

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

September 13, 2005

6:30 P.M.

MINUTES

The following is a list of minutes made by and acted upon by the Wallingford Town Council at its regular meeting held on Tuesday, September 13, 2005, in the Robert Earley Auditorium of the Wallingford Town Hall. Town Council Chairman James M. Vumbaco Called the Meeting to Order at 6:45 P.M. Responding present to the Roll Call given by Town Clerk Kathryn Zandri were Councilors Vincenzo M. Di Natale, Lois Doherty, Stephen W. Knight, Iris F. Papale, Michael Spiteri, and James M. Vumbaco. Mayor William W. Dickinson, Jr., and James Bowes, Comptroller, were also present. Gerald E. Farrell, Jr. arrived at 6:46 P.M. and Janis Small, Town Attorney, arrived at 7:10 P.M. Robert F. Parisi and Vincent F. Testa, Jr. were absent from the meeting.

Moment of Silence, the Pledge of Allegiance and Roll Call

2. Correspondence – *There was no correspondence.*

Chairman Vumbaco announced that the Council congratulates Mr. Al Kischkum from the Building Department. He was nominated a Connecticut's Outstanding older worker for 2005. Also today there was a nice lunch and said for those of you who are not aware of it, the Wallingford Garden Club celebrated their 75th anniversary today. He said that there is a massive drive for Hurricane Katrina victims on Saturday, September 24th from 11am to 7pm at the Holy Trinity parking lot on Center Street. And finally, **Mr. Knight** said that we wanted to make everybody aware that one of our local hospitals, Mid-State Medical Center, has been awarded a national recognition by the "Great Place to Work Institute" and as named as one of the top fifty best, small and medium companies to work for in America. The list was announced by the Society for Human Resource Management at their recent annual conference. It's quite an honor to be recognized nationally and we congratulate them.

Item 3n. was removed from the agenda.

3. Consent Agenda

- 3a.** Consider and Approve Tax Refunds (#92 - #168) totaling \$20,404.11 Account # 001-1000-010-1170 - Tax Collector.
 - 3b.** Consider and Approve Four (4) Additional Appointments to the Vocational-Agricultural Building Committee – Chairman James M. Vumbaco
 - 3c.** Approve (retroactively) use of the Parade Grounds by the First Congregational Church on September 11, 2005 from 8:00 am to 12:00 pm – Chairman James M. Vumbaco
 - 3d.** Consider and Approve change to the Town Council Schedule of Meetings for November and December 2005 by changing the November meetings to November 15 and 29 and canceling the December 27, 2005 meeting – Chairman James M. Vumbaco
 - 3e.** Approve minutes of the Town Council Meeting of July 19, 2005.
 - 3f.** Consider and Approve a Bid Waiver to SBC for a one year toll agreement - Mayor
 - 3g.** Consider and Approve a Merit Increase for the Youth Officer – Personnel
 - 3h.** Consider and Approve a Transfer of Funds in the Amount of \$310 to Office Expenses Acct. # 6030-401-4000 from Salaries and Wages Acct # 6030-100-1000 FY 2004-05 - Town Clerk
 - 3i.** Acceptance of Donation from Masonicare Healthcare and Retirement Living of \$250 – Parks and Recreation
 - 3j.** Consider and Approve an Appropriation of Funds in the Amount of \$250 to Prof. Services – Entertainment Acct. # 001-4001-901-9017 and to Misc. Revenue Acct. # 001-1075-070-7040 – Parks and Recreation
 - 3k.** Consider and Approve an Appropriation of Funds in the Amount of \$2,398 to Police Overtime Acct. # 001-2005-101-1400 and to Revenue Highway Safety Acct # 001-1050-050-5883 – Police
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- 3l.** Consider and Approve an Appropriation of Funds in the Amount of \$29,000 for the SCOW-CAUSA Grant to Grant - Expenditures Acct. # 215-3070-605-6000 and to Grant Acct. # 215-1040-050-5000 – Program Planning
- 3m.** Consider and Approve Authorizing the Mayor to Apply for and Enter into a Connecticut, Dept. Public Health Preventative Health Block Grant in the Amount of \$6,957 – Health Department
- 3n.** *Removed.* Consider and Approve the name Woodman's Hill Road as a new road in Wallingford - Chairman James M. Vumbaco

Ms. Papale: I'd like to make an announcement to accept the consent agenda 3a to 3m. So moved.

Mr. Farrell: Second.

Chairman Vumbaco: We have a motion and a second. All in favor? Opposed? So moved. (*Mr. Parisi and Mr. Testa were absent.*)

4. Items Removed from the Consent Agenda

- 3n.** Consider and Approve the name Woodman's Hill Road as a new road in Wallingford - Chairman James M. Vumbaco

Ms. Papale: 3n. is to consider and approve the name Woodman's Hill Road as a new road in Wallingford, and this was taken off the consent agenda by Jerry Farrell.

Chairman Vumbaco: Mr. Farrell?

Mr. Farrell: I don't know what the Council's pleasure is but typically we've looked for some rationale for the naming of the road that it have something to do with the topography or the history or something that is beyond just mere I don't want to say artifice but something just made up out of the air. I don't know if Attorney Regan can provide any insight into Woodman Hill.

Attorney Robert Regan: I'm here on behalf of Dave Woronick. He's the owner of the development company and he purchased the land out on Durham road and is building a five lot

subdivision. The only significance that I can bring to you is that Dave is a woodsman. There are woods out there and there is a hill. He's given a lot of thought to the name. I didn't get into any particulars if there is anything more in depth than what I just explained to you but he feels the name is a very pleasant name and it doesn't conflict with any other names of roads that are in Wallingford, and he hopes the Council will approve that name and let him go forward with that name.

Mr. Farrell: I don't know what the Council's pleasure is. I rationalized it that I heard what Attorney Regan said. There was a very prominent social organization in Wallingford during the 19th Century called the Woodmen of the World, so I guess if you needed a rationalization that it has a historic frame of reference, I leave that up to the rest of the brethren up here.

Chairman Vumbaco: Is there any other comment up here from the Council? Or questions? So very well put, Jerry. Any members of the public wish to speak to this? We do have a motion to approve the name as Woodman's Hill Road as a new road in Wallingford. All in favor? Any opposition?

The Council voted all ayes except Mr. Parisi and Mr. Testa who were absent.

5. PUBLIC QUESTION AND ANSWER PERIOD

Chairman Vumbaco: We are now in the public question and answer Period. Any member of the public wish to ask . .

Kathryn Zandri, Town Clerk: Excuse me, Chairman, Jerry, did I hear you second that?

Mr. Farrell: Yes, I'll second that.

Pasquale Melillo, 15 Haller Place, Yalesville, talked about water contamination and mercury and wanted to know if Wallingford has checked this.

Chairman Vumbaco asked if he was asking, we are doing anything to keep our waterways from being polluted? Mr. Melillo said, yes. Chairman Vumbaco said that Wallingford follows all the

guidelines as necessary and goes above and beyond to protect its water sources.

Mr. Melillo again mentioned mercury and how it's a problem across the country.

Chairman Vumbaco suggested that he call the DEP in Hartford. It comes under their jurisdiction.

Mr. Melillo said that we are lucky to have a Comptroller who knows that investing in hedge funds can be very dangerous and that's one of the best things that has come out of Wallingford in a some time.

With the Council approval, Chairman Vumbaco called for the Addendum Item.

AGENDA ADDENDUM

Discussion and Acceptance of a Donation of an Ambulance from Masonicare Healthcare and Retirement Living – Mayor

Ms. Papale: I'd like to make a motion for discussion and acceptance of a Donation of an Ambulance from Masonicare Healthcare and Retirement Living as asked for by the Mayor. So moved.

Mr. Farrell seconded the motion.

Mayor Dickinson: I think we have here gentlemen from Masonicare and we are indeed pleased to have them attend the meeting and are most interested in what they have to say.

Mr. Barry Spiro, President and CEO of Masonicare Healthcare and Retirement Living, Mr. John Paul Venoit, President of Ashlar Village and Mr. David Gessert, Board Member, introduced themselves.

Mr. Spiro: For years Masonicare has had a very good relationship with the Town of Wallingford. We appreciate all that the town has done for us and over the years both our residents at Masonic Healthcare Center as well as our residents at Ashlar Village have made great use of the Fire Department's emergency services. In recognition of this Masonicare would like to donate to the Town a fully equipped ambulance for the use by

the Fire Department and what I brought to give to the Chief, so that he can really believe it is an actual ambulance. (*Mr. Spiro presented a toy replica of an ambulance.*) We do thank the Town for all of the services and we hope that we have been good neighbors. Clearly what we have called upon with the Fire Department over the years has been extraordinary as well as the Police Department and I might add that their services, both the Police and the Fire Department have been extraordinary and we thank you.

Chairman Vumbaco: Peter, would you like to make a comment.

Peter Struble, Fire Chief: I just wanted to say that you've all seen our philosophy of operations and one of the things that we are very proud of is that we try to treat people as if they were part of our own family and I know from my paramedics and our fire fighters that respond to Masonic and Ashlar Village is the philosophy that we take care of them as if they were out parents or our grandparents and there is no greater satisfaction that my folks will get. I could give a thousand pats on the back but to have our customer show this kind of appreciation is just a real re-enforcement of what our paramedics do on a daily basis. When we walk in the door there, we feel that compassion that comes back at us from the residents and the staff of Ashlar and Masonic complex. From my staff, and especially the paramedics, this is what really takes their morale to levels that I could never do on my own. We very much appreciate it and thank you very much.

Chairman Vumbaco: It is my understanding that you know everybody up there on a first name basis.

Mayor Dickinson: Just so this is quantified, this is a significant contribution. This is a \$130,000 piece of equipment. That's not a small issue in any sense of the word and certainly we deeply appreciate the interest of Masonic and their interest in continuing to support the community, and obviously our very professional and capable Fire Department. When they say they are donating money for an ambulance, it's a significant sum of money.

Mr. Venoit: I would just like to say how pleased we are with the services

that we have received and we also in discussion in a Board meeting and we were talking about the expansion and realized that if we expand, we would put more demand of the services and at that meeting it was decided that if we are going to put demand on the services, we ought to step up to the plate and fulfill our fair share and live up to our motto of always helping others. We felt it was appropriate and the motion was passed unanimously by our board and they are all very pleased that the Town of Wallingford will get to use this and all of your residents will get to use this.

Mr. Farrell: I just wanted to say that it's wonderful what Masonicare is doing in making this donation, and it is sort of symbolic, I think of the leadership that Barry Spiro has brought to Masonic that he's been a great person to work for, somebody who when anything that the community has asked for, he's always come through. Unfortunately, I read in the newspaper that we will be losing you from that position somewhat soon, so on behalf of the Town our congratulations to you for everything you've done and our best wishes for your retirement.

Mr. Spiro: Thank you.

Chairman Vumbaco: On behalf of my fellow Councilors, we thank you very, very much. When I first heard about this, I was taken aback and I think it's a wonderful thing that you are doing and I just want to say thank you and we will accept it. We have to have a vote. We have a motion and a second. All in favor? Opposed? So moved. (*Mr. Parisi and Mr. Testa were absent.*) Thanks again.

(Applause.)

6. Consider and Approve a Transfer of Funds in the Amount of \$63,000 to Mansion Rd. – So. Turnpike Rd. to Blue Hills Acct. # 300-1403-506-0002-04 from North Main Street. Extension. – Cedar Lane to Rte. 68 Acct. #300-1403-506-0005-04 – Public Works

Ms. Papale: Item 6 is to Consider and Approve a Transfer of Funds in the Amount of \$63,000 to Mansion Rd. – So. Turnpike Rd. to Blue Hills Acct. # 300-1403-506-0002-04 from North Main Street. Extension. – Cedar Lane to Rte. 68 Acct. #300-1403-506-0005-04 asked for by Public Works. So moved.

Mr. Farrell: Second.

Henry McCully, Director of Public Works: Maybe I should start sending my snow trucks up there. The original estimates to complete this section of Mansion Road as you know were had big increases in the cost of asphalt, fuel and the guard rail that is an addition to the original project. That's the main reason for the cost overruns.

Chairman Vumbaco: Any questions from the Council?

Mr. Doherty: Was it the state that decided we needed guard rails there?

Mr. McCully: Engineering Department. We did change the grades on the north side of that road, one section, and that is quite steep and it's quite steep and did need guard rail. I review it with the Assistant Town Engineer, walked it and it definitely needs a guard rail.

Mr. Spiteri: On the two projects that we are pulling the money from, are they completed?

Mr. McCully: Yes. Those projects, the pavement from Rt. 68 to Harrison Parks has been completed.

Chairman Vumbaco: Just a follow-up on that, if they cost more to pave, why do we have money available in this project? In the Cedar Lane project?

Mr. McCully: North Main Street to Cedar Lane, all the work was done on North Main Street and that was completed three years ago, I think.

Chairman Vumbaco: So this money has just been sitting.

Mr. McCully: It's old money.

Chairman Vumbaco: OK. Any members of the public have any questions or comment? None? OK bring it back to the Council. We have a motion and a second. All in favor? Opposed? So moved. (*Mr. Parisi and Mr. Testa were absent.*)

7. Consider and Approve Job Description Revisions to five (5) Fire Department positions – Personnel

Ms. Papale: Number 7 - To Consider and Approve Job Description Revisions to five (5) Fire Department positions. So moved.

Mr. Farrell: Second.

Terence Sullivan, Personnel Director: The draft job descriptions you have before you, the combination of work started from within the Fire Chief's organization itself, reviewed with the Chief and approved after shared with the union president back in July. It basically takes old job descriptions and makes them more current, standardizes language. If you look at the general description, you'll see on the MRT, EMT and paramedic were very similar, if not word for word, but as you go through them and go up the ladder, you'll see the responsibilities and the certifications become more stringent, and that's why we wanted to spell it out clearly. It also for the first time creates Firefighter MRT job description, which is the lowest level. There isn't one in place. We've always used the Firefighter EMT job description for that position so now we would have one for each of the five slots.

Chairman Vumbaco: Any members of the Council?

Ms. Doherty: I noticed there is no date when these were last done. You've supplied Category A and Category B in there and I'm curious as to what those two categories – they have medical requirements, correct?

Peter Struble, Fire Chief: That's right. We provide to our medical doctor a standard from the National Fire Protection Association. It's called the 1582 Standards, Medical Qualifications for Firefighters. Back when the American with Disabilities Act was put in place, prior to that you pretty much had to be a perfect medical specimen to pass the exam and that was unrealistic and that's the standard that was developed after ADA and Category A and Category B give guidance and direction to a physician as to what medical conditions would prevent you from being a firefighter or would allow you to become a firefighter after they are carefully considered. Most conditions are Category B, which means that the physician

has discretion to look at that, look at the job description, look at our functional job description and then make a determination if that person can do the job as required and not be a hazard to themselves or to anyone else. Category A conditions are generally things that essentially would prevent them from doing some part of the functional job description. Things like severe heart ailments that if you have any type of strenuous activity would cause major heart problems. Those would be classified as Category A. To give you an example of how something is looked at. Insulin dependent diabetes, for example, is Category B, and it's fully acceptable in the fire service to have an insulin dependent diabetic become a fire fighter and twenty years ago, that was unheard of. That's what that standard does now is it give the physician room to look at that condition and say, I don't believe that this person is any greater risk than anybody else to do the job with that particular ailment.

Ms. Doherty: So that's kind of done on an ongoing basis? That isn't just when they're hired.

Chief Struble: It's done when they're hired and then we give an annual physical to everybody and they use that standard for the annual physical examination.

Ms. Doherty: One other question, I notice that the minimum of ten years was deleted for paramedics. I was curious as to why.

Chief Struble: One of the things that we tried to do was that is spelled out in the labor contract so by having it spelled out in the labor contract and not in the job description, the labor contracts change so labor contracts can change without having to come back and change the job descriptions. It's negotiated on a three year cycle every time the contract comes up.

Chairman Vumbaco: Any other members of the Council? When you developed these, did you develop from some sort of national standard or is this something that you are creating specific, more so out of need for the community?

Chief Struble: I think it came from two or three different sources, one being

at the time our existing job descriptions which you see in the back so much of that was re-incorporated into these if it was pertinent, and then we also looked at other benchmarks in the industry, other fire captains, other lieutenants and then looked at what our people actually do and said we need to take out anything that is not relevant anymore and then finally when it came up for review in personnel, there is a standard approach to job descriptions from the Human Resources aspect so there were further adjustments made after personnel review it and Terry took a look at it to get those in there to make them standardized for job descriptions from the Human Resources standpoint.

Chairman Vumbaco: For Fire Service, are you up to day now on all of your job descriptions? Or are you still working on others?

Chief Struble: This would be up to date for all of our line personnel, all of the union positions up to fire captain, which is a union position. The only thing after this would be the three chief officers, and I feel comfortable that those are up to date.

Chairman Vumbaco: any members of the public have any questions? Council? Hearing none, We have a motion and a second. All in favor? Opposed? So moved. (*Mr. Parisi and Mr. Testa were absent.*)

8. Consider and Approve a Transfer of Funds in the Amount of \$6,960 to Regular Salaries and Wages Acct. # 001-1303-101-1000 from various accounts (Gov't TV) – Program Planner

Ms. Papale: Item number 8 is to Consider and Approve Approve a Transfer of Funds in the Amount of \$6,960 to Regular Salaries and Wages Acct. # 001-1303-101-1000 from various accounts. This had to do with our Government TV. So moved.

Mr. Farrell: Second.

Don Roe, Director Program Planning: Good evening, Council members, what you have before you is something that got missed during the budgetary process. In fact, I thought and my staff thought that it had already been taken care of and it was discovered once we were already in this fiscal year that it

had not been so what you have before you is essentially a correction that we thought we already had you correct.

Chairman Vumbaco: Just for the record. It wasn't missed. We had it fixed but when the budget was vetoed, it went back to the original thing. We didn't miss it. You did your job. It was a result of the budget veto. All this is just fixing the accounts.

Mr. Roe: Right.

Chairman Vumbaco: Any members of the Council have any questions? Public? Hearing none, all in favor? Opposed? So moved. Thanks, Don. (*Mr. Parisi and Mr. Testa were absent.*)

9. Consider and Approve the Request for Proposal for the Wooding – Caplan Property – Chairman James M. Vumbaco and Law Department

Ms. Papale: #9 is to Consider and Approve the Request for Proposal for the Wooding – Caplan Property asked for by Chairman James M. Vumbaco and our Law Department. So moved.

Mr. Knight: Second.

Janis Small, Town Attorney: I've made a few revisions to the RFP based upon the last meeting. I did talk to the individual from Yale about design criteria and they are willing to do that; however, in my discussions with him, he said that he didn't want this project to preclude his group from participating with a potential developer, and I said that I would view them

drafting a portion of the RFP to in fact, that would be the case and it would preclude someone who participated in drafting the RFP to participate in responding to the RFP. Frankly, unless you have any particular concerns, I think the RFP can go out. The assessor's office took a lot of pictures for me that I am sorting out and am going to get printed to put on the RFP but aside from that, I think it can go as is.

Chairman Vumbaco: Could you just highlight the changes that you made?

Ms. Small: I think I just changed it to an agreement or a contract where before I had some fancy wording. It was in response to the Committee's comments on page five (5), I just indicated that

there needs to be general compliance with the design page 5 section B, the end of the first paragraph, the very last part of the paragraph, I've got the wrong one. I think I'm looking at the wrong draft. There is a minor change. I changed "90 days from submission for consideration," and I think that was about it. I just changed it. Instead of calling it "land disposition agreement" changed to "agreement or contract."

Chairman Vumbaco: Janis, where is the "90 days?"

Ms. Small: Hold on, should be page . . .

Chairman Vumbaco: I got it. It's just for them to hold the

Ms. Small: To hold the bid open

Chairman Vumbaco: OK I'm sorry. I thought that was what you were talking about.

Ms. Small: I think I said it wrong. Essentially, there have been no serious changes since the last time we talked. I haven't received any comments asking for any particular changes. It was just the issue of the design criteria and frankly given your thoughts that it should go out, you didn't want totally specific about what you were looking for. You wanted people to be free to make different types of ideas and come back with different types of plans. I don't believe absent any direction from you, you need to be any more specific at this time. It's up to you.

Chairman Vumbaco: OK, thanks.

Mr. Farrell: Janis, the Police impound lot, I know I went to many of the meetings of the Committee, and my eyeballing of the new map seems to indicate that it is substantially bigger than what they Committee had considered.

Ms. Small: We drew the lines in response to the comments I think the Council had at the first meeting. Drawing the lines straight back to the end of the property, and I think on the width side, I thought we talked about that at the last meeting, drawing the line where the fire station was, wasn't that the idea?

Chairman Vumbaco: Right.

Ms. Small: I thought it was to make a straight line all the way back was the intent so I sat down with the Town Engineer's Office and the Police Chief and that's how we generated this map.

Mr. Farrell: How does that effect the calculations that the Committee and the consultant made that I don't know that they went down to the last square footage to what's available but it would seem that if you start taking away square footage from what a possible project is that you may be able to get less in there. I mean it's a small parcel to begin with.

Ms. Small: That may very well be true. I asked the Engineering Department to give my a ball park calculation as to how much acreage would be left and that's why the RFP says 2.5 acres. As to whether or not that's a significant difference in terms of what can be developed, I couldn't tell you that.

Mr. Farrell: I'd be interested to hear what the Committee thinks of it because I don't know where that figures in to the thinking of was there a certain square footage that had to be arrived at to make it viable. The whole point of going down this road is to put something viable in there, and I'm not sure that sort of quick decision effects it. Is there anyone from the Committee that can address that?

Chairman Vumbaco: Before the Committee comes up, when we discussed this on two separate occasions on the council, we decided that what we are doing is shopping the Town owned property only. The Committee looked at the entire site. They also included other owners' property, so the first pass of this was to just shop what is owned by the community itself, and we did this for future expansion in case there ever was any need up there for fire or the Police. That's why that line was drawn straight back as well as to protect some of the residents on Academy Street for any kind of development that might be closer to their borders. This does deviate quite significantly from what we got from Jonathan Rose because Jonathan Rose incorporated everybody with property owned by Mr. Caplan and the property owned by Mr. DiNatale and others. The first pass of this was to shop what Wallingford owns and see what we get for development possibilities. We don't have to accept any. We can get five and accept none if it doesn't fit the

criteria that we want. It's just pushing it along to see what might be developable in that area.

Mr. Farrell: I just wish the Committee had been included in that because I don't know what the assumptions were that they made to arrive at their recommendation, and how taking away a chunk of the Town owned land affects the conclusions that they reached. There are Committee members here.

Chairman Vumbaco: We can bring the Committee members up who want to address that because I don't foresee it to be that big. We're talking point eight eight (.8 (point eight) acres (point eight) 8) acres here, which is about one half more than we had initially.

Caryl Ryan, Co-Chair of the Wooding Caplan Study Committee: We drew a line straight back but we drew it from the edge of the Police Station property, not by the Fire Station. I think the more you take away – it's a small piece of property to begin with – the more you take away, the less possibility you have for mixed use. We really did want mixed use, several different entities on that property. We included the whole property but we did set aside some land for the impound lot.

We drew a straight line from the edge of the Police property, which is the driveway, all the way back and some of that was shown in the Jonathan Rose study as open space but it could have been an expansion of the impound lot but an impound lot was shown in the study but now the land is excluded is now 8/10 of an acre and it was never that big. We are shopping it as 3.5 acres and 2.5 is a lot smaller.

Chairman Vumbaco: The discussion was made on numerous occasions and now all of a sudden, this is a problem. You were here at the last meeting, two meetings ago and it was discussed and it was never raised as an issue and now it's being raised as an issue. We can just keep changing this thin as we go forward. The idea is – it's all pure speculation that maybe someone is not going to look at 2.5 acres. Why don't we just go on the market and see what is available out there and what someone is willing to develop? I thought that was the intent of what this Council was attempting to do.

Ms. Ryan: The set aside – the parcel that is set aside is really too big. The Police do not need that whole parcel.

Chairman Vumbaco: That's what you're saying but there's expansion that's needed to be done in the future up there.

Ms. Ryan: And we did study it because we did have the Chief of Police come to our meetings to let us know what he needed now and in the future.

Chairman Vumbaco: He also said he wanted to build a new building and move out of that site. I can understand your concerns but we're deep into this and ready to go and now it's become an issue when this was discussed two months ago and three months ago.

Ms. Ryan: It was really at the last meeting that we saw the map. I am concerned that when the RFP does go out that it be distributed widely. I don't know how that's done so I'm just asking the question that it be distributed nationally rather than too much locally.

Chairman Vumbaco: I'm sure we can make those recommendations to Sal (Amadeo) when it goes out.

Ms. Ryan: Thank you.

Lucille Trzcinski, 262 North Elm Street: I just want to make one point clear that at no time did the Committee consider anything other than Town owned property. The Jonathan Rose Study included only property owned by the Town and not by any private individual so to cut the property from 3.5 acres to 2.5 acres the Committee has really been sort of concerned in discussing this because at no time to my knowledge was the Committee ever consulted as to this being done. When we saw the draft, it had been determined. We were told that it was determined by the powers that be. We had no say in that. Personally speaking, on a site that is small to begin with, to take away an acre is a tremendous amount to take away. It was my thought that the Town wanted to present the best possible package to a developer and this cuts that and it lessens the value of a \$50,000 study which the Town has just paid for. Thank you.

Chairman Vumbaco: Any other members of the public?

John Bradley, 49 Academy Street: I understand the Council's desire to continue the work that has been done with the Rose group to go out and see what kind of projects are available in the community and in the nation and I understand why we are doing that, and that you've heard me speak before about my desire to keep the parcel as open as possible. I do understand if a project is there that we want the best project possible and I would recommend that we look at projects that look at rehabbing existing buildings rather than building new buildings. Given that and given where we are, I do have a set of questions that sort of follow up Caryl and then a comment. The question is in terms of the marketing and the advertising of this RFP, will there be any information put out in the newspapers in order to get the most bids possible. You can see public parcels, the city of Stratford just put a little advertisement in the *New York Times* about a parcel they had so I'm wondering if that's included in this that we would advertise either in the *Glob* or the *New York Times* or the *Hartford Courant* about the availability of the RFP. Obviously we can't put the whole thing in but two sentences out there might solicit some proposals.

Ms. Small: Certainly. I'll talk to Sal to making it as broad as we can and whatever recommendations the Committee has or anyone has as to what might be a good place to advertise, we will welcome and we will review with Purchasing. It would actually be very helpful because I'm not . . .

James Bowes, Comptroller: I think, Mr. Chairman, we would be better off with various professional or trade organizations publications and websites and things of that nature because it is a highly specific type of function that we are looking for. That is still obviously in the thought process but if folks do know of such sites please present them to us and we will definitely explore them.

Mr. Bradley: The other thought was that I assume that this would be available in an electronic version so that if we had people that we are speaking to or that we want to give it to that we could do it electronically or is it just going to be paper?

Mr. Bowes: If that were an essential part of it we could do that through the law office.

Mr. Bradley: The comment that I have in terms of the future of this is that I hope that as these proposals come in and I hope there are a good proposals and projects, that the neighbors and the Committee have the opportunity to work very openly on this. I think everyone that I have been involved with on the Committee and the Council wants the best project possible. We neighbors want the best project possible. We are maybe going to disagree on what that project is but I think the best thing comes from open dialogue and open communication which has existed all along for this and one big fear is that we hear about the RFP and it gets sold very soon thereafter which I would hope doesn't happen and I would hope as we dialogue about this that we have the opportunity for more input. The Council saw when Janis' first draft went out, some criteria that the neighbors had worked on with Sam Sargeant when he was looking at proposals and I know it's more specific that the Council wants to get at this point but all those details about parking, access, buffer, height are extremely important to us and ones that we would want to discuss and dialogue about as the project moves forward if the project does move forward and I would hope that the Council would encourage that and continue to keep open dialogue about the potential ideas that are coming out.

Richard Krombel, 38 North Elm Street: I apologize that I have not been available for the last two meetings when this came up for discussion. I'm concerned that the foregone conclusion for this property, what to do about part of Wallingford, continues to be – build something on it. Proponents say we need to put the 3.5 acres if in fact that what it turns out to be back on the tax rolls to generate income for the Town. If one of Jonathan Rose's proposals to put 20 moderate scale condominiums on the parcel is brought to fruition, do you know how much the average property owner realizes? A residential property owner with \$3,000 tax bill will see a contribution of approximately \$2.26 over the course of a year. If you add business or retail space to that proposal maybe you double or triple that figure. That amount of money isn't enough to pay the increase we've seen in the electrical bill that everybody gets over a 12 month period and that seems to be the driver. That little amount of change to put this back on the tax rolls

and turn it into something other than perhaps the Town square. If you add any additional services that the Town has to provide along with parking and traffic congestion that may result depending on what you put back there making except frustration. Let me turn my comments to the RFP which is before you tonight. On paper, the neighboring residents have been included in the advisory Committee's process over the past couple of years and a number of those residents have appeared at several Town Council meetings. What concerns me however is that people don't seem to be listening. Not Jonathan Rose, not the Advisory Committee and maybe most recently Janis Small. We've made several attempts to have language added to the RFP to address building heights, setbacks, appropriate buffer, restrictions on access to Academy Street. I don't necessarily expect that those would be put in an RFP but the last two items were included in the Town's previous draft RFP back in 1994..... (*dialogue no recorded between tapes*)... will be required between the project and abutting residential properties. Language in the present RFP is very fuzzy and I guess who is going to make the decision about what is appropriate or in the tradition or in the architectural style of Wallingford or not overly assertive with respect to size and shape of buildings. Will the neighbors be allowed any input into this process? I don't know where these decisions are being made.

Ms. Small: The Town Council will make that decision at a public meeting at which public input would be welcomed and listened to.

Mr. Krombel: I assume it's the Town's intention to create a level playing field to encourage as many responses to the RFP as possible, In the past there was discussion about including acquisition of the property on Center Street most recently known as Harold's Package Store to make the development more feasible. Is that still the Town's intention?

Chairman Vumbaco: We are going to have to wait and see what the developer's needs are. When we discussed this, we were saying that we were going to shop the piece that Wallingford owns, and if a developer feels that he needs access or other means or other commitment by the community, that is to be put together with his proposal to the Town of Wallingford.

Mr. Krombel: Is the present owner of that parcel going to discourage some of the developers from responding? Getting you the type of responses that you want?

Chairman Vumbaco: I don't think anybody on the Council can speak for the owner of that property.

Mr. Krombel: I've spoken with someone working with at least one interested developer, and he explained to me that it's their goal to blend any new development with the existing neighborhood, so that it is hard to tell the old from the new. As a neighboring property owner that sounds in the best interests of all of us. One last concern, while I am in favor of developing this property as a Town square, begrudgingly, maybe some sort of residential-commercial piece of property, I am concerned about the current pace at which we are moving. We've gone from plotting glacially on this issue to light speed in just a matter of a few months. I don't know if there is another agenda at work or other forces at work in the process. The present draft RFP describes and I'm using your language "a redevelopment area in the heart of Wallingford's downtown." I don't want that to be misconstrued by any potential developers as the heart of Wallingford is 'For Sale.' I love this Town as do many other people. I ask that you proceed cautiously, carefully and with input from all, not just business and developer interests so that the best and highest quality outcome can be achieved.

Betsy Bradley, 49 Academy Street: I just had a question on the RFP on page 10, there are some dates that are missing, like how long this RFP will be out for, when the site will be open for inspection, there are lines that are blank and I wonder if you could give us a sense of the timeline related to that, maybe all in the same answer, you could just address, and I know others have brought this up before, in terms of advertising in such a way it seems like a long leap to get from 12 pages to just quick advertisement in a variety of newspapers or whatever can be done, and I wondered what that process will be also.

Ms. Small: In terms of the deadline, I was actually going to ask the Council, I would discuss that with Purchasing and defer to what they think is advisable but I was looking for any input that the Council might have as to what type of timetable you think is appropriate or your expectations are with respect to a

timetable which is why I left it blank so it could be discussed further. It would seem to be that you would want to give quite a sufficient amount of time for enough developers to see it, come look at it, consider it, and draft something. That's open for discussion. The advertising with respect to the Committee, I would look to them to give me some suggestions. I will be talking to our Economic Development office and asking them and also Purchasing. I'm open to any suggestions and if anyone knows of any particular website or particular developer or even a particular publication, I'm all ears.

Ms. Bradley: Just to follow up on Mr. Krombel's point, this is not the time to be incredibly hasty. This seems to be the most important time of giving enough time for a good developer to make a regional plan, enough people to talk.

Ms. Small: I think for them to see it. I think advertising well is very important. I do recognize that and in giving a sufficient amount of time. I don't think it should be rushed in terms of how much time the developers have to take a look at the project.

Ms. Bradley: Great.

Phil Wright, Sr., 160 Cedar Street: Way back in the olden days when I was on the Planning and Zoning Commission before Jim Vumbaco and a few other people even before Rosemary, we were discussing this project, and I represented the Planning and Zoning Commission at several meetings with the Mayor, with the Chief of Police. With the Fire Department and the rest, and the question came up about certainly the razor wire impoundment lot that the Police had to have and couldn't function without. That's a long time ago. We have not justified doing anything with this until now? The Fire Department was not too long ago discussing the fact that that was an inappropriate place to have a fire House and all the equipment because of the traffic problems and now we are saying we are going to give a line all the way back to the back? Does the taxpayer really want to pay for that kind of installation? A razor wire? Is it justified? Until it's justified, both the Fire Department and the Police Department, I do not

believe that you, the Council, ought to be taking away the property from this project and until you have really gotten

down to where you can justify it to the public, then I believe it's wrong to start to whittle away at it.

John LeTourneau, 3 Regent Court and a member of the Wooding-

Caplan Committee: Mr. Chairman, I just want to take up on some of the confusion in the draft proposal. In the introduction and overview from Jonathan Rose, it says "the Caplan Wooding property (the site) is a 3.5 acre property owned by the Town of Wallingford," so that kind of clears up that they didn't encompass other properties into this. It's 3.5 acres owned by the Town. Prior to the last meeting, we had a meeting of the Committee and that was the first time that we saw the revised map, and I had brought it up in the Committee, and the consensus was that it was probably a mistake that was made. It came to be at the last meeting that it wasn't a mistake that was made. It was done on purpose, the addition of this added land to the Police-Fire Departments. The Chief has been to many of our meetings and expressed his concerns and his needs early on for Police parking and the so-called impound lot and there has been a lot of debate whether that's the place for an impound lot or not but more or less for Police parking. At that time it was felt that what was cut out for Police and additional parking, there was going to be a planted buffer back there that could be expanded for Police parking. Here we are in the 11th hour and it's expanded. This happened above and beyond the Committee. We weren't consulted about it, and nobody talked to us about it. I think it took us a little bit by surprise so that's why when you say that you are a little surprised, well, we are too that this happened, so my question is, are we going to bring this back to the original proposal of the 3.5 acres? Or is it going out on the RFP with the reduction of – and there is a discrepancy whether they have a full acre. They have point eight (.8 (point eight) acres (point eight)) on one map, and my figures are running, it says here 3.5 acres and the new map says 2.5 acres. Simple arithmetic tells me there is an acre gone. The question is what's to be done? Is this going to come back? Or are you just going to let it go as it is and deal with it later? I think it's really going to hamper the process and as Lucille said earlier, the Town spend \$50,000 on a Jonathan Rose report on a 3.5 acre proposal and now it's changed. At the last minute, it's changed. And I believe it's going to change what you are after. My biggest concern is what's going to happen now?

Chairman Vumbaco: If I can answer your question, John, if you look at every one of the maps and every one of the drawings that came from Jonathan Rose, whether there is parking or open space, it goes from the Police Department all the way back.

Mr. LeTourneau: That's correct.

Chairman Vumbaco: And all this proposal was doing – granted it got shifted a little bit as far as the Police and the fire department.

Mr. LeTourneau: A lot.

Chairman Vumbaco: is concerned. Not a lot.

Mr. LeTourneau: A lot.

Chairman Vumbaco: As far as the Police and fireIf the residents do not want themselves protected permanently by providing that open space, or that area, that's fine with me. And I'm sure the Council would go along with it. The reasoning behind drawing that line all the way back is a) if you go up there at any point in time during the day, the Police do not even have enough places to park because they park over in the Wooding Caplan property behind the Police.

Mr. Letourneau: Ahhhh. You're right.

Chairman Vumbaco: As far as people coming into the Police Department that are looking for places to park, it's almost impossible for anybody to park on Main Street or in the 2 or 3 spaces that are provided for them. Thirdly, there needs to be room for an impound lot there. So there possibility exists there for use for the Police Department in the future, if in fact they need that for parking. Like I said, if you look at every one of these drawings, there is green space there. All that effort and when it was discussed by this Council was to provide that green space permanently so that nothing can ever be developed on that piece but if they want to add it back, that's perfectly.

Mr. Letourneau: Jim, that's debatable. You're correct in your assumption that the line went all the way back. What's moved is, the line has moved south considerably, and if you take that position of additional parking, there's a whole section behind the Police

Department that has never been developed. It's a grassed area. There are trees there, and it's a good size area. There is a good size area there. Now by moving that whole parcel, basically what they've done is they've taken the line - it looks like from the back of the old Wooding office and went east with it, and there's a jog in the property and that jog in the property is now going to be part of the Police complex so now you have increased - it's an acre. You've increased it an acre. If the Police Department needs that much parking, you've increased it not by a few cars, it's literally hundreds of cars that you could back there.

Chairman Vumbaco: I don't want to be argumentative with you, John, but it's not being increased by an acre because first of all it says here .8 (point eight) acres (point eight) acres, and second of all, part of that .8 (point eight) acres (point eight) acres has already been defined by the Jonathan Rose Group as required space by the Police Department. I keep hearing that we're taking it from 3.5 acres down to 2.5 acres, and that is not the truth. The question is, are we taking it down by an acre? And, no we're not. We're taking it down by maybe ½ (one half) an acre or less.

Mr. Letourneau: We're not. How can I have printed 3.5 acres, and on the map, it's 2.5 acres?

Chairman Vumbaco: 3.5 acres includes the piece that's being designated behind the Police Department; It's being set aside. That's what my understanding of it is. There is a 3.5 acre parcel that's part of that impound lot now which is the original reason that the \$1.2 million was paid for that property to begin with. It was the reason why it was bought. That's part of that Wooding Caplan property included the impound lot which is now being designated as part of this proposal.

Mr. Letourneau: OK. Can I make a suggestion that this get tabled until we can do the math on this and get this straightened out? I hate to see the Town spend the money to print up RFPs, if in fact they are not true. I went up there where it's staked off, I think that's what they did, they staked it off and as far as I could tell, it's a heck of a chunk of property. I think to do some clarification might do well just to table it to the next meeting and get this clarified, so the Committee can sit with

Janis and figure this out to get the correct figures because the math is not working out.

Chairman Vumbaco: It's the request of the Committee then to include the parcel of land that all the way up to the people's back yards that are along Academy Street? That is what you are telling us this evening.

Mr. Letourneau: No, it's not up to the back. No, it's not.

Chairman Vumbaco: Well, that's what you are saying you included it in part of the project so it's either drawn off like we've done it in this plan. Maybe it can be shifted back to be parallel with the Police Department but this proposal was being an attempt to preserve that piece of the property that borders Academy Street.

Mr. Letourneau: No, it wasn't. It was done . . .

Chairman Vumbaco: The purpose of what this Council did when we decided to draw that line was to preserve that piece of property so that nothing can be done or developed that runs along the back yards of the individuals that live on Academy Street.

Mr. Letourneau: so the Council at some point took it upon themselves to create a green space back there?

Chairman Vumbaco: That is our prerogative since it is our property, and we're selling it.

Mr. Letourneau: When did this happen?

Chairman Vumbaco: Two Council meetings ago when we discussed the proposal with Janice in the public session.

Mr. Letourneau: No. No. Again I would like to see it tabled so we can straighten this out because it's a big discrepancy. Thank you.

Chairman Vumbaco: Mr. Melillo.

Pasquale Melillo, 15 Haller Place, Yalesville: Is this property was on the

federal, state and local levels as far as advertising is concerned?

Chairman Vumbaco: It hasn't been advertised yet. That's what Mrs. Bradley was discussing. It's going out nationally.

Mr. Melillo: I didn't pick that up. Do you intend to eventually put it on the federal, state and local levels in order to encourage a lot more competition. As we know the more competition you can get going, the better chance you have for a better price

Chairman Vumbaco: That's correct. Thank you , Pat.

Paul Moore, 61 Academy Street: Just speaking as an abutting property owner, we were quite thrilled to see that in the map.

Chairman Vumbaco: Thank you.

Mr. Moore: And I think many of us were also feeling the same way when we saw it. My question is a point of confusion when I was looking on page 4 and looking at the map and it talks about two appurtenant rights of way, a twenty five foot right of way to Academy Street and I'm just wondering what that meant. Since it's not on the map but is talked about there. It is just a point of confusion on my part.

Ms. Small: *(Looking at map)* That is a right of way that does exist. Do you have the RFP map? It shows that there is a right of way from the Town owned property which actually would in this case abut where the Police station is taking the property a right of way which goes to Academy Street. Technically it would attach to the property that is designated for the Police Department.

Mr. Krombel: Mr. Vumbaco, I've heard you say I think three times during this meeting that some sort of buffer has been created along properties on Academy Street side and in developing this they want to be protected. You want something to go there to buffer these properties. I think that's a great idea. I really do. But as I look at this map, there are four or five properties along Academy Street and there are six along North Elm. Jonathan Rose and the Committee took some pains how far away any potential development would occur from the

properties on Academy Street. And I asked about North Elm at that time and nobody responded. Again I feel slighted in the approach that the Council is taking. There are six of us. There are six residential properties on North Elm Street that border this property. Are you throwing us to the wolves? Are you saying build whatever right up to the border? I think it's great. I think residential property should be buffered but you've made no allowances for North Elm Street residents in this at all.

Chairman Vumbaco: I don't think, Mr. Krombel, that this Council is throwing any residents to the wolves. Jonathan Rose Group came back with that property to be designated as green space and all that line was doing was adhering to what Jonathan Rose was suggesting and taking it out of the mix so that any developer who does come and make a proposal would understand that that piece of property was not part of the proposal that he/she was able to use in their proposal. It was not selling North Elm down the drain. It was not attempting to throw any residents to the wolves. That was part of every plan that was presented by Jonathan Rose was to have that parcel there as green space. All the engineering department did was designate it so the developer knows when he/she comes in that they cannot take into consideration that parcel of land. That's all that was for. If it is the wishes of the commission, we can take it back out.

Mr. Krombel: that concept but you can understand the concern of those of us who live on North Elm, we might have something built right up to the border there. Zoning can be changed. Anything can happen at this point. We want a viable role in providing input and being part of this process. I don't think that's been the case all along and that's why we keep asking.

Chairman Vumbaco: I would like to differ with you, Mr. Krombel. The point being is first of all that no one is going to be able to build right up to your property anyway. Secondly, I think what has to be noted here is this is a Request For Proposal. This is not anything that is set in concrete. If we get a dozen proposals back and this Council and the community that surrounds that parcel feel that none of them are conducive to the development of that area, they will be rejected. No one is saying that we are selling anyone out. No one is saying that we are doing anything or pushing this along. It has been

eleven years that that parcel has remained empty up there, and it's time that something gets done, so that the Town, who has spent \$1.2 million to purchase that, gets a use for that property, regardless of what it would be. That is what my feeling is on this, and I think that's why the Council decided to go forward with at least attempting to see what is out there. We might not get any bids on it. We don't know unless you test the waters and that's all we are trying to do with this RFP. We are not saying that we are going to sell it in a month or sell it in three months or sell it in a year. We don't know what is available but we're never going to know if we don't try it and see what comes back. No one has ever said that the Committee, as a matter of fact, I believe at Council meetings, I have stated as well as most of the Councilors that the Committee and the citizens in that area will have input into the final process. No one has ever said that that was not going to be the case.

Mr. Krombel: I hope what you are saying, I mean, I'm glad the tape is rolling. I look forward to continuing to be part of this process and in having our concerns and our suggestions be a viable part of this ongoing process.

Ms. Small: As a follow up in the right of way issue on Academy Street, since that abuts the property we are excluding for the Police station, I probably should take that reference out, don't you think? Eliminate that reference to Academy Street right of way because it goes to what we have already excluded so that would make some sense. I'll delete that.

So we will be closing the right of way?

Ms. Small: We are going to pull it out of the property available for them to consider.

Chairman Vumbaco: Right.

Ms. Small: Because it goes to the Town owned piece. Does that make sense?

Chairman Vumbaco: Yes.

Mrs. Bradley: Personally, we live on Academy Street. We're very, very

Happy, and it's a surprise to us. We really want to go on record with I completely relate to what Richard has said. What really is important to us is the downTown looks nice, attracts people to walk around it, has some green in it, is relatively quiet, doesn't have a ton of buildings, etc., and that is true for Academy Street, Elm Street, all around, so I really just want us to take a moment, I think, as a neighborhood, we stick together on this, and I think we try as best we can to speak together on that behalf.

Ms. Trzcinski: If you are going to take that parcel out, that extensive parcel, in my opinion, out, then why not make that the buffer for Academy Street instead of the ugly impoundment area that those neighbors have? Why not put the buffer on the other side? If we are going to go the this length, why not put the buffer on the Academy Street side and move the impoundment area down? It makes just as little sense as talking about taking that out and offering a developer 2.5 acres, when we were told over and over again that it's hard to find a developer for 3.5 acres. If I lived on Academy Street, I would much rather have a green belt between myself and that impoundment area, which is misplaced and a disgrace in the center of the Town., just an aside of my own opinion, than have to look at the impoundment area and beyond it a pretty buffer. So I think that because the decisions are being made arbitrarily here, let's do that.

Chairman Vumbaco: I beg to differ that decisions are being made arbitrarily here. That's totally uncalled for, Lucille. Any other members of the public?

Robert Sheehan, 11 Cooper Avenue: I commend you, Jimmy, and the Council here for finally moving at the speed of lightening after 12 years. You've got an impossible task. Whatever you do there, whatever is decided, is not going to please everybody. Some of them abutting property owners are going to be dissatisfied no matter what goes up there even if it's a park. You can't please everybody. You are absolutely right saying, let's test the waters, draw the line, make a little more of a buffer zone for the property owners on Academy Street. Somebody said you ought to table this. Well, the ideal thing is would make everybody happy is let's table it again for another 12 years. Nothing happening there. Make everybody'll be happy. That's about the bottom line. That's

the only way you're going to have anybody that's going to going (to be) in full agreement with everything. It's about time you got off and did something here. I don't care if it's a park. If it winds up that we make a park up there, fine. And that's still going to tee off some people. At least do something. Get rid of a little bit of an eye sore. We just got rid of one a little farther up the road on Center Street at a school I went to as a kid, and I didn't hear a developer came into there and said didn't have enough land to develop, whether it was 2 acres, 3 acres, 5 acres, 10 acres. You've got 2 acres, 2.5 acres of land and it's for sale, somebody will put something on it that will make money for them. Try it. Maybe you'll be surprised. You may not get anybody or you may be surprised at what you get.

Chairman Vumbaco: Any other members of the public?

Ms. Papale: I'm not going to say too much tonight. I would like to wait and see what happens when the RFP comes back. I do want to make a few comments. I agree with Jimmy (Vumbaco) that decisions have not been made arbitrarily. We've really spent time going over this, asking Janis (Small) questions, and I hope that it can be done in a way that pleases most of the people. We're not just doing things like in a flighty mood. We're really, really trying to think of what's best for everybody involved. I was on the Council, and I was one that voted to purchase this property never thinking it would be all these years before something is actually going to be done. I believe that if something is going to be done there, and I can promise the homeowners for the entire Council because we all have the same feelings as far as your concerns are concerned, and I promise you that all your concerns will be kept in mind, and we'll do everything we can to make it- it will probably be even nicer that it is now. We are going to get together, and I'm hoping that we can work things out that we're 80% in line with one another. I look forward to seeing it done, and I think it will be a real good thing for everyone.

Mr. Knight: I would like to know, and I think the Committee would like to know also, I feel as though I was asleep at the switch and I must admit I did not realize that the Town owned exclusion became that much wider. That said, I'd be interested to know who made the decision to alter the recommendation of the Committee because I must admit that I was working under the

assumption that we were working from the Jonathan Rose study and the perimeters of that study and they seemed to have changed. After I get an answer to that question, I would like to also suggest, I don't necessarily tabling it would be the issue, I'd just as soon move it back to the original line and put the RFP out. If it turns out that the proposals come back and they have no real plans for developing that particular portion, then the Town can take the property back. I think if we're going to give this RFP all the benefit, all the chance for success, then we really ought to adhere as closely as we can to the professionals that gave us \$50,000 worth of guidance and offers the most property for any potential developer and draws as many, perhaps increases the number, developers that feel that a project can be made viable. That's where I'm at. So Janis, where do we come up with this new line? When and where?

Ms. Small: I don't think I ever knew it was a new line. I thought this originated with a conversation with the Council on one of the first drafts. I didn't create the line, and then I sat down with Engineering, and I said I need a map to attach to the RFP, which shows the line that I thought the direction was that I was supposed to go back all the way to the end of the property line. I don't even recall talking to anybody about the width and I think people knew what I was talking – I mean I don't know, frankly, but I thought the conversation originated here to start with, and I just said, please give me a map I can attach to the RFP that demonstrates that and that's what I got.

Mr. Knight: Is there anybody else that has an idea how this happened?

Mr. Spiteri: It's my understanding, or it's my logic, that this is the land behind the fire department, and it makes a rectangle to people to what we own on Main Street. This goes straight back, and it was expanded from the Police Department to include the Fire Department when we found out that it was the fire department's intention to stay on Main Street. I'm looking at the map that was made to scale by the engineering department, and they claim that entire area is .8 (point eight) acres, and the area behind the Police Department is more than half of this, so the amount that we added - It's less than half an acre. It's almost one third of an acre and I don't understand where the anger is coming from from the Committee, and maybe I don't understand exactly because I don't understand

where the anger is coming from at all but it looks like to me, Steve, if you look at the map, we own the property to Main Street with the Fire Department, the line was drawn from there and went straight back.

Mayor Dickinson: I think there was a comment at a meeting, and I think Janis heard it, (to) draw the line straight back and it was at a Council meeting, and so she took that direction. I'm getting a little confused in hearing some of the conversation. First of all, I think there is a question about is the three and one half acres the entire site? If the three and one half acres that Jonathan Rose uses is the entire site then that would be taking all of the area behind the Police Department and the Fire Department which would be not anything that anyone agreed to at any time as far as I know. So that's one question, is the three and one half acres really representing all of the area that the Town purchased. The second issue is what has the Police Department indicated is necessary for Police use? And most of the maps, I won't say a map. There was a drawing of what the Police Department wanted to improve for parking and the holding of evidence, the impoundment area, and that area includes the full width from the Wooding Building all the way over to the northerly border of the property and moves back 50' to 70' where Wallace Avenue or Wallace Street – I forget which is the exact name – beyond that and there it's squared off, leaving a irregular shaped parcel at the end. But that portion has always been represented as needed by the Police Department for principally their parking needs as well as evidentiary needs. It always included the area behind the Fire Department and the Police Department. It's a basic question here. Is the three and one half acres the entire area that the Town purchased? If that is, then it was never represented or presented in the study that some of that area is being used by the Police Department and to remove that area from their use would cause some significant issues for the Town in finding other places for them to park.

Mr. Knight: That's why I think a compromise situation is to move the line back to the one that was in some of the other drawings that were in the study. I agree I think the way we're defining the property when we were doing the study, we defined the property as if all the property were three and one half acres. For the purposes of the RFP, of course, we're defining the property in a different way and it's two and one half acres at

this point and if we were to agree to put the line farther north as it is in the original drawings, that would increase by say three tenths of an acre or whatever. I think that we do make it pretty clear in the RFP that there are going to be certain parts of the property that are not going to be developable because the Town is going to retain them and use them. That's where I think we stand for a better chance of success moving the line back to the original.

Mayor Dickinson: Mr. Chairman, maybe a clarification. You say moving the line north. If we move the line north, there would not be a way of getting back there in the driveway that now exists. If you move the line further west from the easterly end that would create the parcel that in the past always appeared as not part of the Police Department but if you move the line north that will eliminate the current drive that takes people from behind the Fire Department and the Police Department into this parking area.

Mr. Knight: I think we meant north to the driveway, up to it, so that it's still, the property would be accessible with that drive, from that drive.

Mayor Dickinson: I'm not understanding what line . .

Mr. Knight: If you are talking about a drive coming in from North Main Street . .

Mayor Dickinson: The existing drive.

Mr. Knight: Yes. That's your concern is that if we move it too far north then it cuts off that drive

Mayor Dickinson: Right.

Mr. Knight: And the property. That's a matter of 15' here or there but I don't think, and maybe the Committee can enlighten me/us on this, I don't think that they intended for the line to be so far north that it would impede that driveway.

Mayor Dickinson: I can tell you there's not any movement -- 15 feet would mean a great deal there because you are right up against the Wooding Building. The Wooding building would probably come down but there is not a lot of room there.

Mr. Knight: I don't know the dimensions of this particular piece. If somebody can give us some guidance on this, it would be useful.

Mr. Letourneau: Do you have the copies of the Jonathan Rose proposal? All the Councilors should have copies of them. I'm hoping we're going to work off the same page. If you turn to page 19, you can see what Jonathan Rose did. This is Figure 2, a mixed use scheme, and behind the Police Station, the road the comes in between the Police Station and the Fire Station comes up to a green buffer, goes left and then into Police parking impound area. Beyond that is a green area, a green space, that backs up to four houses on Academy Street and that proposal in this proposal that green space was to be kept for future Police expansion per Chief. Currently part of this parking that shown here now as a parking lot is an area that is not accessible to the Police Department because that's the one I talked about earlier that there are some pretty large trees in there, and it's a overgrown grassed area. The Police Department has a couple of junk cars in there, which is right here in the impoundment area. According the Chief, this was sufficient and it also took into consideration the neighbors on Academy Street, so what Steve is asking to go back to the proposal for the Jonathan Rose Company to bring that line back. What it does is, it puts that disputed amounts back into the proposal, and it just brings the lines back where the original proposal was that you spent \$50,000 for. On Academy Street, there is a buffer zone and also on South Elm Street there is a buffer zone that's drawn on this proposal too. I think it's about a ten-foot buffer zone. It's a good drawing.

Chairman Vumbaco: The green space that's east of that defined parking lot on that Jonathan Rose was asking for that to be set aside for future Police use?

Mr. Letourneau: Yes, the Police parking and then directly east . .

Chairman Vumbaco: There is a green piece of space that's being blocked off over here.

Mr. Letourneau: Right

Chairman Vumbaco: And that was defined by Jonathan Rose as future

Mr. Letourneau: And the Chief.

Chairman Vumbaco: And the Chief. All we attempt to do is make

that a permanent line and take that piece out of the development scheme so that whoever comes in here looks at this property knows that that piece is preserved. Did we move the line? That's a possibility.

Mr. Letourneau: Yes.

Chairman Vumbaco: And I do just for the record for this particular RFP that we are discussing this evening just popped up with that drawing. This drawing has been in place since July.

Mr. Letourneau: That's what I said earlier.

Chairman Vumbaco: Just for the record I want to make it because there are many statements said tonight that all of a sudden this line was just dropped on everybody as a surprise. The RFP that was discussed back in July 28 that Janice provided this Council had that .8 (point eight) acres set aside for green space or set aside as part of the development. Let's put it that way. I just want to make sure for everybody that there is nothing here trying to surprise anybody or sneak anything through. This has been an open process from Day 1, and it's continuing to be an open process.

Mr. LeTourneau: OK. As a Committee member and my fellow Committee members, we were surprised that this got moved because the first that we saw of it was prior to the last Council meeting. We went through the RFP. We sat and went through typographical errors. We went through grammar errors, and that's when the map came up, and I had brought it up in Committee saying that somehow or another this map is not correct. It was the consensus of the Committee at that time, we'll check with Janis, we'll check with Engineering. It's got to be a mistake, and I said I really hope it is because it grew, and that's where the question is. How and when did it grow? We had no knowledge of it. The Committee had no knowledge of this at all.

Chairman Vumbaco: John, you had knowledge of it in July but that's not

the point. The knowledge was there. For the record, I just want to be specific. You're making it sound like this Council and Janis just popped this thing on you. The July 28 meeting that this was proposed at had this drawing in it, and it was discussed at that point, and no issue was raised, so we just went forward with it. If there is a problem with it now, fine but I'm just saying, it's not the way it's being presented this evening to just drop this on your lap at the last second. That's not the case.

Mr. LeTourneau: There are no accusations being made.

Chairman Vumbaco: Let's just go back to where we want to go. Does the Council want to move the line back to where the driveway was as originally and draw it straight back to the property?

Ms. Doherty: I think the issue was the Committee had talked to the (police) Chief and the Fire Chief and got their input, and that's where these drawings came up from. I think what Steve was trying to ask was, where did it go from there? To the line that was incorporating now, land in back of the Fire Department, which wasn't originally in the plan, and from what I remember is just from the driveway of the Police Station going back. How it got to this, I don't know.

Ms. Small: The Jonathan Rose report, those are conceptual drawings. When I put together the RFP, I said I need a map to show someone definitively where everything is so based upon my discussions with you, the Council, I sat down with the Engineering Department and the Police Chief and said, "OK you guys tell me where the line is, I don't know. I can't tell from these pictures. My understanding is, it was supposed to go all the way back, and I met with Engineering and the Police, and this is the map they created. I can't tell from looking at the Rose drawings where the actual line would be once you put in on an actual map. If there's a mistake in that, then so be it but that's what I asked for. I said, give me a map that I can attach to the RFP because anybody developing it really wants to see something more definitive than a conceptual drawing. That's where I was coming from.

Chairman Vumbaco: Does that answer your question?

Ms. Doherty: I guess it does. I'm just as confused as I was before. I kind

of understand what happened. I guess my question is if what was proposed before by Jonathan Rose was OK with the Fire Chief and the Police Chief at that time, why was it changed since then? What was the reasoning behind it?

Chairman Vumbaco: I think Janis just answered it. They just drew it wrong. I think everybody is looking to say that something mysterious has been done. It was drawn wrong, and it's a mistake, and if the Council does not want to go as far this way, then move it back. That's all I'm saying.

Mr. Spiteri: It's a third of an acre, and it's going to make the lots unsquare, and this way we own the property behind the Fire Department and the Police Department. It squares off the lot that we are selling, so it's not going to be irregularly shaped. I really don't understand. We've been talking about this for twenty minutes like it's a crisis, and it's not even a third of an acre. What are they going to do with a third of an acre? Putting a couple of parking spaces in? It's advantageous to everyone. The Town has a better lot behind that area, and it's a rectangle. If we ever need to expand behind the Fire Department, the whole purpose when we bought this land as I understand is so we could expand behind the Police Department. And if I'm wrong, someone can correct me. I wasn't on the Town Council. I didn't have any political aspirations when this property was bought but that's what I was told. I don't see where this impasse is coming from except for maybe someone's feelings were hurt because something was done without them being told, which I can understand, but let's move on.

Chairman Vumbaco: Any other members of the Council wish to discuss this?

Ms. Small: If you have any input or expectations with respect to the timeframe, if you have any comments about that, otherwise, I'll discuss it with Purchasing and put it in.

Ms. Papale: We're going to change it?

Chairman Vumbaco: Let's do the simple one first. We have a motion and a second on the table. If it's the consensus of the Council to change the line back, then let's make an amendment to the motion. Make a motion to correct the motion, Steve.

Mr. Knight: Jim, I will make that motion that we adjust the map so that the southern border of the Town owned land excluded from the development proposal be parallel with the south end of the driveway that leads to Center Street That's what I am moving.

Chairman Vumbaco: We have a motion. Is there a second? Then we can make sure that Janis understands it.

Ms. Doherty: Second.

Chairman Vumbaco: OK, we have a motion and a second. Janis, do you understand what we are talking about?

Ms. Small: I think I would want you to put it on my map, so there is no misunderstanding, if you pass the motion, so I know where it is.

Chairman Vumbaco: Right. The map that you have –there is a roadway that comes in between the Police and the Fire Department.

Ms. Small: Correct.

Chairman Vumbaco: If you are at the south end of that will be the demarcation line to draw all the way back.

Ms. Small: All the way back. OK.

Chairman Vumbaco: That's what you were saying, right Steve? Any council discussion on the amendment? All in favor? Opposed? One against (Mr. Spiteri) and one, two, three, four, five in favor and one abstention, Mr. DiNatale. (*Motion passed*). We have to discuss the timing with Janis. Ninety days is good do you think?

Ms. Small: That's what I would think. Ninety days unless Purchasing has some other idea about it or if you have any other ideas. I would seem to me that's

Chairman Vumbaco: I think 90 (days) would be sufficient. We have a motion and a second on the table to go forward with this RFP with the exception of adding 90 days to the timing. All in favor? Opposed? So moved. Thank you. Number 10.

Ms. Papale: Number 10. I'd like to make a motion to go into Executive Session pursuant to Section 1-200 (6) (D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property. So moved.

Mr. Farrell: Second.

Chairman Vumbaco: We have a motion and a second to go into Executive Session. All in favor? All opposed? So moved.

(The Council entered into Executive Session at 8:30 P.M.)

Ms. Papale: I'd like to make a motion to come out of Executive Session.

Mr. Farrell : Second.

Chairman Vumbaco: All in favor? Opposed? So moved.

(The Council exited from Executive Session at 8:58 P.M.)

(Executive Session Attendance: Council (7), Mayor Dickinson and Janis Small, Town Attorney. Mr. Parisi and Mr. Testa were absent.)

Ms. Papale: I would like to make a motion to adjourn the meeting.

Mr. Farrell: Second.

Chairman Vumbaco: All in favor? Opposed? So moved. The meeting is adjourned. Thank you.

There being no further business to consider, the meeting adjourned at 8:59 P.M.


Respectfully submitted,



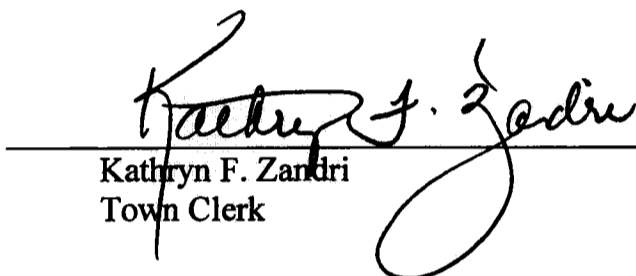
Sandra R. Weekes
Town Council Secretary

RECEIVED FOR RECORD 10/18/05
AT 11 H 30 M A M AND RECORDED BY
Katherine F. Sanders TOWN CLERK

Approved by:


James M. Vumbaco
Chairman

12/16/05
Date:


Kathryn F. Zandri
Town Clerk

12.5.05
Date: