a motion to Waive Rule V of the Town Council Meeting Procedures for the Purpose of Considering and Possible Approving a Transfer of Funds for the Engineering Department, seconded by Mr. Killen

VOTE: All ayes; motion duly carried.

Consider and Approve a Transfer of Funds in the Amount of \$1,800 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to Computer Acct. #001-5010-999-9901 - Engineering Department

Mrs. Duryea questioned Mr. Myers on the transfer form since the request in the letter is for \$2,000., the bottom of the transfer form reads \$2,000., yet the figure on the upper portion reads \$1,800.

Mr. Myers explained that the request was for \$2,000 due to the fact that the final price has not been obtained through Purchasing.

Mayor Dickinson commented that the \$1,800 on the transfer reflects an actual pricing. The initial request of \$2,000 was an estimate and it was altered in order to reflect the actual quoted price received through an R.F.P. The final figure should be \$1,800.

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

Mr. Rys asked, which of the quotes and computers is the department planning to purchase?

Mr. Cassista responded, the department has to review the quotes to see which one is the lowest amount.

Mr. Rys pointed out that in looking at the quote from LMC Computer Services at \$1,685. and add the \$250 it totals approximately \$1,900 and you will have a 340 MB hard drive IDE vs. a 212 MB hard drive. It is not apples to apples so it makes it difficult to compare the quotes.

Mr. Cassista commented that it is difficult to get quotes based on what one company suggests that you buy. Each company suggests a different system based on what their perception of your needs are. That is why the figure is not concrete yet because there are a lot of factors to consider before making a purchase. The numbers are very close. A 200 MB drive is not enough for what the department utilizes the equipment for.

Mr. Rys wanted to be sure that the equipment purchased will suffice for the next four or five years.

Mr. Killen asked, were you (the Engineering Department) so sure that this purchase would come in at under the \$2,000 mark that they sought quotes on the item?

Mr. Cassista responded, yes.

Mr. Killen pointed out that had the quotes come in at more than \$2,000 then the item would had to have been placed out to bid and the three or four companies who provided the quotes this evening would have revealed their hand and lost their chance to bid on the item.

Mr. Cassista was very confident of the figure he provided to Mr. Costello for the purchase.

Mr. Knight explained that a quick perusal of a personal computer magazines can provide you with a good indication of exactly what this equipment is going to cost. The magazines run hundreds of pages of ads for similar equipment. In Mr. Cassista's defense, he knew what he was talking about.

Mr. Killen admitted that computers are definitely a weak point and he just wanted to make sure the department was able to fulfill their desire to purchase a machine.

Phil Wright, 160 Cedar Street stated that he feels the Town should have someone who knows enough about computers to be able to give expert advice to any department seeking to purchase or upgrade their equipment. That person can also review how many reports are generated by computers, where they are going and whether or not they are necessary.

VOTE: Killen and Zandri, no; all others, aye; motion duly carried.

ITEM #12a (withdrawn - not necessary to waive bid since purchase was made in accordance with Section 17 of the Purchasing Ordinance with regards to emergency purchases)

ITEM #12b Consider and Approve Establishing a New Account Within the Department of Fire Services Budget Titled, "Furnace Co. #1"

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #12c Consider and Approve a Transfer of Funds in the Amount of \$1,750 from Maintenance of Building Acct. #2032-500-5100; \$1,100 from Rubbish Removal Acct. #2032-500-5120; \$600 from Recognition & Awards Acct. #2032-600-6550 and \$300 from State Meetings Acct. #2032-600-6550 for a Total of \$3,750 to Furnace Co. #1 Acct. #2032-999-9953 - Dept. of Fire Services

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #13a Consider and Approve Establishing a New Capital Account Within the Department of Fire Services Budget Titled, "Portable Radio"

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #13b Consider and Approve a Transfer of Funds in the Amount of \$616 from Small Equipment Acct. #2039-400-4850 to Portable Radio Acct. #2039-999-9929 - Dept. of Fire Services

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #14 Consider and Approve a Transfer of Funds in the Amount of \$800 from Maintenance of Vehicles Acct. #2032-500-5000 to Maintenance of Vehicles Acct. #2038-500-5000 - Dept. of Fire Services

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

Mr. Killen asked, how much longer can we continue to run our older equipment if the parts are becoming scarce as you mention in your letter?

Chief Wayne Lefebvre responded, any equipment made by American LaFrance is becoming more difficult to purchase parts for. They are very scarce. There are a couple of vehicles left in our fleet that are of concern, the ladder truck and one spare vehicle.

Mr. Killen asked, will we have all that information in our report from you at budget time?

Chief Lefebvre responded, yes.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #15 Consider and Approve a Transfer of Funds in the Amount of \$600 from Maintenance of Vehicles Acct. #2032-500-5000 to Maintenance of Vehicles Acct. #2039-500-5000 - Dept. of Fire Services

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #17 Report Out by the Committee to Review the Establishment of a New Recreation Center/Ice Rink

Motion was made by Mrs. Duryea to Hear a Report Out from the Committee, seconded by Mr. Knight.

Tom Wall, Chairman of the committee informed the Council that Peter Murphy has moved out of Wallingford and the rest of the members of the committee are very much interested in staying on board. He complimented the Council for their appointments to the committee, stating that the structure of membership is diversified and the members are extremely dedicated and hard working. There are very few meetings that are held where the entire eleven members are not present.

Mr. Solinsky asked for a brief update on the status of the study.

Mr. Wall apologized for the amount of time it has taken to get the feasibility study off the ground. He did not realize it would be so involved. The specifications are out and are open for bid at the end of March. At that point Mr. Wall anticipates moving rapidly.

Mrs. Duryea asked whether or not it is possible to expand the scope of the committee to include that they investigate land and/or buildings to house the recreation center/ice rink at this point?

Mr. Wall responded, the bid requests that the vendor recommend a site.

Mr. Gouveia reminded Mr. Wall that there are ten different charges to the committee, three of which specifically address the recreation center. He asked if the committee plans to investigate the possibility of a stand-alone recreation center?

Mr. Wall answered, the committee is more than willing to do that. It is very possible that the committee may reconsider the proposal that was originally presented to the committee, a combination recreation center/ice skating rink. They would like to see the feasibility study first and weigh the pros and cons of that.

Ms. Papale made it clear that the first priority is the recreation center. She wanted to make sure that would remain a priority if it is decided not to go forward with the ice rink.

Mr. Wall introduced Charles Burnes, President of the pee wee hockey league in Wallingford. He expressed hope that the Council is continuing to consider an ice arena. His league pays approximately \$100,000 per year in ice rental. Some \$60,000 at this point is going to other towns. Choate alone is receiving over \$30,000 from the committee. If it was not for the blessings of Choate the league would be in big trouble. The area continues to grow. The league is not seeking a glorified building just one to meet the basic needs.

Mr. Solinsky feels that the study will address all of these issues.

Mr. Zappala stated that he has been involved with the Recreation

Commission for over fifteen years. He reminded everyone that the Golf Committee was formed that long ago also. Nothing has evolved yet on that issue. Mr. Burnes pointed out that there are two hundred families who are involved in ice hockey, however, there a thousands of families involved in golf. He hoped that a proposal will come forth where the Town is involved in developing the facility, not a private contractor. He will only support that type of proposal.

Mr. Wall responded, the only factor that will prevent this project from coming to fruition is if the Council votes against it. It will be up the Council to decide whether or not they will fund the project.

Mrs. Duryea made a motion to Remove the Name of Peter Murphy from the Committee, seconded by Mr. Knight.

VOTE: All ayes; motion duly carried.

ITEM #19 Motion was made by Mrs. Duryea to Move Agenda Item #19 Up to the Next Order of Business, seconded by Mr. Killen.

VOTE: Zandri, no; all others, aye; motion duly carried.

Discussion and Possible Action on Approving the Concept of Phase III for the Ongoing Revitalization and Improvements of the Downtown Area as Requested by Wallingford Center, Inc. (WCI).

Motion was made by Mrs. Duryea, seconded by Mr. Knight.

Lucille Trzcienski, President of WCI and Beverly Belliveau, Executive Director of WCI were present to explain the progress to date on this project. A rendering of the project, in its entirety, was displayed for the Council and public to view. It is a concept and vision that began ten years ago and bit by bit parts have come to fruition with Phase I, the Town green and Phase II, the revitalization and restoration of North and South Main Street. This past fall we witnessed the restoration of the railroad station. WCI is before the Council this evening to seek approval to investigate the feasibility of proceeding with Phase III, the revitalization and restoration of the section of North and South Elm Street and Center Street to Route 5 and Center Street in a North and South direction to Prince Street and Church Street. WCI would like to bring the project to Engineering to study the feasibility and costs involved in such a project. WCI has obtained suggested costs and nothing has been determined in detail.

Mr. Killen asked if the merchants exhibited any sign of involvement or cooperation in this project?

Ms. Trzcienski responded, yes, more so with this project than the previous phases.

Mr. Knight asked if parking in the center of Town behind the stores on Center Street is addressed in this phase?

Ms. Trzcienski answered, WCI has not gone that far. It has been discussed and taken under consideration. It is not part of Phase III

to date and it is not being ruled out.

Mr. Solinsky asked, what is the next step? Funding?

Ms. Trzcienski responded, yes. She deferred all questions regarding the funding to the Mayor.

Mayor Dickinson commented that WCI needs to seek approval for the idea, receive information from the utilities and have Engineering develop specifications to place the project item out to bid. Providing that the utilities are able to supply their information quickly the bid should be ready in approximately six months. When the project comes back to be considered we will have to look at the size of the project and determine what is affordable. We have a list of fairly large items, all of which will require financing at one time or another. This is an existing project that WCI is anxious to proceed with but for Town departments to be spending time on it, it should be preceded with an approval by the Council.

Mr. Zandri asked, is Phase III going to be done all at once or will it be planned in stages?

Ms. Trzcienski responded, one phase.

VOTE: All ayes; motion duly carried.

At this time the Chairman declared a ten minute recess.

ITEM #18 Discussion and Possible Action on the School Building Expansion Committee's Proposed Cost Estimates for the Desired Educational Program and the Original Program Requirements for the School Expansion Project

Motion was made by Mrs. Duryea, seconded by Mr. Knight.

Don Harwood, Chairman of the School Building Expansion Committee reviewed the preliminary cost estimates compiled by his committee. They include construction costs, other expenses and soft costs. It was noted that the DeCarlo & Doll and NESDEC studies did not reflect significant elements associated with a comprehensive construction project. He proceeded to cover his definition of construction costs as site development, construction, additions, renovations, performance bonds, permit fees, etc. Other expenses included asbestos removal, furniture, furnishings, equipment, telephone, cable, computer systems, relocation, portable impact, contingency, etc. Lastly, soft costs were explained as architectural and engineering fees, consultant fees, testing and inspection fees, surveying, borings, construction management, etc.

It is the objective of the committee to obtain clear direction as to which program the architect should develop and price. This does not require commitment of construction dollars at this time, but allows for schematic design and pricing.

Appendix II details the preliminary cost estimates for Yalesville

Elementary School, Dag Hammarskjold Middle School and James H. Moran Middle School, respectively.

Figures detailing the total project budget of each school by low and high range for the original program and adequate (formerly referred to as the desired program) program were also provided (appendix III).

The projected tax impact on the community was reviewed for the original and adequate concepts as well (appendix IV).

Discussion ensued for several hours during which time the Council reviewed the process of analyzing projection figures, the needs of the school system and the options available for financing the project.

Many members of the public spoke in strong support of the adequate concept and urged the Council to authorize the committee to have the architect design and price the program, reminding them of their support of this project during the election season.

Edward Bradley, 2 Hampton Trail argued against the adequate program and was of the opinion that the enrollment projections were overestimated. The study performed by the Issues Committee of the Democratic Party with regards to enrollment figures were much more accurate than NESDEC's, in Mr. Bradley's opinion.

The majority of the Council was in support of giving the committee the signal to proceed ahead with the exception of Mr. Killen who felt that the information was delivered too late by the committee to allow for adequate review and dissemination of the details.

Ms. Papale felt that the motion should be divided to allow for two votes, one for the elementary and one for the middle school, due to the fact that the magnet school issue has not yet been resolved.

Mr. Gouveia made a motion to Empower the Committee to Proceed Ahead with the Adequate Plan for the Elementary and Middle School Projects, seconded by Mr. Zandri.

VOTE: Killen abstained; Papale and Solinsky, no; all others, aye.

ITEM #11 Consider and Approve a Transfer of Funds in the Amount of \$7,800 from Professional Services Acct. #001-1320-900-9010 of Which \$3,000 is Transferred to Legal Expenses Acct. #001-1320-400-4210; \$2,000 to Office Supplies Acct. #001-1320-200-2000 and \$2,500 to Part-Time Wages Acct. #001-1320-100-1350 - Department of Law

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

VOTE: Killen and Zandri, no; all others, aye; motion duly carried.

ITEM #20 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Regards to Pending Litigation

- Nigro v. Kohl
- Workers Compensation Matters
- Tax Appeals

ITEM #22 Executive Session Pursuant to Section 1-18a(e)(4) of the CT. General Statutes with Regards to Approval and Granting of Easements to the Town of Wallingford by Property Owners Regarding the South Elm Street Sewer Project - Dept. of Law

Motion was made by Mrs. Duryea to Move Agenda Item #22 Up to the Next Order of Business, seconded by Mr. Knight.

VOTE: All ayes; motion duly carried.

Motion was made by Mrs. Duryea to Proceed Into Both Executive Sessions Pursuant to Section 1-18a(e)(2) and 1-18a(e)(4) of the CT. General Statutes with Regards to Pending Litigation and Regarding the Approval and Granting of Easements to the Town of Wallingford by Property Owners Regarding the South Elm Street Sewer Project, respectively, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

Vice-Chairperson Duryea left the Meeting at 12:00 a.m.

Motion was made by Mr. Killen to Exit the Executive Sessions, seconded by Mr. Zandri.

VOTE: Duryea was absent; all others, aye; motion duly carried.

Motion was made by Mr. Killen to Empower the Town Attorney to Settle the Case of Nigro v. Kohl, seconded by Mr. Zappala.

VOTE: Duryea was absent; Gouveia, Knight, Rys and Zandri, no; all others, aye; motion failed.

ITEM #21 Consider and Approve a Waiver of Bid to Hire Outside Counsel with Respect to Workers Compensation Cases - Dept. of Law

Motion was made by Mr. Killen, seconded by Mr. Gouveia.

VOTE: Duryea was absent; all others, aye; motion duly carried.

ITEM #22 Motion was made by Mr. Killen that it is Approved that the Town of Wallingford and Its Water Pollution Control Authority Acquire Easements and/or License Agreements and/or Lease Modifications for its South Elm Street Sewer Project from CYTEC, Amtrak, Saltz Realty, CL&P and CRRA in Language Acceptable to the Water Pollution Control Authority and the Town Attorney's Office, all to be Signed by the Mayor, seconded by Mr. Rys.

VOTE: Duryea was absent; all others, aye; motion duly carried.

ITEM #20 Motion was made by Mr. Killen to Reconsider the Vote on Item #20, seconded by Mr. Zappala.

VOTE ON RECONSIDERING THE VOTE: Duryea was absent; Gouveia, Rys and Zandri, no; all others, aye; motion duly carried.

Motion was made by Mr. Killen to Authorize the Town Attorney to Settle the Case of Nigro v. Kohl, seconded by Mr. Zappala.

VOTE: Duryea was absent; Gouveia, Rys and Zandri, no; all others, aye; motion duly carried.

Motion was made by Mr. Killen to Adjourn the Meeting, seconded by Ms. Papale.

VOTE: Duryea was absent; all others, aye; motion duly carried.

There being no further business, the meeting adjourned at 12:20 A.M.

Meeting recorded and transcribed by:

Kathryn F. Milano

Kathryn F. Milano, Town Council Secretary

Approved by:

Thomas D. Solinsky
Thomas D. Solinsky, Chairman

April 12, 1994

Date

Kathryn J. Wall
Kathryn J. Wall, Town Clerk

April 12, 1994

Date



OFFICE OF THE MAYOR
TOWN OF WALLINGFORD
CONNECTICUT

WILLIAM W. DICKINSON, JR.
MAYOR

March 2, 1994

Wallingford Town Council
Wallingford, CT 06492

ATTN: Thomas D. Solinsky, Chairman

Dear Council Members:

This will serve as official notification of my appointment of Mr. David Gessert to the Public Utilities Commission for a three year term. This term is effective March 1, 1994 and will expire March 1, 1997.

Dave has served in this capacity for the past three years. He has brought his expertise in the business field to this Commission and has served it very well.

Please consider the confirmation of this appointment at the Town Council meeting scheduled for March 8th. Thank you.

Sincerely,

William W. Dickinson, Jr.
Mayor

jms

cc: David Gessert

**SCHOOL EXPANSION COMMITTEE
REPORT
MARCH 8, 1994**

PRELIMINARY PROJECT ESTIMATES

DAH

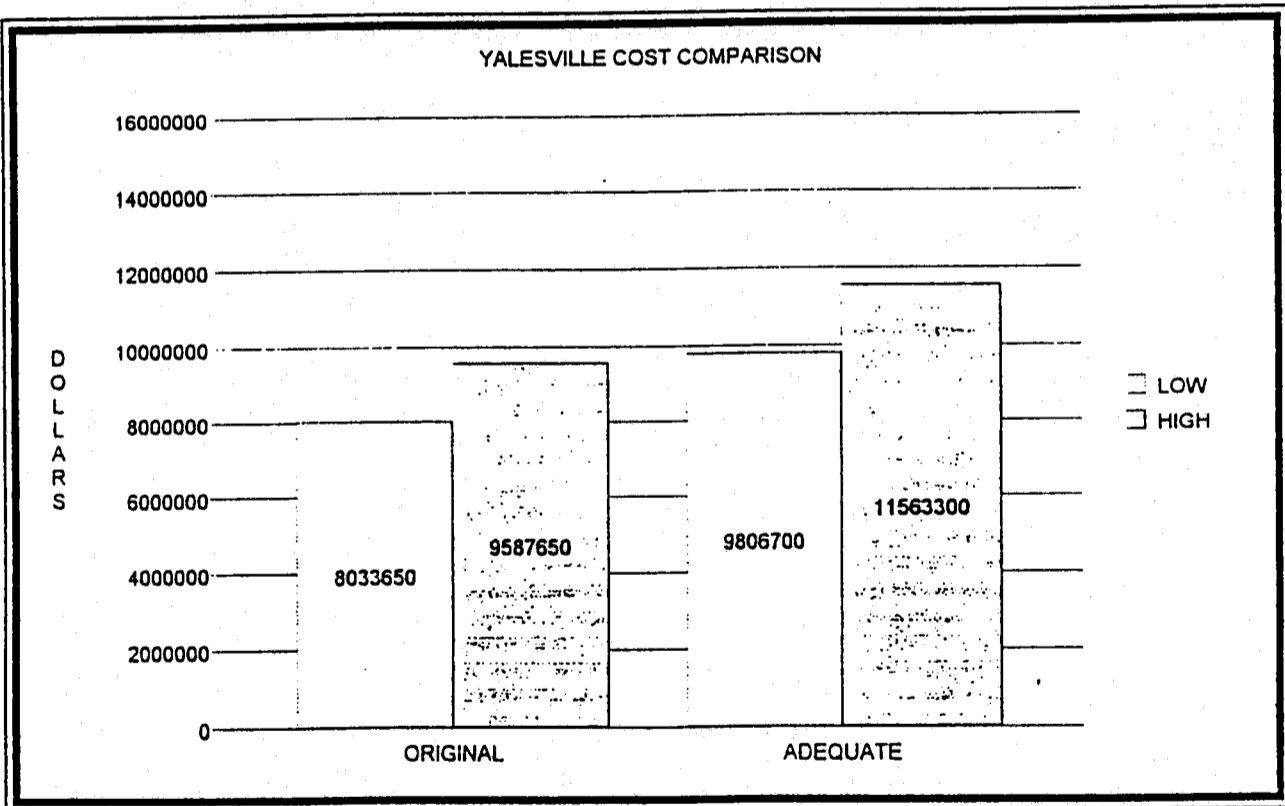
**YALESVILLE ELEMENTARY
SCHOOL
PRELIMINARY COST ESTIMATE**

	ORIGINAL CONCEPT	ADEQUATE PROGRAM
CONSTRUCTION:	\$5,485,000 - \$6,627,000	\$6,892,700 - \$8,205,300
OTHER EXPENSES:	\$1,658,000 - \$2,048,000	\$1,915,000 - \$2,337,000
SOFT COSTS:	\$890,650 - \$912,650	\$999,000 - \$1,021,000
TOTAL:	\$8,033,650 - \$9,587,650	\$9,806,700 - \$11,563,300

NOTE: ESTIMATES DENOTE A COST SPREAD FROM LOW TO HIGH

DAH

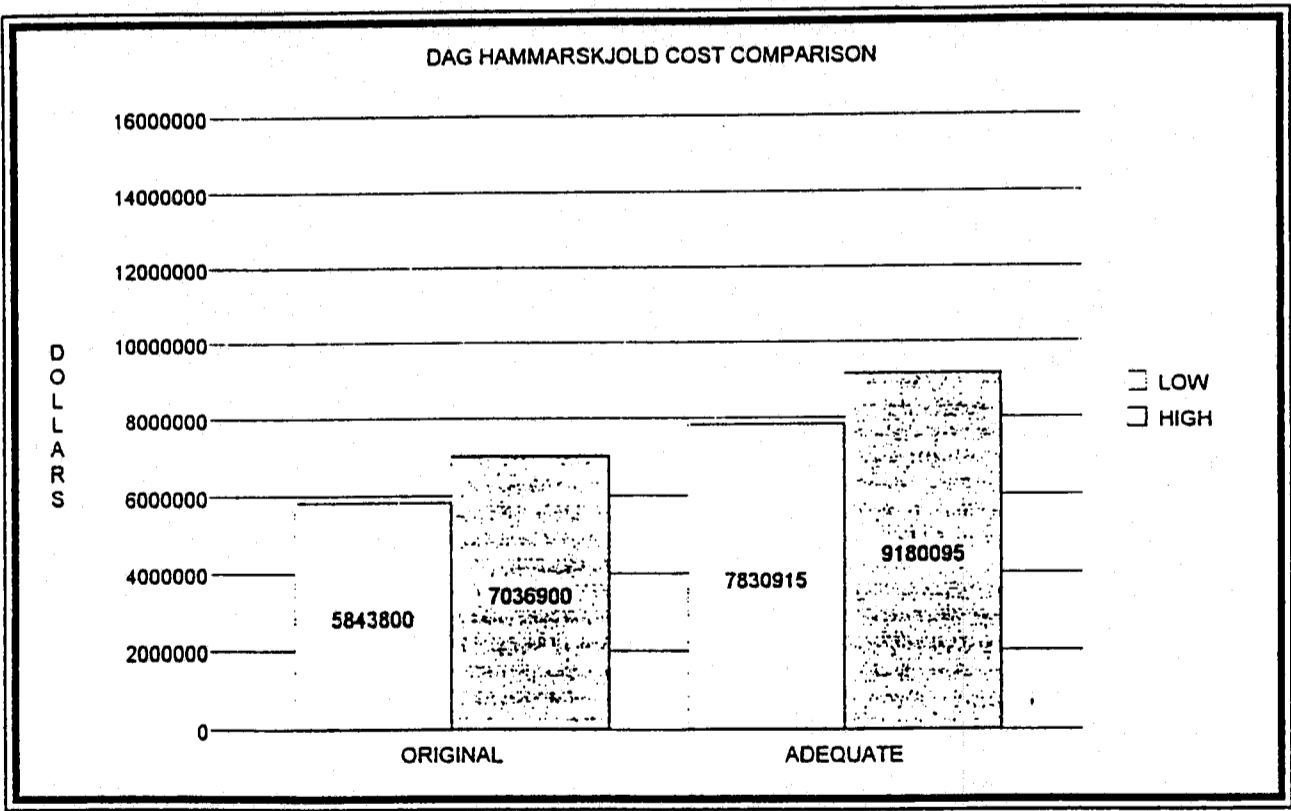
YALESVILLE COST COMPARISON



DAG HAMMARSKJOLD
MIDDLE SCHOOL
PRELIMINARY COST ESTIMATE

	ORIGINAL CONCEPT	ADEQUATE PROGRAM
CONSTRUCTION:	\$4,342,100 - \$5,272,200	\$5,672,915 - \$6,740,095
OTHER EXPENSES:	\$1,031,000 - \$1,284,000	\$1,356,000 - \$1,628,000
SOFT COSTS:	\$470,700 - \$480,700	\$802,000 - \$812,000
TOTAL:	\$5,843,800 - \$7,036,900	\$7,830,915 - \$9,180,095

DAH



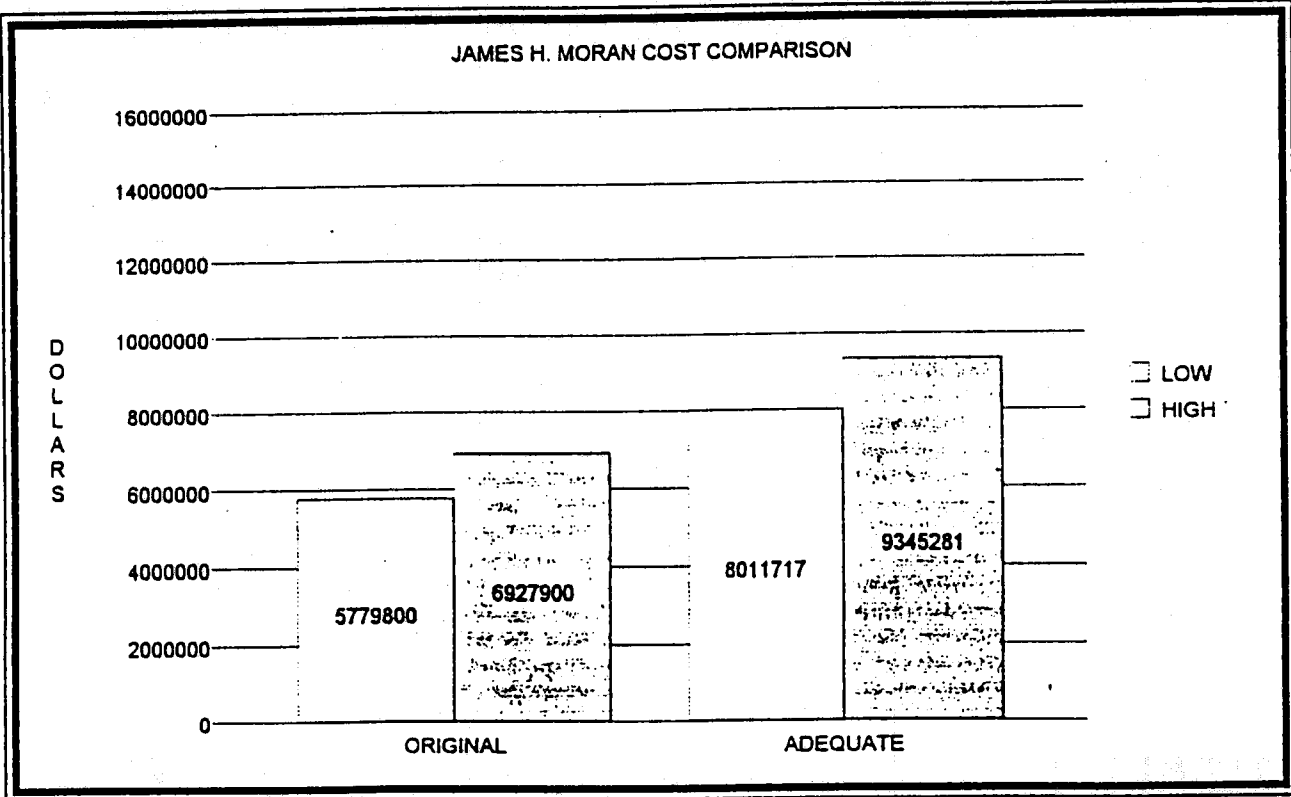
**JAMES H. MORAN
MIDDLE SCHOOL
PRELIMINARY COST ESTIMATES**

	ORIGINAL CONCEPT	ADEQUATE PROGRAM
CONSTRUCTION:	\$4,287,100 - \$5,180,200	\$5,818,717 - \$6,872,281
OTHER EXPENSES:	\$1,022,000 - \$1,267,000	\$1,382,000 - \$1,652,000
SOFT COSTS:	\$470,700 - \$480,700	\$811,000 - \$821,000
TOTAL:	\$5,779,800 - \$6,927,900	\$8,011,717 - \$9,345,281

NOTE: ESTIMATES DENOTE A COST SPREAD FROM LOW TO HIGH

DAH

JAMES H. MORAN COST COMPARISON



TO: J. CIRASUOLO
FROM: D. HARWOOD
SUBJECT: LATEST ESTIMATES FROM THE ARCHITECT RE EXPANSION PROJECT
DATE: 3/7/94

Total Project Budget For:	<u>Original</u>	<u>Concept</u>	<u>Adequate</u>	<u>Program</u>
	Low	High	Low	High
Yalesville	\$ 8,033,650	\$9,587,650	\$9,806,700	\$11,563,300
Moran	5,779,800	6,927,900	8,011,717	9,345,281
Dag	5,843,800	7,036,900	7,830,915	9,180,095

TAX IMPACT - SCHOOL EXPANSION PROJECT - ORIGINAL CONCEPT

Project	Total Cost	Local Cost*	Mill Rate Increase**	Typical Tax Impact***
Re-open, Renovate and Expand Wallingford Middle Schools	\$21,604,850.00	\$9,938,231.00	0.64	\$65

Local cost assumes a 54% state contribution.

*Rate increase based on approximate average annual repayment for 15 year bond.

**Impact based on application of rate increase to property assessed at \$101,500.00. This assessed valuation is average for Wallingford. This amount represents an amount that is in effect added once to a tax bill and remains there for the 15 year life of the bond.

TAX IMPACT - SCHOOL EXPANSION PROJECT - ADEQUATE PROGRAM

Project	Total Cost	Local Cost*	Mill Rate Increase**	Typical Tax Impact***
Re-open, Renovate and Expand Wallingford Middle Schools	\$27,869,004.00	\$12,819,741.84	0.83	\$84

*Local cost assumes a 54% state contribution.

**Rate increase based on approximate average annual repayment for 15 year bond.

***Impact based on application of rate increase to property assessed at \$101,500.00. This assessed valuation is average for Wallingford. This amount represents an amount that is in effect added once to a tax bill and remains there for the 15 year life of the bond.

ADDENDUM TO TOWN COUNCIL MEETING MINUTES OF

MARCH 8, 1994

This addendum is being provided to give more detailed information on the school building expansion project.

ITEM #18 Discussion and Possible Action on the School Building Expansion Committee's Proposed Cost Estimates for the Desired Educational Program and the Original Program Requirements for the School Expansion Project

Mr. Killen stated that he was not prepared to take a vote on the issue due to the fact that he received the supporting documentation on this item today. He did not have enough time to review the material as thoroughly as he would have liked to. He tabled this item in the past for the same reason.

Mr. Solinsky shared Mr. Killen's feelings with regards to receiving the information at the last minute, however, he did wish to discuss the issue first and then, perhaps, a tabling or other motion could follow.

Mr. Harwood explained that the numbers before the Council this evening are not firm. If the Council is seeking firm numbers then they must let the committee move forward with direction this evening or else they will never be able to obtain that information. They must proceed through the schematic and conceptual design phase in order for the architect to provide true numbers.

Mr. Killen stated, without the cost figures the committee will not be able to attain a "hard and fast" vote of the Council.

Mr. Harwood reiterated, the committee cannot get the cost without going through the typical design phase. The Council cannot get "hard and fast" numbers until the bidding has been out.

At this point in time Mr. Harwood, as Chairman of the School Building Expansion Committee, reviewed the preliminary cost estimates compiled by his committee. They include construction costs, other expenses and soft costs. It was noted that the DeCarlo & Doll and NESDEC studies did not reflect significant elements associated with a comprehensive construction project. He proceeded to cover his definition of construction costs as site development, construction, additions, renovations, performance bonds, permit fees, etc. Other expenses included asbestos removal, furniture, furnishings, equipment, telephone, cable, computer systems, relocation, portable impact, contingency, etc. Lastly, soft costs were explained as architectural and engineering fees, consultant fees, testing and inspection fees, surveying, borings, construction management, etc.

Dr. Cirasuolo explained that he took the cost estimates before the Council and took the mid point of the range and worked out, based on a formula he had obtained from the Comptroller's Office, what the mill rate increase would be for each of the options.

Mr. Solinsky felt that the Board of Education should present their requests to the Council now that the committee has presented the numbers. The Mayor has expressed, along with a lot of other people, his feelings that the Town cannot carry a program of this size being proposed.

Dr. Cirasuolo explained that the major difference between the original program and the adequate program (formerly desired program) is that the Board of Education is proposing that the entire project take place at Yalesville School. To do that you would have to up the capacity from 425 as indicated in the NESDEC Study and in the original proposal, to 550 students. The major difference in costs has to do with what you have to put in there for the extra 125 students. At the middle school level the major difference that drives the cost up is attributed to three factors; one, in what the Board of Education proposed there is a new library/media center in each school to replace the space currently being used for a library only (and that is stretching it since the space is not adequate for a middle school library), two, there is an expansion of the physical education instructional area because with the numbers of students who will be in those schools (close to 900 each) we will have to have additional instructors in the gymnasium at the same time they need additional space. The space is not an extension of the gymnasium, per se, but the construction of another instructional area for physical education, an area that could be used for those P.E. activities that do not require full gymnasium. The third aspect is an expansion of the administrative services area to give the Board at least the option of expanding the administrative and guidance staff when we are up to 900 students. Those are the major differences in the project. There would not be adequate space at the elementary level for all of the programs. In some cases art on a cart would continue as well as inadequate space for music instruction and inadequate space for computer instruction or special services at the elementary level. At the middle school level we would not have a standard library/media center, the gym would be a major problem trying to pack everyone into the present P.E. facility in the cold weather months and if the Board were to consider the additional administrative and/or guidance services, you would not only have to consider the staff costs but the cost of expanding the facility at that time. Overall, he understood the fiscal impact but he needed to inform the Council that if they were to take the original proposal, the facilities available to the students in Wallingford would most certainly be substandard. They would not be equivalent to the facilities that most students in the State have at the elementary and middle school levels.

Mr. Gouveia felt, first and foremost, that it must be decided whether or not to go ahead with the adequate or original program. He asked, is the original concept a viable alternative to the adequate concept and does that concept meet the education needs of the students?

Suzanne Wright, Chairperson of the Board of Education responded, to the Board of Education the answer would be no. They have spent a tremendous amount of time trying to address the needs of the school system and in trying to address the needs of the Council who gave the Board and the committee the charge of assessing what the needs of the

school system were. No one has a problem identifying that there is a need. Many of the Councilors have visited the schools to view how crowded they are and one can only imagine what the schools will be like with the incoming kindergarten classes which are larger and larger every year as they move along the continuum. The Board has spent a tremendous amount of time on trying to get a handle on what describes a quality program. The Board feels that the program needs that they have asked for in terms of their music, special education, tutorial, therapy space, physical education and guidance services are an integral part of what quality education is for Wallingford. The Board does have concerns that what they are asking for at the middle school level may be inadequate in the year 2003. They have projected to the best of their ability for the number of children that are presently born and are presently attending the schools along with the pattern of births and enrollment in the school system for the demographics of Wallingford. To the best of their ability, the Board feels that these are the numbers that they feel they must provide an education for. The Board feels that this is a community problem that the community needs to be prepared to deal with to the best of its ability and the Board is asking the Council to support the Board to the best of its ability in this venture. The Council, Building Committee and Board have worked very hard to collaborate and be cooperative with each other in terms of getting their messages across (applause).

Mr. Gouveia asked if there was a dissenting opinion on either side of Mrs. Wright?

The response was, no.

Mr. Gouveia felt that the two programs are not equitable and therefore cannot be compared. In the adequate program spacial and educational needs are addressed. The original program did not address program needs.

Dr. Cirasuolo explained that program needs were addressed to some extent in the original program. The original proposal is not the same as the one presented three years ago.

Mr. Gouveia reminded everyone that five years ago when the portable classrooms were the issue he never felt comfortable with them because they were a short term solution to a long term problem. We cannot stop the hurt with band-aids. It is time that we move on and correct the problem. We have to build (applause).

Mayor Dickinson stated for the record that the project has grown significantly. The original figures were at a maximum of \$15 million and now we are talking about a maximum of \$30 million. He was not faulting the efforts to enhance education, however, he was not he could agree with all of the representations. The NESDEC study indicated elementary needs of twenty-seven classrooms distributed over several schools. The original proposal would have twenty-three classrooms at Yalesville School. That is four classrooms off of the twenty-seven. Even if you could argue that it should be twenty-nine classrooms, you are only six classrooms off. That is against an

enrollment projection need over the next ten years of nine classrooms. Eighteen out of the twenty-seven classrooms indicated by NESDEC were for program needs. We all want to enhance the abilities and opportunities of our students as much as possible, however, there has to be a leavening effect of what can be afforded. The middle schools, under the original proposal had fourteen classrooms each, under the NESDEC proposal. Under the original proposal as indicated at our last meeting includes sixteen classrooms each. We are four classrooms above what NESDEC talked about for the middle schools. That cost has gone significantly higher. All of the costs have increased by \$2 million each, Yalesville School and each middle school, hence you get an approximate \$6 million difference between the original and what is now termed the adequate program. How do we deal with that financially? One aspect is that we can argue that the State will reimburse us 54%, that assumes that the State law won't change. Until the project is actually finished you cannot be absolutely certain what your reimbursement will be. In addition, new legislation will have to be approved this year in order to extend the deadlines just to be eligible for anything. We are at risk as far as two pieces of legislation. Under all of the guidelines the State Department of Education must determine what is allowable and they do not tell you what that is until after the project is completed. We were surprised by a number of determinations at Parker Farms School where it was determined that cost were not allowable after the project was completed. Then we have the impact of operational costs which has been discussed as being in the range of \$3 million to \$4 million, whether we do the construction or not on top of what the normal increases are. Then we look at what the tax impact for the construction project is. On the original it is indicated at \$65 on the average property of \$101,500 and for the adequate or desired program it is \$84. The \$65 represents about a 2-3% increase. Our normal tax increase is 5% and with the 2-3% on top of that we arrive at 8%. He was not saying that there are not good arguments for the optimal situation. He was saying that our fiscal condition, the state of the economy and the elements that still must be achieved in this process, including actual bid prices, lead him to believe that we have to be on the cautious side. These prices could go higher than what the estimates are, they could go lower. There is a risk. We won't know that until it is actually bid and for these reasons it is incumbent upon us to choose the most cautious approach providing adequately for our educational needs and also protecting, to the degree possible, the taxpayer and the ability of the Town to afford the improvements.

Mrs. Wright stated that she felt it was important to remember the amount of time spent discussing this project and how numbers change over the course of five years. The Board understands that the original number was \$15 million but that was a number of years ago and a lot has transpired since that time and the Board was very clear in stating that the numbers were not inclusive of the kind of information that is present before the Council tonight. It was important to both the Board and the Building Committee that the numbers include other costs, soft costs, reproduction of bid documents, bonding costs, etc., so that they are not giving you a figure that is not all-inclusive. They are trying very hard to be up front about total costs. Also, the

system and the number of children in the system has not remained at the same level as when the discussions first began with the installation of the portable classrooms. Many more students have entered the system. The Board is not talking about how to make it better to work with children that are coming to the system. They are trying to make it better for those children already here in a woefully inadequate state of affairs where children are in hallways, on stages, in cafeterias for instructional purposes. Classroom space has already been surrendered for art and music and have those children traveling around the schools on a cart. Tutorial space has already been given up and children are in closets and hallways and lobbies for instruction. It is not as though we can plan for the future by saying, let's do part of it now and if the problem continues to increase, we can do some more. We are way past that point. From the Board's perspective Mrs. Wright asked the Mayor and Council to try and do this project the right way once because if we come back in three years and say that we didn't do it right where do we go from there? How long does it take to begin the process again? In the meantime the numbers will continue to increase both in terms of enrollment and in terms of dollars and cost of living and cost of construction (applause).

Mr. Rys asked, under the original concept plan, is this the removal also of the modulars?

Dr. Cirasuolo responded, no. The eleven that were purchased and installed in 1990 will remain. The only ones that will be removed are the ones that were leased this year and any that may be leased between now and the completion of the project.

Mr. Rys then asked, under the adequate plan the modulars get replaced?

Dr. Cirasuolo answered, no, they remain also.

Mr. Zandri stated that the issue before the Council tonight, in his eyes, is not a question of affordability but a question of responsibility. We, as parents, are responsible and obligated to give our children the best education possible, especially in the hard times that we have today in competing in this world. We are no longer just competing in this country but we are competing in the world. Our parents answered the call, for when he was growing up there was school after school after school that was constructed in this town, one after another, to make sure that their children obtained a proper education. We have a Board of Education elected by the residents of this community who have come up with this plan who have done their homework and are presenting what they feel is the best plan to educate our children in this town. It is now this Council's responsibility to put our heads together and come up with how we can finance this plan. If we put our heads together we don't necessarily have to bond this entire project. There are monies available in this community so that we do not have to burden the taxpayers with the total cost of this project. We can work it out up here (among the Council members). It is a matter of being willing to work together to come up with the best plan possible for the children and for the taxpayers. He definitely supported the entire program as presented this evening (applause).

Dr. Cirasuolo stated that there was mention about the classrooms at the middle school level going from fourteen to sixteen. In all actuality in reviewing the NESDEC Study fourteen classrooms were added for program enrollment purposes and two were added for art because the cafeteria had to be expanded taking two classrooms. So it remains sixteen classrooms. Mention has been made about concerns that aspects of the project may not be reimbursable. He stated for the record that everything that he has reviewed that has been presented by the architect is a reimbursable expense. In general, those things that are repairs and maintenance are not reimbursable. Those things that are basically new construction are reimbursable. Just about everything in this project falls under the new construction category. Mention has been made that the 54% reimbursement rate has not been guaranteed. That statement is definitely not accurate, he added. The legislature has committed the State to 54% to reimbursement of the project cost. That has the effect of a contract between the Town of Wallingford and the State of Connecticut. If local funding is not approved by June 30th of this year and there is no legislative extension of the deadline, then we must start all over again. We have already asked representatives of the legislature to process that. In his experience which dates back to 1975 in dealing with this subject matter, he did not recall one instance when the deadline was not extended. It has little impact, if any, on the State budget because the State borrows the money to fund these projects as well.

Many members of the public spoke in strong support of the adequate concept and urged the Council to authorize the committee to have the architect design and price the program, reminding them of their support of this project during the election season.

Mrs. Duryea stated that it is very difficult to balance tax dollars against children's education. For the four years that she has held a seat on the Council the issue of school expansion has been discussed. For four years the advice has been to proceed cautiously on every major project that has come before the Council because of the economic climate. She is very frustrated because she is tired of running into a brick wall because the Council cannot get anything accomplished. Because the Town has proceeded cautiously we now have a recreation department that is falling apart, Community Pool which she stands on her record to not support opening it this year, we have the Wooding Property which cost the Town \$1,475,000 sitting vacant and we have inadequate space for our children. She has had four children attend the school system in town. She knows that there are people without jobs and there are more people about to be laid off, and there are families that cannot support the tax increase but if we had phased the entire process in over the past ten year we would not be faced with the situation we are faced with today. We are not only in a situation with the School Expansion Committee/Board of Ed proposal but also with all the other projects. We cannot continue to pretend that they are not there for they are. We need all those projects. She asked the public to listen to Mr. Zandri's statements regarding the ability to fund the project without raising taxes. If the Mayor would only sit down with the Council and come to an agreement on the resources available the taxpayer would not be burdened by the projects.

She is not seeking to deplete all of the Town's reserve accounts, just to utilize them to help the Town of Wallingford. We have been giving breaks to the businesses, yes, they need them but the taxpayer now needs a break. It is time for the Mayor to try to work with some of the ideas that Mr. Zandri and other Councilors have offered as solutions the past four years. Perhaps we can get all the projects done and no one would be hurt. It is very difficult to make a decision on this issue. It is easy to take the lower priced option when your children are no longer in the school system. In looking back at the past four years she feels that it is time to address the Council's concerns and listen to their suggestions and work together on this issue. She will support the adequate program suggested by the School Expansion Committee and Board (applause).

Mr. Zappala stated that he was not pleased with receiving the information this morning to review for this important issue tonight. There is a \$10 million difference between the original and adequate program. It is a difficult decision. He stated that he publicly announced at Cook Hill School during election season that he would support the program to alleviate the overcrowding of the school system. His children have attended the school system as will his three grandchildren. He believes that he has to support a program that is comfortable for the children. He supported the program recommended by the School Building Committee and Board of Education (applause).

Mr. Killen stated, "he who does not learn from history is doomed to repeat it". He felt that adage applies to Wallingford. During the 1950s and 1960s we were building like there was no tomorrow. Every open space had a school built on it. We have had this roller coaster ride because of one word, "projections". Everyone was projecting that we needed more schools and for a short time we did. Then all of a sudden we didn't and everyone was projecting that we would never need them again and was crying to get rid of them. He had always campaigned to save the buildings. He reminded everyone that the meeting is being held this evening in a former high school building. He fought to save Yalesville and also to save Parker Farms. He has voted against every sale of property because it does not come that easily. You want new schools and you want them now. He was not in receipt of final figures this evening for the project nor was he made aware of any plans to finance it. He will abstain from voting until he receives additional information on this issue.

Ms. Papale stated, at this time it good to see that many young people were present this evening and interested in the expansion of Wallingford's schools. She knows first hand about the issue of overcrowding. She served on the ad hoc committee when the modular classrooms were being considered. She also has grandchildren in the Wallingford school system. She recalled stating her position on school expansion at Cook Hill School during the last election and, yes, she does still support it but she is not sure of how much money to spend on the project. She favors the idea of re-opening Yalesville School and the adequate plan for the elementary level of the school system. Her problem this evening is with the middle schools. She wondered if the Council would be interested in only voting to

authorize the architect to prepare designs for the elementary level only and wait until we gain a better understanding around the magnet school before committing ourselves to the middle school aspect of the expansion project. She was not ready to vote on the middle school portion of the project. There are a lot of people in the Town of Wallingford who are scared and appalled at the amount of money this project will cost the Town. We realize that this problem has existed too long - it should have been fixed a long time ago but the time is here now to do something about it.

Mr. Knight reminded everyone that the temporary classrooms are just that, temporary and that somewhere down the road they will deteriorate. They are constructed as enhanced trailers. When those trailers have reached the end of their useful life this issue will be brought back before the Council and argued once again. We are not only addressing the enrollment needs of the next five years but are also coming up to speed and address the needs that will surface when the temporary classrooms have reached the end of their useful life. He was also concerned with the changing nature of Connecticut's economy. He asked, are we prepared to educate our children so that they have jobs when the twenty-first century rolls around? The brass mills and big shops are either gone or leaving and we cannot do anything about it. The kind of jobs that will remain will require a level of sophistication that, even at this point, he did not believe we have even begun to address or acknowledge nationally. He wants our schools to be adequate, to be up to the task of educating our children for the only jobs that will be available to them in the next twenty, thirty and forty years. For that reason he would like to see the Council vote to go forward with the adequate program until such time as we have hard and fast numbers to work with. That is all the committee is asking for tonight. We want hard numbers and we cannot get them at this stage of the game. We are talking about our children's education. We are not talking about whether or not other needs have been met in the Town. We are not talking about resources that may or may not be available because certain people disagree or agree as to where they are supposed to come from. To the extent that you allow this Council, himself included, to politicize this issue we are performing a disservice to every one of the public. He asked the Council to keep in mind that the issue is education. He urged everyone to try and minimize the political rank just for once (applause).

Mr. Gouveia sympathized and empathized with everyone's concerns shared today, including the Mayor, committee and Board of Education. He agonized over the numbers presented today. This is not a dream, this is a reality. This is not a case of, if we build it they will come...they are here! The time to worry was back in 1985, 1986, 1987. when this Town was engaged in such a development it was uncontrollable. Everyone drooled over the increase in the grand list and did not worry about the impact that development would have. The houses would be built and the children would come and schools would be needed. We have taken care of other problems associated with that development, for instance, when the sewer lines to the Sewer Treatment Plant could no longer handle the adequate flow of waste, we built a Sewer Treatment Plant that cost this Town in excess of \$50 million.

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Whenever the water facility was not adequate enough we built the Water Treatment Plant which cost this Town in excess of \$25 million and now we are saying that we cannot spend maybe \$12 million or \$15 million on the children. The time to act is now. Education is hurting in this Town and we cannot stop the hurting with a band-aid. We need a cure. The committee has provided this Council with a prescription for that cure and he is ready to vote for that prescription.

Motion was made by Mr. Gouveia to Empower the Committee to Go Ahead with the Adequate Plan for Both the Elementary School and Middle School Projects (applause), seconded by Mr. Zandri.

Mr. Rys stated that he served on the committee several years ago as Chairman when the Town built eleven modular classrooms. In addition to that, the committee came up with the report of DeCarlo & Doll on Yalesville School. He watched that report be presented to the Council and nothing was done with it other than to form another committee. He spent one year on that second committee and then decided to run for Council. He felt it would be unfair to serve on the committee and Council so he resigned from the committee. Now he is faced with a tough decision. He stated that he supports moving forward with the adequate plan. It is time to get this issue off the ground and moving.

Mr. Zappala asked if the Council can divide the elementary and middle school portions of the project to vote on them separately?

Mr. Solinsky stated that the motion is to vote on the entire project as a whole. If the motion is defeated then a subsequent motion can be made.

Mr. Zappala felt that more companies would have a chance to bid on the several smaller projects or aspects of the project vs. the entire project. If divided, we would obtain a better bid on the project instead of one large project.

Mr. Harwood recognized the valid points made by Mr. Zappala and stated that they will have to be analyzed before going out to bid.

VOTE: Killen abstained; Papale and Solinsky, no; all others, aye; motion duly carried (applause).

Mrs. Wright took this opportunity on behalf of the Board of Education to thank the Council for having the courage to stand up for what the Board needs and provide for the educational needs of the students of Wallingford.

Mr. Harwood stated that the committee will work with the architect over the next six weeks to produce a conceptual design to bring back to the Council.

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