

TOWN COUNCIL MEETING

JANUARY 12, 1999

6:30 P.M.

AGENDA

Blessing

1. Pledge of Allegiance and Roll Call
2. Correspondence - Proposed Centennial Activities - Electric Division
3. Consent Agenda
 - a. Approve and Accept the Minutes of the November 24, 1998 Town Council Meeting
 - b. Approve and Accept the Minutes of the December 1, 1998 Special Town Council Meeting
 - c. Approve and Accept the Minutes of the December 8, 1998 Town Council Meeting
 - d. Approve and Accept the Minutes of the December 15, 1998 Special Town Council Meeting
 - e. Approve and Accept the Minutes of the December 15, 1998 Public Speaking Meeting
 - f. Consider and Approve Tax Refunds (#378-391) Totaling \$15,142.88 - Tax Collector
 - g. Note for the Record Mayoral Transfers Approved to Date
 - h. Note for the Record Anniversary Increases Approved by the Mayor to Date
 - i. Note for the Record Quarterly Reports of the Wlfd. Public Library, Senior Center and Visiting Nurse Association

(OVER)

- j. Consider and Approve an Appropriation of Funds in the Amount of \$1,480 to Revenue Highway Safety Acct. #1050-050-5883, \$391 to Office Expenses & Supplies Acct. #001-2005-401-4000 and \$1,089 to Police Overtime Acct. #001-2005-101-1400 - Department of Police Services
 - k. Consider and Approve a Transfer of Funds in the Amount of \$210 from Salary Account #001-5010-101-1000 to Engineering/Longevity Acct. #001-5010-101-1700 - Engineering
 - l. Consider and Approve a Transfer of Funds in the Amount of \$500 from Maintenance of Equipment Acct. #001-6030-570-5200 to Overtime Wages Acct. #001-6030-101-1400 - Town Clerk
 - m. Consider and Approve an Agreement Between the Town of Wallingford and the Wallingford Community Day Care Center for Funding Programs to be Carried Out by the Day Care Center, Acting on Behalf of the Town
 - n. Consider and Approve a Resolution Authorizing the Mayor to Enter Into an Agreement with the State of Connecticut Dept. Of Social Services for Funding Associated with Child Day Care Programs to be Carried Out During the Period of January 1, 1999 to December 31, 1999
 - o. Consider and Approve a Resolution Permitting the Wallingford Day Care Center to Borrow from the Town Amounts Necessary to Meet Essential Operating Expenses of the Center Prior to the Time Its Program is Approved for Funding by the State
 - p. Consider and Approve Accepting a Donation of Office Items from MidState Medical Center to the Department of Youth and Social Services
4. Items Removed from the Consent Agenda
 5. PUBLIC QUESTION AND ANSWER PERIOD
 6. Consider and Approve an Amended Resolution Regarding ISTEPA-STP Project for the Reconstruction of North Main Street Extension Between Route 68 and Cedar Lane - Engineering Dept.
 7. SET A PUBLIC HEARING for January 26, 1999 at 7:45 P.M. to Consider and Act Upon a Proposed Ordinance Entitled, "Historic Properties Ordinance" as Requested by Councilor Stephen W. Knight

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8. SET A PUBLIC HEARING For January 26, 1999 at 8:00 P.M. to Consider and Act Upon a Proposed Ordinance Entitled, "An Ordinance to Provide for the Codification of the Ordinances of the Town of Wallingford Into a Municipal Code to be Designated the 'Code of the Town of Wallingford'" - Town Clerk
9. Consider and Approve One Appointment/Re-Appointment to the Position of Commissioner on the Planning & Zoning Commission for a Term of Five Years to Expire 1/8/2004
10. Consider and Approve One Appointment to the Position of Alternate on the Inland Wetlands Commission to Fill a Vacancy in a Term Which Expires 3/1/2000
11. PUBLIC HEARING to Consider and Act Upon a Proposed Ordinance Entitled, "An Ordinance Appropriating \$2,574,000 to Acquire Eighteen Properties on Garden Road and to Settle Flooding Claims Relating Thereto and Authorizing the Issue of \$2,574,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose - 7:45 P.M.
12. PUBLIC HEARING to Consider and Act Upon an Ordinance Entitled, "An Ordinance Appropriating \$85,000 to Extend Water Lines to the Fox Run Drive Area and Authorizing the Issue of \$85,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose - 8:00 P.M.
13. Report Out by the Senior Center Expansion Advisory Committee on Recommendations and/or Alternatives on the Proposed Expansion Project as Requested by Councilor Stephen W. Knight
14. Consider and Approve a Transfer of Funds in the Amount of \$90,000 from Health Insurance Acct. #8035-800-8300 to Retirement Sick Leave Acct. #8035-101-1750 - Personnel
15. Discussion Pertaining to the Recruitment Process for the Fire Marshal's Position - Personnel
16. Executive Session Pursuant to Section 1-18a(6)(E) to Discuss Negotiations Concerning Collective Bargaining and Pension Agreements - Personnel

(OVER)

17. Discussion and Possible Action on the Fire Pension Arbitration Award - Personnel
18. Executive Session Pursuant to Section 1-18a(6)(B) to Discuss Pending Litigation Involving Omnipoint Communications v. Planning & Zoning Commission - Town Attorney
19. Executive Session Pursuant to Section 1-18a(6)(D) Pertaining to the Purchase, Sale and/or Lease of Property - Mayor

TOWN COUNCIL MEETING

JANUARY 12, 1999

6:30 P.M.

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11. PUBLIC HEARING to Consider and Act Upon a Proposed Ordinance Appropriating \$2,574,000 to Acquire Eighteen Properties on Garden Road and to Settle Flooding Claims Relating Thereto and Authorizing the Issue of \$2,574,000 Bonds of the Town to Meet Said Appropriation and Pending The Issuance Therof the Making of Temporary Borrowings For Such Purpose	16-25
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Waiver of Rule V

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TOWN COUNCIL MEETING

JANUARY 12, 1999

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, January 12, 1999 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:31 P.M. Councilors Centner, Farrell, Knight, Papale, Parisi, Renda, Rys, Zandri and Zappala all answered present to the Roll called by Town Clerk Rosemary A. Rascati. Mayor William W. Dickinson, Jr. and Comptroller Thomas A. Myers were also present. Town Attorney Janis M. Small arrived at 6:40 P.M.

A blessing was bestowed upon the Town Council by Rev. Thomas Bish of the Heritage Baptist Church of Wallingford.

The Pledge of Allegiance was given to the Flag.

NOTE - A malfunctioning of the audio recording system occurred resulting in a large number of microphones failing to transmit through the recorder. Many of the comments made by the Councilors are barely audible. The discussions have been transcribed under less than desirable conditions. Some conversation could not be translated.

ITEM #2 Correspondence

A letter addressed to Mayor Dickinson from Raymond F. Smith, Director of Public Utilities, was read into the record (Appendix I) at this time. The Public Utilities Commission is seeking formal recognition by the Town Council of a program that is being proposed to commemorate the 100th anniversary of the Electric Division. Said program would grant a \$100.00 credit to ten residential customers of the utility each month during the year. The customers would not receive any cash but, in fact, a credit on their electric bill to be utilized toward their next monthly billing. The individuals would be selected randomly through the data base of the Electric Division customer list. Employees of the Electric Division would be exempt from participating in the program.

No action was taken on this matter.

ITEM #3 Consent Agenda

ITEM #3a Approve and Accept the Minutes of the November 24, 1998 Town Council Meeting

ITEM #3b Approve and Accept the Minutes of the December 1, 1998 Special Town Council Meeting

ITEM #3c Approve and Accept the Minutes of the December 8, 1998 Town Council Meeting

ITEM #3d Approve and Accept the Minutes of the December 15, 1998 Special Town Council Meeting

ITEM #3e Approve and Accept the Minutes of the December 15, 1998 Public Speaking Meeting

ITEM #3f Consider and Approve Tax Refunds (#378-391) Totaling \$15,142.88 - Tax Collector

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

ITEM #3h Note for the Record Anniversary Increases Approved by the Mayor to Date

ITEM #3i Note for the Record Quarterly Reports of the Wlfd. Public Library, Senior Center and Visiting Nurse Association

ITEM #3j Consider and Approve an Appropriation of Funds in the Amount of \$1,480 to Revenue Highway Safety Acct. #1050-050-5883, \$391 to Office Expenses & Supplies Acct. #001-2005-401-4000 and \$1,089 to Police Overtime Acct. #001-2005-101-1400 - Department of Police Services

ITEM #3k Consider and Approve a Transfer of Funds in the Amount of \$210 from Salary Account #001-5010-101-1000 to Engineering/Longevity Acct. #001-5010-101-1700 - Engineering

ITEM #3l Consider and Approve a Transfer of Funds in the Amount of \$500 from Maintenance of Equipment Acct. #001-6030-570-5200 to Overtime Wages Acct. #001-6030-101-1400 - Town Clerk

ITEM #3m Consider and Approve an Agreement Between the Town of Wallingford and the Wallingford Community Day Care Center for Funding Programs to be Carried Out by the Day Care Center, Acting on Behalf of the Town

ITEM #3n Consider and Approve a Resolution Authorizing the Mayor to Enter Into an Agreement with the State of Connecticut Dept. Of Social Services for Funding Associated with Child Day Care Programs to be Carried Out During the Period of January 1, 1999 to December 31, 1999

ITEM #3o Consider and Approve a Resolution Permitting the Wallingford Day Care Center to

Borrow from the Town Amounts Necessary to Meet Essential Operating Expenses of the Center prior to the Time Its Program is Approved for Funding by the State

ITEM #3p Consider and Approve Accepting a Donation of Office Items from MidState Medical Center to the Department of Youth and Social Services

Motion was made by Mr. Rys, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

ITEM #4 Withdrawn

PUBLIC QUESTION AND ANSWER PERIOD

Reginald Knight, 21, Audette Drive thanked Councilor Farrell for following up on his (Reginald Knight's) request for the Board of Assessment Appeals to schedule additional meetings to hear appeals from the public pertaining to motor vehicle assessments. Mr. Farrell copied Reginald Knight on correspondence he sent to Mr. Demarco, Chairman of the Board of Assessment Appeals, informing him that the Board of Assessment Appeals in Madison, CT. meets multiple times during the month of March; days, evenings and weekends. Mr. Farrell asked Mr. Demarco to consider incorporating a few additional dates into the Board's schedule of upcoming assessment appeals meetings.

Reginald Knight next informed the Council that there is a tree on North Main Street, adjacent to Moses Y. Beach School that was taken down by the same company that removed the tree in front of Sala's convenience store on East Main Street. He stated, the tree on North Main Street was posted with a notice of removal dated November 13, 1998. The tree was taken down on Thursday, December 17, 1998; one month later. The reason for that is, the tree is hazardous. There is a steady stream of traffic traveling along North Main Street and little children walk to school by the tree each day. How do we balance the dollar against the safety of the little children?

It was stated at the Public Speaking Meeting of December 15, 1998 by Councilor Knight that Henry McCully, Director of Public Works had informed him (Councilor Knight) that the people who are contracted to cut the trees down do so at an unbelievably low price per tree; it is somewhere in the order of \$350 per tree. If the work had been bid out, with any other tree removal firm, that would have cost the town at least \$1,000 or more. There are times when we cut this firm a little slack when they run behind in this tree cutting for that reason.

Reginald Knight stated, if you divide the number of dollars against the number of students, maybe it will cost you \$1.00. They should look a little more towards getting into local labor to bring down the trees rather than going out of town.

Reginald Knight next spoke to the issue of the Town's practice of purchasing land that they have not actually traversed but have reviewed on maps. When the Town was discussing the purchase of land on East Center Street it was asked if any of the elected officials involved in the decision had visited the site. A response was given that the Town could not simply walk all over someone's private property at their convenience. With regards to Garden Road, the fact is, the maps were what caused the whole problem. Now we are buying the Garden Road property by looking at a map.

He asked Comptroller, Thomas Myers, how come we have to apologize to Mr. McManus? What was the situation there?

Comptroller Thomas Myers answered, that press release did not come from my office. It came from the Office of the Town Attorney and the Police Department, I believe. I cannot answer for either of those offices.

Reginald Knight stated, I was quite confused because they said that he had already paid his taxes on a particular change of his disposition and yet the records were not in our records. How can he pay taxes on something we did not have a record of?

Mr. Myers stated, you would have to address that question to the attorney.

Atty. Small explained, when the addition was put on Atty. McManus' property prior to re-evaluation, it was assessed. It was taxed. During the re-evaluation process the drawing of the property that was created in the re-evaluation process did not include the addition.

Reginald Knight asked, why not?

Atty. Small answered, there was a mistake made. It was not on the drawing. What happened when Atty. McManus received the notice as to what the value was, similar to the notice that you would have received, where it indicated that you could meet with the re-evaluation company to discuss your assessment if you had any problems with it, he did challenge his overall assessment and he used comparable office properties to make that argument and there was an adjustment made. But the error in terms of the square footage was not picked up. When the investigation was being done by the police department, based upon the information they had, there is a conclusionary statement in the report that states, and I am close to being exact, "this means that the addition has gone untaxed since 1991." It is difficult to say that with certainty; that is the problem with that statement. If the

statement had said, it is possible, but you could argue that it hasn't gone untaxed but the statement, with the certainty that it did, was not correct. It should not have been stated so affirmatively because you could take the position when you argue values of property.....you could argue that the value that was arrived at overall based upon comparing comparable properties would have been no different if they knew there was another 273 square feet, maybe, maybe not; you don't know with certainty, especially when you are looking at it in 1998 as opposed to....you have to revert back to 1991 values. Atty. McManus took exception to that statement in the report and because it was stated so categorically, we agreed that it should not have been stated that way. The apology extends to the fact that when the newspaper picked up on it and reported it in the paper, it gave the impression and most people got the impression that somehow he was involved in the fact that this mistake had been made and he has gone untaxed even though the report itself said that the author of the report did not know how or why the mistake occurred. The report does not say that Atty. McManus created the mistake, it does not say that at all but, certainly, the newspaper articles inferred that. For that perception that was presented to the public, that is what the apology was for. What Atty. McManus wanted was to have the statement retracted. He was entitled to have that statement retracted, that is why we published the press release.

Reginald Knight asked, after a person's property has changed, how soon afterwards does the description go into your records?

Atty. Small answered, they check building permits to see if people put an addition onto their property. I think they routinely check building permits and they will go out there and take a look at the property on the assessment date to determine what is there; what has been added on and they make notations of that. That is when it would be done.

Robert Sheehan, 11 Cooper Avenue wished everyone a Happy New Year and asked the following question; Is there anything new to report on the Durham Property or our negotiations with Durham?

Atty. Small answered, I sent a letter off to their attorney either yesterday or the end of last week asking for a status of their appraisal and their testing of the property. I have not yet heard back..

Mr. Sheehan asked, have we made application to the State to use that as a trade with the Cooke Property that we purchased?

Mayor Dickinson responded, contact with the State has been made with regards to that issue and we are awaiting the additional appraisal from Durham for two appraisals have to be submitted along with other information.

Mr. Sheehan asked, has anybody expressed interest in the Simpson School property as of today?

Mayor Dickinson answered, there has been some expression of interest but it awaits a meeting to be held later this month.

Mr. Sheehan stated, I don't like to see empty buildings just sit.

Philip Wright, Sr., 160 Cedar Street stated, I have noticed a lot of cars parked on the Wooding/Caplan property, are they doing this with permission from the town or are they just sneaking in there?

Mayor Dickinson answered, other than the Police Department, I am not aware of any formal agreement with anyone. There may be people parking there for any number of purposes; we don't have it blocked off at all but I am not aware of anything special going on.

Mr. Wright stated, I am concerned about people using it without our permission. You may want to check into it. I recall many years ago the Chief of Police came and we had a rather well-described plan, some pictures and all sorts of stuff on what the police were going to do eventually with their piece of that property; they had proposed spotlights all over the place, it was going to be fenced in with razor wire and all sorts of stuff and nothing has happened. Why didn't that come about?

Mayor Dickinson stated, there never was a plan with razor wire or spotlights all over the place. The plan was taken to Planning & Zoning who refused it at that time, ending plans for the entire area. The issue has not been raised since.

Mr. Wright asked, would it be fair to conclude that since we went all this time without that kind of arrangement that we really don't need it?

Mayor Dickinson answered, it is not the best situation; it is uneven ground and the police chief would like to see a better surface for parking and pedestrian use to the rear of the building.

Mr. Wright asked, the impoundment area is not really necessary I assume since we have been getting along all this time without.....

Mayor Dickinson stated, they are using some of that area as storage area for evidence which is what the so-called impoundment area is meant to accomplish. Again, with other plans announced or potential plans regarding the whole site, I don't expect that we will move forward with regard to the police department until we know for certain what is going to happen with the rest of the site.

Mr. Wright stated, we have gotten along all this time and I hope we consider the taxpayers when we decide it is going to be necessary two or three years from now to build this barbed wire fence or whatever it is going to be, impoundment. If we have gotten along this long, I suspect it is not very necessary.

On a separate matter Mr. Wright stated, I notice that every now and then there is an item that always appears on the consent agenda concerning mayoral transfers. It reads, "note for the record mayoral transfers approved to date". Is that to date this year, for the month or....how is that constituted?

Mayor Dickinson answered, that would cover the period from the prior meeting until now. Items of no more than \$200 transfer only once from any give line item.

Mr. Wright asked, can we get that totaled up for the year to date and reported some time at one of the meetings?

Mayor Dickinson answered, I don't think that would be a problem.

Mr. Wright next asked, with regards to the quarterly reports of the Library and Senior Center on the consent agenda; when do we, the public, ever get to see the results of these reports?

Mr. Parisi stated, if you contact them (organizations) I am sure they will give you one.

Mr. Wright asked, what do I do, publish it in the newspaper? Are you assuming that I am the only one who is interested?

Mr. Parisi's comments could not be understood due to a problem with the audio system.

Andy Kapi, 6 Deme Road asked the Mayor if there were any recent developments with regards to the proposed power plant?

Mayor Dickinson was not aware of any new developments.

Mr. Kapi stated, the date of the inception of the agreement the Town had with the developer..it was signed on April 7th. He asked, wouldn't you agree that the nine month period had expired and the Town is not under any legal obligation to continue with negotiations?

Mayor Dickinson responded, the issue between the parties is entering into an ongoing contract and we, I don't believe, have received a draft from the consultant/developer. I don't have any language in front of me to refer to; is it possible there is an argument to get out of it?, it is possible but at this point

I am not aware of a reason why we would want to advance that argument given that the firm was selected through a qualification process and appeared to have the best approach and best proposal for our purposes. We really have not been looking at a means of getting out of the relationship with them. It is a feasibility issue with them right now. If there is a possibility of entering into a more permanent contract, we are interested in taking a look at that. It may not reach a point that the parties can agree but for any agreement to be completed and executed, it would require the Town Council to approve it, there is still a lot of work to be undertaken.

Mr. Kapi stated, if you read the language of the contract it is pretty clear that the period of negotiations that we committed to is de-limited to six months following the exclusivity period. Beyond that I would ask, in the course of nine months there have been a lot of changing circumstances here with regard to the entire overview in this State of the number and type of these projects that may ultimately receive approval. I would consider not bringing something to the table in nine months as a form of non-performance. I wonder if we should be re-contacting some of the other potential developers/vendors who originally talked to us because in the course of the last three weeks there have been two articles in the Meriden Record with quotes from a gentleman named Joel Inbold from the Siting Council with regard to the Southington and Meriden projects that indicate that they are going to be very, very hard on any proposed plant scenario that involves water-cooled technology. I think these folks we are talking to are waiting on the Milford plant and I think the Siting Council is taking a good, hard look at that plant because it involves some of the same issues of purchasing water from South Central Regional Water Authority. The problem with waiting for the outcome of that plant is that it is a lose/lose scenario for Stone & Webster simply because of that plant does get approval it is very unlikely that South Central Regional Water Authority is going to be providing significant amounts of water to a second project and secondly, if that plan is disapproved, that spells a general negative receptivity to that type of plant being approved in our area as well. An air-cooled plant involves a larger superstructure. Back in September it was stated here that there were some concerns here with the Electric Division about the size of the plant that was proposed. Therefore at that same megawatt total, it is probably not feasible to go to an air-cooled plant with a larger building structure. Therefore I think that at this late stage in the game, it is possible that only the smaller plant, possibly of air-cooled variety might have a chance for approval at this point in time then there is no indication that any of these developers would want to go in for a smaller piece of action. I recommend that we talk to some other firms to see what the possibilities are at this point in time. If these people are delaying action simply because they, in a rather intransigent way, want to hold onto a possibility of something that may, in fact will not, develop then I think we are backing the wrong horse.

Chairman Parisi declared the Public Question and Answer Period closed at this time despite Pasquale Melillo's protests that he did not have a chance to speak.

ITEM #6 Consider and Approve an Amended Resolution Regarding ISTEA-STP Project for the Reconstruction of North Main Street Extension Between Route 68 and Cedar Lane - Engineering Department

The amended resolution was read into the record in its entirety by Mr. Rys (Appendix II).

Motion was made by Mr. Rys to Approve the Amended Resolution, seconded by Mr. Knight.

Mr. Farrell stated, in one of the paragraphs the language "no appreciable roadway widening" appears. He asked, where are you going to widen the roadway and how is it not going to be appreciable?

John Thompson, Town Engineer responded, "no appreciable widening" may be some what of a nebulous term. What we were trying to convey is that we are operating under the premise that the road was not going to be significantly widened. It is approximately thirty-eight feet six inches (38.6') in some locations. What we are talking about is making it uniform width of perhaps thirty-nine feet (39'). If you were to look at the road along a gutter line, it has some meandering curb line. What our intent is, is to create a straight curb line which no one would see any difference from what exists today. It is going to be visually indeterminable that the road is changing. It is maybe three or four inches or up to six inches in order to straighten the road out.

Mr. Farrell stated, the road varies in width considerably by the Super Kmart entrance; that has got to be one of its widest points. How wide is it there?

Mr. Thompson answered, about forty-two feet (42') and it is going to remain that width. The project is not a roadway widening project, it is not a traffic enhancement project per say, it is a roadway reconstruction project. The underlying philosophy is the pavement is deteriorating and we need to put back in a new roadway structure. The curb line is going to be the curb line for all intensive purposes when the job is done.

Mr. Farrell asked, so up by Mr. Renda's house you are not going to dig into his lawn other than maybe by four inches (4") you are saying?

Mr. Thompson replied jokingly, we may treat Mr. Renda a little bit differently. We have met with the Rendas and in fact the curb line on his side of the street is going to be exactly where it is today. There will be no change.

Mr. Farrell stated, I wrote to you a couple of weeks ago that I noticed that since the closing of the Grocery store in the center of town that we are getting more pedestrian traffic heading out North Main Street to North Main Street Extension, in my mind towards Stop & Shop. And for a good part of that

length of North Main Street there is no sidewalk. For instance, when you are going by the truck terminal just before you get to Stop & Shop there is no sidewalk there. There is also no way to get to the sidewalk that is on the east side coming down past Memorial Cemetery to the one that is on the left side like the one that is put in by Super Kmart. What are we going to do to make it safer for pedestrians? We talk about the safety of the motoring public but what about the walking public?

Mr. Thompson answered, as I indicated in my letter of response to you, the timing of your request was absolutely perfect. We have the opportunity under this project not only to rehabilitate the sidewalk along the cemetery coming up along the hill and put in a uniform, five foot (5') wide concrete sidewalk but also to carry that sidewalk around the south side of the cemetery on that section that currently does not have sidewalk and then to put a connection.....a painted connection in the street to the existing sidewalk on the park. At the upper end we will be able to have continuous sidewalk from the North Main Street area through North Main Street Extension going down the hill. At the bottom of the hill the pedestrians will cross over to the side road that is currently along the west side of North Main Street Extension and continue up and the sidewalk does currently end at the Ives Road intersection. It is our plan to carry the sidewalk up to the Stop & Shop driveway along the west side of North Main Street Extension. We should be able to accommodate pedestrians safely, off the travel way in their own dedicated walkway as part of this project.

Mr. Farrell asked, is there going to be a light at Community Pool that is going to get them across the street?

Mr. Thompson answered, yes, and it will have a separate exclusive push button that will call a pedestrian phase that will stop traffic in all directions to allow the pedestrians to get across the street.

Mr. Farrell asked, when you had the public hearing on this, if you recall I said that I didn't think you were doing enough in general on the traffic calming issue. Is there anything that we are doing with this project that could be termed "traffic calming" and what, in general, are we doing townwide to implement traffic calming? We hear the Mayor say that the number one concern of people in town is the traffic traveling through their neighborhoods. What are we doing to address this issue?

Mr. Thompson responded, what we are doing to address that issue under this project is, the installation of the traffic signal at Beaumont Road and the driveway to Community Pool hopefully, will slow traffic down coming down the hill. We have reports of very, very high speeds and we hope that the presence of a signal will have a tendency to slow it down. The signal is not intended per say to slow down traffic but we are hopeful and confident that its presence there will serve to slow down traffic. In terms of traffic counting per say, in traffic engineering technology, there is no other traffic calming elements of this project. It is a roadway reconstruction project. As late as this afternoon in a meeting we talked about a townwide traffic calming or a neighborhood traffic calming strategy

ogram. There is nothing on the boards yet; we are looking very intently at how we can solve this cut through traffic and high speeds in neighborhoods because it is a very serious problem. We just don't have an answer. We are short staffed right now and we are hopeful that we will get staff back up to an appropriate level where we can begin to undertake some neighborhood traffic calming strategies. Recently, in Choate, they put in a brick crosswalk. The change in the texture should also serve as a traffic calm; the driver going over a different texture feels a change and hopefully those kinds of physical elements can help slow traffic down. There may be other things that we can do. We certainly need to explore it, we have a lot of traffic, it is a big problem, we recognize it and it is one of the issues we have to deal with.

Mr. Parisi asked, aren't you going down Cedar Street (lane) too?

Mr. Thompson replied, we are evaluating whether sidewalks can be installed on the park side of Cedar Street (lane); maybe not as part of this project but as a separate undertaking.

Ms. Papale asked if the engineering consultant referred to in the fifth paragraph of the resolution is a member of the Engineering Department; a town employee and not a private consultant?

Mr. Thompson responded, it is a private consultant. We went through a seven month process of issuing requests for proposals. We received the proposals in accordance with the standard town procurement process (part A/part B system) and we went through a ranking of thirteen (13) firms with their price proposal and we engaged a consulting firm in the end of November and they have begun work already.

Ms. Papale stated, maybe the day will come when we won't have to hire outside consultants for these projects, that we can do them ourselves.

Mr. Thompson remarked, I don't envision a situation where the Town's staff could ever be capable of handling this size project. This is a massive undertaking; a \$2 million project. We struggle with small intersection projects just because of the level of paperwork that needs to go into them.

Ms. Papale stated, we are all aware that sidewalk work has not been done as in the past for several reasons. Will this sidewalk work associated with this project go out to bid? Who will be doing the sidewalks?

Mr. Thompson replied, the sidewalks under this project will be constructed as part of the overall roadway reconstruction project. The townwide sidewalk program that you are eluding to, we are developing now a major construction project for the Spring time. As soon as we see the weather break we will be out there. There are some fifty or sixty individual complaints that we have received

Over the past year that have not been dealt with due to staff problems. We are now addressing those and I expect that the construction will take place this Spring. We currently have a contractor whose contract has technically expired. We have contract documents specifically for the sidewalk repair work that will be put out to bid within the next several weeks and as soon as we get a new contractor he will be able to begin work under our major Spring sidewalk repair program.

Mr. Zandri asked, is the sidewalk that runs along the cemetery (east side of North Main Street Extension) part of the scope of this project?

Mr. Thompson answered, it was not originally envisioned as part of the project. The reason we are here tonight with this amended resolution is, a year ago the Council adopted support for a project for the reconstruction of North Main Street Extension between Beaumont Road and Route 68. At that time we were uncertain as to whether we were going to be able to go up the hill. Your Council told me, before coming back and asking about extending the project up the hill you wanted me to meet with every single private property abutter along the North Main Street Extension corridor. I have now done that, explained the project and I hope there is no one in the audience to say that they are opposed to the project because I met with everyone. I am here tonight asking for your support to extend the roadway reconstruction up the hill, including the reconstruction of the sidewalk. As part of that expansion, at Councilor Farrell's request, we are exploring putting a sidewalk around the corner. We have no defined limits at this point other than we don't want to touch the park. The Mayor has made it clear, the neighbors at the top of the hill have made it clear; do not do anything that alters the character or characteristics of that park.

Mr. Zandri stated, the concern I have about that sidewalk along the cemetery is two-fold; one, we are going to be opening up the pool in the near future and I think we are going to get a lot more foot traffic along that sidewalk. The other thing that concerns me about that sidewalk is, there is no buffer on that sidewalk, it is right on the curb line of that road. When you look at....if you include that as part of this phase of this work, I would like to see if there is some sort of barrier we can put in along that sidewalk to protect the pedestrian traffic along there.

Mr. Thompson replied, your point is well-taken and as part of the design of North Main Street Extension coming up the hill we want to cut into the embankment on the cemetery side so we can create a grass buffer; a utility strip standard and conventional to every place else in Wallingford and have the sidewalk separated by that grass buffer. The pedestrians will be afforded an increased level of protection by being slightly removed.

Mr. Zandri stated, I am glad to hear that it is part of your plan because it was a major concern of mine; the location of the existing sidewalk.

Mr. Renda asked, from start to finish, how long is the project going to take?

Mr. Thompson answered, if we follow the State's schedule, they are calling for advertisement for bids in January of 2003.

Mr. Renda asked, once construction starts, how long will the project take?

Mr. Thompson answered, it is probably a year's worth of construction; the actual construction phase.

Bernadette Renda, 753 N. Main Street Extension asked if a decision has been made with regards to the opening or exit from the park that comes out onto North Main Street Extension. Are you going to close that and make another entrance or exit on Cedar Street or what?

Mr. Thompson answered, we are exploring the closure of that driveway because it enters the North Main Street Extension midway up the hill presenting a rather unsafe situation. We are working with the Public Works Department and Parks & Recreation to close it.

Mrs. Renda asked, will Beaumont Road be a one-way back out to Route 5 or will it still accommodate two-way traffic?

Mr. Thompson stated that he had asked each one of the private property abutters what their preference or desire was with regards to making Beaumont Road one way, as a separate act or in conjunction with this project. The overwhelming consensus was that they wanted to see it made one-way in the west bound direction towards Route 5. Through the Mayor's Office we will be exploring that and making a recommendation to the Council as you are the only ones who can adopt a street change.

Pasquale Melillo, 15 Haller Place, Yalesville asked, why do we have to reconstruct the roadway?

Mr. Thompson answered, if you look at the surface of the road you will see that the pavement has been cut up as a result of numerous spot widenings, Stop & Shop widened the road, Shaw's widened the road, Kmart widened and each time there has been a widening, they create a seam in the pavement which reduces the life of the pavement. In the other areas where pavement has not been cut, it has reached the end of its useful life. The sub base is deteriorating and the roadway does not have adequate drainage so jointly between the Town and the regional planning agency and the State Department of Transportation, it was determined that the most appropriate way of fixing this and giving us a twenty year roadway life for the new road would be full deck reconstruction.

Mr. Melillo asked, why shouldn't the big supermarkets chip in on this project?

Mr. Thompson answered, they have already contributed...they have actually paid 100% of the cost for the roadway widening. We are now just coming back and using that widened portion of the roadway and reconstructing it.

Mr. Melillo stated, once and for all we have to revise our policy regarding consultants, relative to the expertise and professionalism of town employees. We have capable, professional and expert employees working for the Town that can perform jobs similar to this and are overlooked or not given the work. There is no need to hire as many consultants as we have in the past and continue to do over and over again.

Mr. Parisi pointed out that this project has been approved already. The item before the Council tonight is simply to amend the project; it has already been approved. It does not impact the project in dollars.

Mr. Melillo pointed out that there is a lot of federal grant money available this year. He asked that the Town look into getting additional funds for the project. He mentioned that he has heard both Cedar Lane and Cedar Street referred to in this project. He asked, which road is it, Cedar Lane or Cedar Street?

Mr. Parisi stated, it is Cedar Lane.

Reginald Knight, 21 Audette Drive asked, what is happening at the A.J. plant there? Is this going to effect the traffic pattern around there, especially since you suggest making a one-way street going from west to east. They have gates on their parking lot and I have noticed that after years and years of neglect, all of a sudden they are getting spruced up. Is there something going on there?

Mr. Thompson replied, right now it appears that they are doing a building renovation and a parking lot renovation in order to make some of the tenant space available for rental. Our desire, our effort to focus on Beaumont (Rd.) was to pre-empt the development of that site so that if it did develop as a different use or a more intense use of its existing capacity, that we would not have more traffic coming out of that facility and going onto North Main Street or North Main Street Extension.

Mr. Zandri asked, did I hear you correctly; this is not going out to bid until the year 2003?

Mr. Thompson answered, that is the schedule that was developed by the State at the outset of the project. As recently as this afternoon I was talking to the consultant and I explained that I was making a presentation tonight to the Council and I asked if there was any way that we could accelerate the program so that we could get it constructed sooner? With the understanding that we

are not doing any roadway widening, that we are not doing any property acquisition, and it is a straight-forward job, he has indicated that he believes that we could have this project ready to go to construction next year which would put us literally two years ahead of schedule. It is a big job; it is a very expensive job but it is also a very straight-forward job when you eliminate right-of-way acquisition and any roadway widening. We have talked about accelerating projects in the past and despite our best efforts, when we go up against the State and try to push things, we don't always come out ahead.

Mr. Zandri stated, the only thing that concerns me is the sidewalk along side of the cemetery. With Community Pool opening soon, if we can't move this project along then we should, as a community, consider that a separate project and move it along ourselves. It is important for the pedestrians who will be using that walkway.

Mr. Parisi stated, I would add to that in that the sidewalk should be made more passable than it is right now; it should be cleaned up a little better, especially in the summertime when there is going to be foot traffic to the pool. Even if it stays the way it is and is cleaned up.

VOTE: All ayes; motion duly carried.

ITEM #7 SET A PUBLIC HEARING for January 26, 1999 at 7:45 P.M. to Consider and Act Upon Proposed Ordinance Entitled, "Historic Properties Ordinances"

Motion was made by Mr. Rys, seconded by Ms. Papale.

Philip Wright, Sr., 160 Cedar Street asked, when will the public learn what this is all about?

Mr. Parisi answered, at the public hearing. You may obtain a copy of the proposed ordinance if you desire.

Mr. Knight explained, I believe over a year ago we had a couple of agenda items; this was discussed at length at two separate meetings, do you recall those? It has been a long time and it will be taken up in a public hearing session on January 26th. If you would like we could provide you with a copy of the ordinance.

Pasquale Melillo, 15 Haller Place, Yalesville asked that the public be given a general idea of what the issue is about.

Mr. Parisi stated, there is no explanation right now, we are just setting the public hearing; that is all we are doing.

VOTE: Zappala was absent; Farrell abstained; all others, aye; motion duly carried.

ITEM #8 SET A PUBLIC HEARING for January 26, 1999 at 8:00 P.M. to Consider and Act Upon a Proposed Ordinance Entitled, "An Ordinance to Provide for the Codification of the Ordinances of the Town of Wallingford Into a Municipal Code to be Designated the "Code of Wallingford"

Motion was made by Mr. Rys, seconded by Ms. Papale.

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

ITEM #9 Consider and Approve One Appointment/Re-Appointment to the Position of Commissioner on the Planning & Zoning Commission for a Term of Five Years to Expire 1/8/2004

Motion was made by Mr. Rys to Re-Appoint James Fitzsimmons to the Position, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

ITEM #10 Consider and Approve One Appointment to the Position of Alternate on the Inland Wetlands Commission to Fill a Vacancy in a Term Which Expires 3/1/2000

Motion was made by Mr. Rys to Appoint James Heilman to the Position, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

The Town Clerk performed the Swearing-In Ceremony for Mr. Heilman at this time.

ITEM #11 PUBLIC HEARING to Consider and Act Upon a Proposed Ordinance Entitled, "An Ordinance Appropriating \$2,574,000 to Acquire Eighteen Properties on Garden Road and to Settle Flooding Claims Relating Thereto and Authorizing the Issue of \$2,574,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose - 7:45 P.M.

Motion was made by Mr. Rys to Read the Title and Section 1 of the Proposed \$2,574,000 Garden Road Property Acquisition Appropriation and Bond Ordinance in their Entirety and to Waive the Reading of the Remainder of the Ordinance Incorporating its Full Text Into the Minutes of this Meeting, seconded by Mr. Farrell.

NOTE: All ayes; motion duly carried.

AN ORDINANCE APPROPRIATING \$2,574,000 TO ACQUIRE EIGHTEEN PROPERTIES ON GARDEN ROAD AND TO SETTLE FLOODING CLAIMS RELATING THERETO AND AUTHORIZING THE ISSUE OF \$2,574,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of \$2,574,000 is appropriated to acquire 18 properties on Garden Road and to settle claims arising from their flooding, including those pending with docket numbers CV 93 0353766, CV 93 0350293 and CV 93 0342942, and the demolition of structures thereon, moving and relocation expenses of the property owners, mortgage differential, damage payments, appraisals, environmental and other property consultants as required, remediation, expenses required to be incurred by the town or paid to the homeowners or others in order to obtain State funding for a portion of the property acquisition and settlement herein authorized, eminent domain expenses, administrative, advertising, legal, printing and financing costs related thereto. The Mayor is authorized to execute such contracts and documents necessary or appropriate to acquire the properties, settle the lawsuits on such terms as approved by the Town Council and obtain State funding therefor. Said appropriation shall be inclusive of all state and federal grants-in-aid thereof.

Section 2. To meet said appropriation \$2,574,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date. The total amount of bonds to be issued shall not be less than an amount necessary to meet the City's share of the cost of the project determined after considering the estimated amount of the State and Federal grants-in-aid of the project, if any, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing and legal costs of issuing the bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully

registered form, be executed in the name and on behalf of the Town by the manual or facsimile signatures of the Mayor, the Comptroller, and the Town Treasurer, or any two of them, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, and be approved as to their legality by Murtha, Cullina, Richter and Pinney LLP, Attorneys-At-Law, of Hartford. They shall bear such rate or rates of interest as shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The aggregate principal amount of the bonds to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds, shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in accordance with the General Statutes of the State of Connecticut, as amended.

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

Section 4. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the Mayor, the Comptroller, and the Town Treasurer, or any two

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

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

Section 6. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for

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

The hearing was opened to the public at this time.

Robert Sheehan, 11 Cooper Avenue asked, in this ordinance you are going to demolish all the houses. Have we ever considered selling the salvage right to all of these houses to anyone?

Mr. Parisi answered, there may be some discussion along those lines when counsel has their chance to talk.

Mr. Sheehan stated, this has been a problem over a number of years and I think we should have solved it a while back; we hired a firm four or five years ago to give us a report on it and we just let it sit. I feel for the homeowners but maybe the price would have been a little lower had we acted back then.

Pasquale Melillo, 15 Haller Place, Yalesville asked, why are we waiving the reading?

Mr. Parisi stated, it is normal procedure; there are many pages to the ordinance and if we read it all....we just don't care to do it. It is available should anyone want to read it. It is a legal procedure.

Mr. Melillo stated, input from the public is discouraged.

Mr. Parisi disagreed with Mr. Melillo's comment.

Mr. Melillo asked, does the \$2,574,000 figure include the interest costs to bond the purchase?

Thomas Myers, Comptroller responded, no, it does not.

Mr. Melillo asked, what is the interest cost to borrow?

Mr. Myers explained, the bonds have not been issued; the interest rate is unknown. As a rule of thumb, if you issued a twenty year bond for every dollar of bonds that you issue, you could figure fifty cents in interest on a twenty year bond. Hopefully we would issue less than a twenty year bond.

Mr. Melillo stated, it is a shame to demolish the buildings.

Atty. Janis Small explained, the costs are included in the ordinance if that is the option that the Council chooses to take. That is the dollar amount that the State will contribute to. This ordinance includes all the possible expenses, it does not mean that all of the expenses will, in fact, be made. If the Council chooses to do something differently with those properties, you are free to do so.

Mr. Melillo asked, what is going to happen to the remaining land there?

Mr. Parisi answered, we don't have any specific plan for it. Let's get it first, then we will decide what we are going to do with it.

Mr. Melillo stated, it is important to plan for the use of it.

Mayor Dickinson stated, the State requires that it be property held without any structures or improvements on it so as to not again, be in danger of flooding.

Reginald Knight, 21 Audette Drive stated, I was hoping that they could link the land into the linear trail; maybe canoe access or something.

Andy Kapi, 6 Deme Road stated, when we cast a vote to take an action like this; spend this kind of money to correct a situation that was created, we should have some eye as to what is going to come from this? What actions may be institutionalized in the future? Is it as simple a process as taking a harder look at a map next time we are handed one or is there any outcome of this that we know of that is going to make sure this kind of thing will not happen again? Is anything going to change as a result of this on our approval process and our site inspections? If anyone can give that information to the public, I believe accompanying this vote you should all ask for that type of response.

Mr. Parisi stated, I would think that in the future any matter that deals with the Corp. of Engineers, I would hope that it would be verified before being relied upon. I would hope that you would double check

Mr. Parisi asked, is there a motion and a second that the ordinance entitled, "An Ordinance Appropriating \$2,574,000 to Acquire Eighteen Properties on Garden Road and to Settle Flooding Claims Relating Thereto and Authorizing the Issue of \$2,574,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Therof the Making of Temporary Borrowings for Such Purpose be adopted?

Move by Mr. Farrell, seconded by Mr. Centner.

Mr. Farrell stated, William Austin, Chairman of the Planning & Zoning Commission has been trying to introduce language into the Planning & Zoning regulations that addresses the act of building within a certain distance from a body of water. Mr. Austin has a professional background in that type of area. It was something that he was already independently pursuing because he felt, as a general policy, that just from an environmental standpoint, we should not be building close to waterways. That is something that is happening that is a positive development that the Planning & Zoning Commission is taking to heart.

Mr. Centner asked, once we approve this tonight, will this action bring complete closure to any and other claims as such that may come forward?

Atty. Small answered, we would get a full release. It still has to go through the State Bond Commission. I did get an update on that today and I should know, if this passes tonight, I should know more specifics about the timetable that the State is now on by the end of the week. They are sending me a report regarding the appraisals we sent them and apparently that is all satisfactory so that hurdle is over with. In terms of the timing of when the Commission is going to deal with this issue, I should hopefully know by the end of the week. Providing all that goes into play, the end result would be a full release.

Mr. Centner stated, so the one or more additional lawsuits I saw developing are all settled in this?

Atty. Small answered, yes, it is all together.

Mr. Knight asked, several of us have already been discussing the possible disposition of the buildings other than demolition. I see in the ordinance and I have heard in the discussion that we have held that the State is willing to participate in the cost of demolition to the extent that they are participating in the entire purchase; are there any regulations that you are aware of that would preclude us from exploring other options other than demolition?, and would it be possible that the State would allow us to use the funds to fund the other options?

Atty. Small answered, if it results in the removal of the properties, I don't think the State really cares what you do with them as long as we end up with property that is not inhabited by people. As to whether or not they would participate in something other than a demolition, I can't say with certainty that they didn't mention anything along those lines but I didn't explore whether or not they would contribute to some other cost.

Mr. Knight stated, I would like to see what options the funding would be available for.

Atty. Small stated, I have no problem asking them (State) that.

Mr. Zappala stated, I am disappointed that we are purchasing, if that is what you want to call it, the three lots that belong to the builder. Are we?

Atty. Small answered, yes we are. The whole idea from the Town's perspective and the State's perspective was to buy the entire neighborhood to resolve the issue completely; that involves the builder. You must remember that the builder is not the one who bought the plans to the Planning & Zoning Commission; he bought that subsequent to the Planning & Zoning approval. It was not his engineers who did any of the work. In order to make this a complete resolution, we have to deal with the State also.

Mr. Zappala stated, I think the builder was very much aware of the situation there.

Atty. Small answered, they all claim that we were or should have been.

Mr. Rys stated, we also are aware that there was several things down in that area that I might be aware of or someone else was aware of, there were mistakes made, we know that. I remember going to a couple of meetings involving a government representative and I thought that we could still pursue, as a Town, asking the federal government to participate in this buy-out.

Atty. Small replied, the Mayor has already contacted, again, we did this once back when this was first considered back in 1992 or 1993, has contacted our representatives and I think we just recently have gotten letters acknowledging that they are re-visiting the issue. I don't think that we have heard much more from that. We also have not exhausted some of the insurance issues but those things are still possibilities.

Mr. Rys asked the Mayor, in a letter to one of the Representatives, you indicated that we can pass a legislative response on the government level to take care of this?

Mayor Dickinson answered, I believe the letters went to two of our U.S. Senators and Congresswoman Rosa DeLauro's office and asked for assistance in relief from the federal government given that it was F.E.M.A. (Federal Emergency Management Agency) who was at the center of the issue.

Mr. Rys stated, I think it is time we put this to rest. I have spoken to a few people in that area and I have been down there basically every time there is a water problem; they may not have seen me but I as well as other Councilmembers have been down there. I am glad that the process is finally going to be over and I just hope that you people (residents of Garden Road) can pack up and stay in town, hopefully, and live your life.

Mr. Zandri stated, it is my understanding that because the State is participating in this buy-out, that is the reason why we have to demolish all of the buildings, is that the fact?

Atty. Small answered, they are not going to want people inhabiting that area. They are not saying go out and demolish those buildings but if we came up with some program to move those structures, they are not opposed to that. I don't think they will contribute to that but I will find out. What they do say is if we decide to demolish them, they will pay one-third of that cost.

Mr. Zandri asked, isn't that part of the requirement that there be no structures on there because of the participation?

Atty. Small answered, right; whether it is by being demolished or if you come up with some way to move things for some charity or what ever, they are not opposed to that happening as long as the end result is that it is all cleared out of there.

Mr. Zandri asked, what, if any, plans do we have for the foundations? Does that include the removal of all of the foundations as well?

Atty. Small stated, the quote I got in terms of the cost was an estimate from Henry McCully (Director of Public Works) and I am almost certain that he factored all of that in.

Mr. Zandri asked, so foundations are part of the removal as far as backfill?

Atty. Small replied, when you demolish it I don't know if you bury some of that stuff or not, I don't know....

Mr. Zandri responded, in a lot of cases you do, if it works out that way. What plans do we have for the roadway that is there?

Atty. Small answered, I am the wrong person to ask, I don't have any idea....

Mayor Dickinson stated, I don't think that has come up as far as the need to remove it at all. I don't think that is a problem for the State. If it is, then it will have to be removed otherwise the roadway may stay there and be utilized as an access point for the Linear Trail or what ever. Given that it is not an above-ground structure, I don't think that is a problem with the State.

Mr. Zandri stated, the only recommendation that I have with the roadway is, until we decide what we are going to do with the property there, I would recommend that the roadway be blocked off to prevent people from traveling down there and using it as a disposal site for trash or what have you because that is usually what happens with that type of scenario. At least, temporarily, we should block it off until we decide what plans we have for the parcel there. Obviously, it is my plan to support the action this evening and I am doing so for two reasons; one is because I feel it is finally time that we settle this claim and the other is, a lot of things were discussed in executive session where I really feel that it is in the best interest of this community that we get this matter settled once and for all.

Ms. Papale stated, I have been on the Council for many years and this is the first time I am voting on an issue where I feel that I don't really have a choice. It never should have happened; maybe because I am a lifelong resident of Wallingford and I am aware of the situation there and I really feel that it is time that we settle the claim. Every time it rained hard I would think about the people that live there and I would place a call to check with the proper people who would tell me it is O.K.. It is time for us to move on and for the people on Garden Road to get on with their lives and I hope, as one Councilor said, they decide to stay in Wallingford. I am ready to vote to support this.

Mr. Centner asked, if we do go the demolition route, is it possible to invite an organization like Habitat for Humanity to come in and remove doors and windows and possibly furnaces from the structures to get some benefit to the community out of that?

The recorder did not pick up the response.

Mr. Parisi stated that he was going to ask the same questions with regards to salvaging parts of the structures. What if people wanted to buy the houses and move them at their own expense, can that be done? Do you remember the Tabor House?

Mayor Dickinson replied, absolutely, that can be done.

NOTE: All ayes; motion duly carried.

ITEM #12 PUBLIC HEARING to Consider and Act Upon an Ordinance Entitled, "An Ordinance Appropriating \$85,000 to Extend Water Lines to the Fox Run Drive Area and Authorizing the Issue of \$85,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose - 8:00 P.M.

Motion was made by Mr. Rys to Read the Title and Section 1 in Their Entirety Into the Record and To Waive the Reading of the Remainder of the Ordinance, Incorporating its Full Text Into the Minutes of This Meeting, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

AN ORDINANCE APPROPRIATING \$85,000 TO EXTEND WATER LINES TO THE FOX RUN DRIVE AREA AND AUTHORIZING THE ISSUE OF \$85,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of \$85,000 is appropriated for the planning, acquisition and construction of the installation of water mains in the Fox Run Drive area of the Town, known as Contract #16, including a portion of Fox Run Drive, approximately 900 feet from an existing water main (hereafter the "Project"). The project shall include pumping stations, storage tanks and related equipment as needed to implement the delivery of water to such project area, or so much thereof as may be accomplished within the appropriation. Said appropriation shall include, as necessary, architects' engineers' and consultants' fees, surveying, testing, inspection, land acquisition, easements, blasting, equipment, the planning and construction of related improvements and appurtenances including utility and infrastructure connections, and relocation, repair of abutting areas, administrative, advertising, printing, legal and financing costs.

Section 2. To meet said appropriation \$85,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the fifteenth year after their date. The total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing and legal costs of issuing the bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed

in the name and on behalf of the Town by the manual or facsimile signatures of the Mayor, the Comptroller, and the Town Treasurer, or any two of them, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, and be approved as to their legality by Murtha, Cullina, Richter and Pinney LLP, Attorneys-At-Law, of Hartford. They shall bear such rate or rates of interest as shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The aggregate principal amount of the bonds to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds, shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in accordance with the General Statutes of the State of Connecticut, as amended.

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

Section 4. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, have the seal of the Town affixed, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, be approved as to their legality by Murtha, Cullina, Richter and Pinney LLP, Attorneys-At-Law, of Hartford, and be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, pursuant to Section 7-373 of the General Statutes of Connecticut, as amended. They shall be

issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the project. Upon the sale of said bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

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

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

Pasquale Melillo, 15 Haller Place asked, what does the wording, "making of temporary borrowings for such purpose" mean?

Comptroller Thomas Myers responded, it may be necessary during construction for us to take out a short term loan prior to the issuance of bonds.

Mr. Melillo asked if it was possible to obtain State or Federal grant monies for the project?

Mr. Myers responded, I understand that there is no State or Federal money available for this project.

Andy Kapi, 6 Deme Road stated, we should be doing more to challenge the spirit of the interpretation of State Statute regarding the Town's contributing to this project due to it being a public health issue. I wish that some people had tried harder to find a way to assist these folks that have been faced with this issue in several places across town.

The Chairman declared the public hearing closed at this time.

Motion was made by Mr. Rys to Adopt an Ordinance Appropriating \$85,000 to Extend Water Lines to the Fox Run Drive Area and Authorizing the Issue of \$85,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

The Chair declared a recess at this time.

At 8:37 P.M. the Council re-convened the meeting.

ITEM #13 Report Out by the Senior Center Advisory Committee on Recommendations and/or Alternatives on a Proposed Expansion Project as Requested by Councilor Stephen W. Knight.

Mr. Knight stated, although you may not have seen the committee in front of the Town Council for some time, the committee has accomplished a great deal all of which you should hear about tonight.

I also would like to acknowledge a large number of members of the senior center and staff from the center whose advocacy for this expansion is demonstrated by their being here at the Town Council Meeting tonight. I thank you for coming.

Mr. Parisi stated, I will remind everyone that this is a report out by the committee and like all the other reports that we have had, it is merely a "snapshot" in time to let us know where the committee is at. In no way is this a final disposition of the product.

Dianne Saunders, Chairperson of the Expansion Committee and Henry McCully, Project Manager for the Expansion Project (also Director of Public Works) were present for the report out.

Ms. Saunders stated that the committee mailed a report to the Town Council last Friday which included the architect's renderings and estimations of costs for the project. We are basically here tonight to report out on the completion of Phase I of a three phase project and that is a feasibility study of the Washington Street site which was conducted by Lazarus & Sargent. I would like to make just a few acknowledgments of help that we have had with this project beyond the volunteers on the committee. They really helped save the town some money and got us some excellent advice. We put this in the report to the Councilmembers but it is probably good for the public to hear it. We wish to thank the following people, Don Roe (Program Planner), Ernest Frattini and Richard Doll for assisting with their needs at the Washington Street site; a great big long list of senior centers and Ashlar Village that we visited with groups of seniors to look at their facilities and bring back ideas. Charlene Wong, Director of the Board of Education Food Service Program, really helped put us on track with the kitchen. She is very familiar with elderly services, has worked in ENP (Elderly Nutrition Program) projects before and had spent most of her summer vacation just coming up with the layout for the kitchen and a very conservative rendering of a few pieces of key, versatile equipment for the kitchen that really resolved the entire kitchen issue for us; _____ McKeen, who is a retired person here in town who did photography services for the committee, documenting a lot of the types of facility needs that we needed to show you and we have put that into a notebook if anyone would like to have it, and Scott Hanley for providing camera services. He sent a film crew to two events for us; Shelton Senior Center and Dr. Klein's presentation. We did bring the tape of Shelton tonight not to show but, if any Councilmember wants to bring it home to see it, it is a great tape. We would like to thank those individuals. The rest of the evening will be spent between Mr. McCully and the architects talking about the project, to date. Mr. McCully will give a report on what he has accomplished with the architect and the architects will make the presentation. Then we have a brief synopsis by Virginia Philipps, Sr. Center Director to talk about what the effect the expansion would have on the ongoing operational costs of the senior center; what it will do to the Town cash for Senior Center budget over time. She will also talk about the impact of potential renovation on that building with programs going on there. Following that, we have a formal recommendation which will take about one line to give you and then toss it back to the Town Council for questions. Following that,

Although it is not part of the committee, there are a large number of seniors here who have elected a spokesperson last week at the center and they came to a consensus; almost unanimous consensus, about their interests in the project and they want to express that through their spokesperson tonight.

Mr. McCully stated, the schematic design phase is complete and we do have a balance in our architectural account of \$97,000. The architect has been paid approximately \$42,000 of which \$20,000 was allocated for environmental testing. Environmental testing is complete; the only area that had generated any concerns was just west of the existing senior citizen center and TESTCON who conducted the test recommended only that a couple of monitoring wells be put in that area. The design is not.....the new building or renovation wouldn't be impacted by this at all. The site is clean for construction of a new senior citizen center. Part of the allowance for the testing of those funds that were spent also included a survey of the stream encroachment line from Community Lake. The reason for that was, pending ongoing negotiations to purchase property for the new site should we decide to go with the new senior citizen center, was placement of the 20,000 square foot building which was the desired size that the Council wanted. The stream encroachment line has allowed Lazarus & Sargent to place a new facility without purchasing any additional property. To date, we have received \$30,000 from a State grant that was secured by (Rep.) Mary Mushinsky in this last year. I spoke to the lady from the Elderly Services Division of the State of CT. today, Susan Dugays, who is the Funds Administrator for this grant and we have another \$30,000 coming this year. She did caution me that we have lost six months of the fiscal year where no funds were moved towards the Town and we need to have additional services performed by the architect in order to qualify for the additional \$30,000. The State will be closing their books the same time as the Town and we need activity to spend those funds between now and then.

Mr. Parisi asked, when do you think that a decision has to be made as to which way we are going to go?

Mr. McCully answered, when a decision is rendered, either way, by the Council then we can put the architect back to work. The architect has been paid for what he has done up to this point. The architect bills the Town, the Town sends the invoices to the State and the State releases the funds accordingly to the Town. The money needs to be moved in this fiscal year. There could be a danger of losing that \$30,000.; it needs to be brought up.

Mr. Parisi stated, I am not anticipating any action be taken tonight.

Mr. McCully answered, I am not either. I just think that everyone needs to know that (the time constraints on the money). At this point I would like to say that it has been a pleasure working with this committee; everyone who has been involved in this. We have given everything a good look here

and I think the committee has worked very hard. Lazarus & Sargent have been very cooperative and we are ready to move ahead.

Mr. McCully turned the presentation over to Steve Lazarus and Sam Sargent at this time.

A brief overview of the proposed project, from an architectural standpoint, was given to the Council.

Mr. Lazarus stated, if you recall, it was about two and one-half years ago when we came and declared to you that we were not in favor of doing anything at the Washington Street site unless two things happened; first, we said that additional property would really have to be acquired before that site would be large enough in order to provide adequate parking. Secondly, we thought that there should be more community presence at Community Lake than just the senior center. In the ensuing two and one-half years, both of those things have happened; we have acquired two lots adjoining the senior center, both of the waterfront properties referred to as lot #11 and #12 and we have also made exciting progress on the linear trail. Our feelings have changed significantly about this site. Our current task was to look at two alternatives for design of a 20,000 square foot facility with a minimum of 150 parking spaces at the Washington Street site. We were first asked to look at renovating the existing building and enlarging it and we were asked second to look at building a new facility. In both cases we were asked to take advantage of the beautiful views of Community Lake.

Enlarging/Renovating the Present Senior Center

Mr. Lazarus stated, what I would like to do first is to look at the scheme that was developed for enlarging and renovating the existing facility. The site plan in front of you shows a significant amount of parking; it is just over 200 spaces. That parking is made possible by the demolition of all of the existing buildings on the senior center site with the exception of the existing senior center building. It is also taking advantage of parking on the neighboring property which is owned by Yankee Gas. The Civil Defense Building which you see on your site plan as an outline, is being demolished in this case but the Civil Defense Center could be retained if one additional property was purchased and that is lot #13, the big rectangle which is in the middle of the site. As a part of the enlargement of the existing senior center, there is significant site work that is required in order to make room where there is currently a bank (embankment) in order to make that building into what it needs to be, the more exciting part of that project is, on the lake side of the existing building we are suggesting that there is some outdoor development and that there is even a walkway that goes down to the water's edge so that we can take advantage of our presence at the lake. Turning to the building plan; the existing building has a great room in it which is really quite dramatic. There is the potential for great drama in that room. It is a wonderful old building and we are suggesting that the main.....the building has been added to several times and I think the first two pieces of the building that were built be retained,

some of the newer additions which are not nearly as nice would be torn down; the original part of the building would be partially infilled to raise part of the floor level up to the existing floor level toward the entrance so that there would be a single floor level and we would create a great way off of the great room all of the other activity rooms would radiate and we can provide by doing this, a serviceable plan using a part of the existing senior center.

The next topic of discussion was the elevations.

Mr. Lazarus stated, we are quite pleased with the way the current senior center looks with some fixing up and some modifications. For the outside of the existing senior center, in the renovation scheme, we are suggesting that the changes be fairly gentle that we enlarge some window areas, especially facing towards the lake; that we make a new drive-up and entry area. But basically we are keeping the same aesthetic; the kind of factory aesthetic that is there as a part of the renovation scheme. With that, I would like to have Sam Sargent talk about the new building.

Mr. Sargent stated, the site plans shows the design involving the new building. The building in red on the plan is at the end of Silk Street and is built on land that has been previously acquired, lots #11 & and it uses parking on the Yankee Gas property and also on the existing senior center. This particular scheme involves the demolition of almost all of the buildings on the site except the existing senior center. This is to provide for circulation and additional parking. The building, itself, if placed between the stream encroachment line that Mr. McCully mentioned.....and lot #13 which is the previously unpurchased property in the center of the site. We see this design as a walk to the lake, if you will, a path to the lake. It is placed at the end of Silk Street and you can see that the entrance way can address that street and off the back would be a large promenade and a walk out to the lake. The massing of the building is designed to provide a huge scale on the front, a lower entrance way while providing on the rear a more grand scheme so the building could be viewed from across the lake. It provides a presence across the lake addressing that vista. The materials on the exterior of the building are at this point two colors of brick with a seamed metal roof and some stucco or possibly some stone accents. One thing we noticed when we visited all of the senior centers was the efficiency of the space and the large, central, multi-purpose room or the great room the Mr. Lazarus mentioned in his proposal. The efficiency of space usually means very little circulation and what we have tried to do is follow those schemes to provide as much useable space in the rooms and as little circulation as possible. At the entrance is a drop-off canopy; the entrance to the lobby is a two-story space flanked on one side by administration and controlled by a reception desk; on the other side is the library, the lounge and the nurses station. There is a very short corridor that takes you between a computer room, a computer training room and volunteer work area and then you move to the great room that is a two-story+ space which is open to the lake. Off of the great room we have the various activity rooms. On one side we have a room with pool tables, we have a card room and multi-purpose activity room. On the other side we have a the D.A.I. (Daily Activities for Independence),

fitness and crafts area. On the side facing the north where it would be in one of the less desirable spaces, is the kitchen and snack bar which overlooks the terrace in the lake. We are very proud of this design and we hope that this is an interpretation of what we have seen when we have been asked to visit other senior centers that would take the Wallingford Senior Center into the next century.

Mr. Lazarus concluded the comments from the architects by saying, the cost for the new facility is \$2,833,575.00 and the estimated cost for the renovated facility is \$3,054,463.00. There is an approximate \$221,000 difference between the two proposals. I think that as far as the efficiency of the building layout goes, we are clearly at an advantage with a new building. We get to make all of the rooms just the way we think that they should be. In terms of site use, the new facility would allow us to keep the existing facility intact, it would then be available for other town uses or perhaps it can be leased. Finally, were we to build a new facility, we would not need to relocate the existing services that are currently operating out of the existing senior center. Operations would continue while a new building was being built.

Mr. McCully stated, when Mr. Lazarus mentioned what the design included parking on the existing Yankee Gas property, Yankee Gas has been contacted and are very anxious and although we don't know exactly which direction we are taking, they were very positive about us using that area for parking.

Virginia Phillips, Executive Director, Wallingford Senior Center stated, we have spent a great deal of time projecting our budget five and six years hence, no small task. After reviewing it and going over and over it, I do have the detailed information for those of you who may want it. If we were to stay in our same facility and not expand versus expanding our current facility or building a new facility, there is a difference of approximately \$47,000. that would be added costs if we were to expand our operation. I want to address for a minute the renovations and relocation; there are many factors that we all have to consider. In addition to the building costs when we are making the decision between renovations and the new building.....renovations to bring the building up to current codes and to provide additional space would require either relocation or suspension of our programs and services for a minimum period of eighteen months. I think some of you are familiar with the nightmare that Meriden went through when they ran into a few problems. It is impossible to maintain an operation when you are doing renovations of that magnitude. The minimum square footage required for us to accommodate our current operation in another location would be between 6,000 and 7,200 feet; I have all that information in detail if you wish it. If the renovation plan were chosen, you must consider the associated costs of moving and leasing another facility for us to be in while the renovations are going on. I have, again, provided some detail if you would like to view it. I have divided our operation into three sections; one with the operations, administration, health services and our frail elderly program; another would be programs, classes and lunch services; the third would be storage for our existing furniture, equipment, files and supplies. I have attached square footage

requirements for each of those areas if you wish to view them. How would the expansion improvements impact our services? First, all of you are aware of what the A.D.A. (Americans with Disability Act) has done to public buildings. Just to provide additional bathrooms to bring them up to code, just to relieve congestion and totally replace the inadequate facility that we now have, our one little bathroom area. Other portions of our current structure that would have to be brought up to A.D.A. and other building codes that exist now that did not exist when our operation moved into that building; areas of concern are problem doorways that a wheelchair cannot fit through, sloping floors and other little things like that that allow for disabled and elderly persons to have total access to all areas, programs and services. Right now, as long as we don't do anything to that building, we are O.K. As soon as we start to renovate it, every one of those issues would have to be addressed. The daily activities for independence program is a program for frail elderly. It currently operates three days a week; it is at full census with a waiting list. Among our plan for expansion would be to have that program grow to a full five day a week which is very desirable for people who are in that frail state; they need some structure as well as a social environment. We feel it is of great concern to us that we are able to provide that program five days a week instead of three days a week. We currently only operate it three days a week because of the funding and space problems. An alternative self-sustaining lunch program would provide members with a walk in food service which would complement the elderly nutrition program which currently exists but requires a two day reservation system and that is not really appropriate for all people. Exercise programs right now; we have a variety of four services and the equipment and so forth that is required for the older people who exercise does not allow for any privacy and sometimes occasionally it causes me some safety concerns. This is another area that requires a special area. Storage, work space and ongoing volunteer projects; we have a large crew of volunteer workers which I will tell you about shortly and we just don't have room for all of the things required for their projects. Lastly, major events such as our volunteer recognition and holiday parties; we currently go out to various places to do that. If we were able to accommodate them in our own facility, we could offer them at a lower cost to a larger range of people. About self-sustaining programs; the Wallingford Senior Center, through its status as a non-profit, private agency has had a long-standing arrangement with the Town of Wallingford with regard to budgeting matters. Town funding mainly provides staffing and operational costs for the senior center and the elderly transportation program. Many people do not realize that most of the programs and some of the services we provide are self-sustaining and not reliant on town funding. A combination of participant fees, grants, donations and fund raising provide the necessary financial support. Including in this category are the recognition for volunteers, the travel program, our classes which utilize contract for service instructors, program supplies and a variety of special services such as servicing the homebound. It is not unusual for us to generate and to expend between \$50,000 and \$100,000 each fiscal year to carry out these activities at no cost at all to the town. Volunteer support and supplemental staff; one of the most gratifying aspects of my work with senior centers and this senior center operation is the outstanding support received from a variety of volunteers with numerous levels of expertise skills and talent. Senior center numbers; the Wallingford Committee on

ing, the expansion committee, other non-members from the Wallingford community and student interns have contributed over 12,000 hours annually with a value of over \$90,000. Committee on aging members gather at regularly monthly meetings and subcommittees to address budgeting, financial issues, personnel and policy issues, long-range planning and they have even begun discussing fund raising for the new facility. Supplemental staff; those assigned to the senior center but not paid by us, paid by outside sources; include a senior companion, the elderly nutrition site manager and the summer youth employment program students. Many of these programs and services currently offered would not be possible without this volunteer support and supplemental staff. We appreciate the continued support of our members, the town government and the Wallingford community. We hope to continue to nourish the mind, body and spirit of all the older adults in the Wallingford and we look to your assistance in carrying out our mission.

Ms. Saunders stated, the committee came to an overwhelming consensus to recommend the new facility at the end of Silk Street for a couple of very basic reasons, one is cost; it is less than the cost to renovate the new building. Secondly, there would not be the disruption of services and I think that is as significant a factor as the small difference in the cost. Moving seniors and their programs would be disastrous, we think. The third reason is the versatility that the building offers. The architects did a phenomenal job of incorporating all of the elements we asked them to and yet it is workable. It is too big, not too small, it is something that allows for expansion. It has flexibility in every program area. You could have numerous programs going on all day without interfering with each other. To offer a single large event now, Virginia has to clear the decks; every other program has to be abandoned. Sometimes with great planning it takes a month or so, in advance, to abandon other programs. They are under contract with the meal program to offer meals every day at a certain time and use the only large room they have now, breaks the contract the E.N.P. (Elderly Nutrition Program). For those three reasons, the committee recommends the new building at the end of Silk Street. Of course, the final decision is yours and we thank you for your interest in getting us to this point and for the excellent work that Lazarus & Sargent have done. At this point, if it is O.K. with you, we'd rather focus on their presentation and let you ask them questions since they are here.

Mr. Parisi stated, we are taking this as a report out and you are letting us know where you are. I don't anticipate that there will be any action tonight. I think there is a procedure that we have to follow, right?

Mayor Dickinson stated, I don't know that we need the presentation all over again but you could open it up for questions on another occasion so that people have a chance to look this over, maybe call up and ask things that occur to them and then hold a meeting where members of the public as well as elected people.....

Mr. Parisi stated, that was my point. In the future if there is anyone who opposes, they will have to give their day in court, so to speak. (Additional comments could not be understood). It should require a public hearing, that is really what I am thinking.

Mayor Dickinson replied, there would be a public hearing once a design is approved and there would be a public hearing on the ordinance for funding.

Mr. Parisi responded, that is what I am saying, O.K.

At this time Mr. Parisi asked if anyone on the Council had any questions.

Mr. Centner asked, under the new building there was the option to lease or sell the existing building if we chose, has consideration been given to the parking needs if they co-exist if the other building is fully-loaded, where would they park?

Mr. Lazarus replied, depending upon the scheme, there are 225-240 parking spaces. The initial allowance for the senior center alone was 150 parking spaces. There is clearly enough additional to serve both buildings.

Mr. Centner asked, what number of parking spaces are serving the existing building right now?

Ms. Saunders answered, fifty.

Mr. Lazarus stated, we would actually be doing better for both buildings than we are now.

Mr. Centner stated, (opening remarks lost).....because this new building design does have a greater sense of this era of service for these kind of facilities, and also having previously served on the school building expansion committee, in looking at the \$2.8 million cost, that comes out to be \$141 per square foot. We just finished the school building projects and that is significantly less per square foot than the school building project cost was. I am looking at, are you confident in your experience that you can bring the project in close to cost?

Mr. Lazarus replied, the contract we signed to do this project already put the noose around my neck. We are required to hire a professional estimator who is not a part of our office to prepare these estimates and that was Justin Williams of Construction Specialties. I would refer you to his estimate at the Recreation Center building which was within 2% of the average of the bids. We have a good record with him and we have confidence in him and we would like to continue in that direction.

Centner stated, you seem confident in the process and that helps me confirm at least the price costing of new versus renovate the existing to new. The design looks good and I can say tonight that I am pleased with the new proposal.

Mr. Zandri asked, did we looked into whether there is any state or federal funding that will assist us in defraying some of the cost associated with this project?

Mayor Dickinson replied, at this time I am not aware of any.

Mr. Zandri asked, isn't that something that should be looked into?

Mayor Dickinson answered, we can confirm it but typically, I think it is special legislation that provides funds for specific projects. I am not aware of any.

Ms. Saunders stated, we had Don Roe (Program Planner) look into it at several points in the process. We can have him check again. There was an era in the 1970s when funding was available for senior center facilities; it was a big push by the National Council on Aging. That funding is gone and will not be seen again. They have many priorities just for health care. A few of the communities in the state used the Community Block Grant funds. That is one possibility. We talked about that with Don and in Wallingford they are allocated for other purposes. Most of the impotence, nationwide, has been municipal funding for senior centers. If it is any consolation to the taxpayers, it may not be, but Wallingford is not alone in this; practically every senior center in the country is going through this process or has just gone through it. It is a feature of growth of senior centers in our society as an institution and there is no definitive state or federal funding for them at this point. As he said; pork barrel money...that is how we got the money from Mary Fritz

Mayor Dickinson stated, maybe we can combine it with a sports stadium.

Mr. Zandri stated, Mr. McCully stated earlier that the Council had already decided on a 20,000 square foot facility, is that a fact?

Mr. McCully responded, it was a figure that the committee kicked around that we wanted to try and pare down to around 20,000 square feet.

Mr. Zandri replied, I thought when you made your statement that you said it was a figure that the Council had decided?

Mr. McCully did not respond.

Mr. Zappala's response was barely audible. He stated, Steve Knight and myself were the ones who stated that.....the number of square feet be around 20,000 square feet.

Ms. Phillips stated, it started at 26,000 square feet, went down to 22,000 square feet.....

Mr. Zandri stated, then there was not formal vote?

Mr. Zappala's response was barely audible; Steve Knight and myself.....

Mr. Zandri asked, that is still something that could potentially be decided?

Mr. Parisi responded, it is up in the air.

Mr. Centner stated, the committee was before the Council at an earlier date to report out and at that time the committee was at 27,000 square feet. A number of us expressed that the number was hard to swallow. Later on you were at 19,000 square feet and now you are at 20,000 square feet approximately. We have had interaction with this and I appreciate that you have brought it in at 20,000 square feet.

Mayor Dickinson asked, do you have an estimate on furnishings at all?

Ms. Saunders responded, we have a committee of seniors who have dedicated to raise the money for the furnishings for the building. They are ready to start as soon as they know what is going on; we thought that would be our contribution to the building. Not fixtures but.....

Mayor Dickinson stated, you may want to get an idea of what that is and, if necessary, we should know that so that it can be part of the project. Another question is, the Gas Company land, are we talking about a lease or, what is the relationship with the Town?

Mr. McCully answered, I didn't get much beyond that they were extremely interested in dealing with the Town because that is a contaminated site and could only be used for a parking lot and they are very interested in placing an impermeable surface, i.e., bituminous surface, on that and it would be to their advantage. If we go in that direction, we would have to open negotiations and I am quite confident that it would be very favorable.

Mayor Dickinson stated, we may want to have contact very soon on that if we are reaching the point where we are going to be adopting a design; we want to know for certain what that is. With regards to the square footage; there was a range that was looked at given the size of the town and potential

number of people and I thought that the 20,000 square feet was at the high end of our size community. Is that right?

Ms. Saunders answered, we did survey other towns of our size and at this point in time, that would be at the high end. Most of the other towns are currently doing additions to their buildings.

Mayor Dickinson stated, I am satisfied, it is an excellent job.....just for those who are concerned about the square footage, a formula was developed by the National Committee on Aging regarding population.....

Ms. Saunders stated, we fall right in the middle of the N.C.O.A. guidelines for the square footage. Using their formula, we came out to 25,000 square feet and we worked hard with the architect and got it down to 20,000 square feet.

Mr. Zandri stated, I noticed in both of the layouts that there was one parcel of land that was not acquired by the town. Is that still a fact?

Mayor Dickinson answered, that is the subject of an upcoming executive session.

Ann Ahern, Senior Center Attendee's Spokesperson stated, in 1974 the first senior citizen center was opened, it was in the railroad building and that was a good start. In 1978 we moved into the building we are now staying in and the members were told at that time that in seven years the senior would have to get out of there because the expansion is going to be terrific. It has been ten to eleven years that we have been down there now and I have asked a lot of the senior citizens and I have asked a lot of the people at the church I go to that belong to the senior center but don't come down for the simple reason that it is too crowded down there and they don't have the facilities that we need to satisfy these other seniors and they told me, God forbid, if you could build us a new one, we would attend there, we would get there one way or another. This is what the people want; this is what the senior center people want. I am telling all of you tonight, this is not only our center, but yours. You are the generation coming up that is going to inherit this center as will the generation after that. We are not the selfish seniors that a lot of people think we are. We want a new center only for the simple reason that the generation coming up after us are going to enjoy it. When they go through the front door, some of us who God only knows if they will ever build it in our lifetime, but I am still hopeful that someday when I go through the front door and say hello to the people who are in there.....but you, you people coming after us are going to occupy that building; twenty, thirty, maybe forty years. With the technology that we have today, people are living a lot longer; will be healthier and will be playing golf at 100 years of age. I am excited about this new center; everyone here should be also. If you consider in your heart that the seniors in this town are growing, it is an explosion. I see them coming in with wheelchairs, walkers, canes; some can't see and some cannot hear. It is amazing at

ninety-three years of age what some can do. The old building can be used for something other than it might now; what we are concerned about is the new center. We took a vote on it and the majority of the senior citizens are all for the new building because the designs that these people have brought forth are fantastic. We have sat here many hours tonight because that is how determined we are to let you know that we want our new center down on Silk and Washington Streets. It is an ideal spot. Thank you for listening to me tonight. (Applause)

Mayor Dickinson asked, if the property that is not owned by the town, if that should be acquired, is the Gas Company property still essential for either or both of the designs?

Mr. Lazarus answered, no, it is not. With the acquisition of lot #13, the entire project could take place on town-owned property. It would then be your option if additional parking were required to negotiate with Yankee Gas but it would hardly be necessary.

Ms. Saunders thanked the Council at this time.

Mr. Parisi next called for discussion of Item #14.

Several members of the audience expressed their desire to comment/ask questions pertaining to the presentation on the senior center and voiced their discontentment when they learned that they were not going to have the opportunity to do so this evening.

There was much confusion in the room as several members of the public posed questions to the Council from the audience, all speaking at once, off microphone.

Mr. Parisi stated, it was only a report out. He offered copies of the report to those who wished them.

Pasquale Melillo, 15 Haller Place, Yalesville approached the microphone and stated that the public should be allowed to speak on the matter. He reminded the Council that we live in a democracy.

Mr. Parisi announced that the Town Clerk and Town Council Secretary will make copies of the Senior Center report for the members of the public who request them.

ITEM #14 Consider and Approve a Transfer of Funds in the Amount of \$90,000 from Health Insurance Acct. #8035-800-8300 to Retirement Sick Leave Acct. #8035-101-1750 - Personnel

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

Correspondence from Terence Sullivan, Personnel Director explained how there was a shortfall in the retirement sick leave account due to a total of six (6) definite retirements coming up and four (4) retroactive adjustments. The payments are contractual obligations.

Mr. Zandri asked, is this something that we are looking into for future negotiations, something to try and eliminate?

Mr. Sullivan responded, yes, it is something that has come up and we do address from time to time. Hires after 1975 would get this up to ninety day total upon retirement but it would not count towards pension. That was one change made. I am willing to take this and other issues related to this matter to the table and try to trim it down or eliminate it altogether.

Mr. Zandri stated, my goal would be to try and eliminate this to get the benefits in line with benefits that the private sector gets. There are not too many employees who get the opportunity to accumulate sick time and walk away with the cash. I think it is something that we can use in negotiations for future contracts and something we should look into.

Pasquale Melillo, 15 Haller Place, Yalesville asked, how does this transfer leave the Health Insurance account seeing you are taking \$90,000 from it?

Mr. Sullivan answered, I would not be here asking for a transfer of that amount from the account if I did not think that the account could sustain the loss. We have changed some insurance programs through collective bargaining and those changes have been phasing in over time. We are saving premiums dollars as a result of those changes. This is a record year for vacancies in that we have so many. The transfer, itself, is necessitated by many unanticipated retirements. As it takes a while to fill vacancies, we are not paying health insurance premiums on those employees who don't exist until we fill the positions. The balance left over should cover the health insurance costs for the duration of this fiscal year.

Reginald Knight, 21 Audette Drive commented, in general, financial matters coming before the Town Council; when it comes to cost, it is the taxpayer's money and I would just like to say, the increase this year for Social Security is 1.3% for the cost of living. When you are using the taxpayer's money, think about the elderly people in this town when other people are asking for 3 and 5% raises. According to the Social Security Administration, the 1.3% is supposed to be the national cost of living increase. It is rough on people who only get 1.3% increase in their income to see other people getting 3,5,7% increases.

VOTE: All ayes; motion duly carried.

ITEM #15 Discussion Pertaining to the Recruitment Process for the Fire Marshal's Position - Personnel

Terence Sullivan, Director of Personnel stated, we are very close to the date interviews will be conducted. We attracted thirty (30) candidates from across the state; we will be interviewing twelve candidates. All but two are certified fire marshals or fire inspectors that already have the mandated training. There are requirements by statute that the Town give preference to local volunteer firefighters or local career firefighters. We have a couple of people in that mix as well. We have a panel of professionals to assess the relative qualifications of the individuals and Mr. Parisi and I have spoken; because this position of Fire Marshal is not in the classified service and because the Charter gives the appointing authority to this body (Town Council) I wanted to make sure that we all agree as to what the process is going to be as how you get to the point where you can make that hiring decision. When the interviews are conducted, based upon the scores from that process, I will have a rank order from #1 down to #12. I can present you with any combination of those people, 1-12 or the top 5 or 3 or any number that you feel you want to interview next. That would be up to the Council to indicate that.

Mr. Parisi stated, what we have to decide is, how many candidates would we like Mr. Sullivan to present us with. If we request a high number we will be interviewing a number of people.....then we will decide whether the whole Council is going to interview them or a committee of the Council with Mr. Sullivan present; what ever parameter you want to establish. It is up for grabs at this time.

Mr. Rys asked, is it possible for this Council to pick three or four members who have the availability to screen what we have and then make a recommendation of the final three or four candidates?

Mr. Zappala's comments were difficult to transcribe. He stated in part, if the interviews could be scheduled later in the evening, such as 6:00 P.M., those Councilors who are available and who choose to attend can do so.

Mr. Sullivan stated, if your schedules only allow for the evening hours, that is fine. I am sure the candidates will make themselves available for that.

Mr. Parisi asked, what if we ask for the top three?

Mr. Zappala stated, I would like to interview the top five (candidates)?

Mr. Parisi stated, that could present a problem, not that we are in a rush or anything. I have faith that the panel performing the interviews knows what they are doing.

Mr. Zandri asked, is there going to be a testing process first?

● Sullivan answered, the test is going to be an oral interview; that will be 100% of the test from our level.

Mr. Zandri asked, will there be a written test?

Mr. Sullivan responded, we contacted the State Fire Marshal Academy; these individuals, except for a couple, have already passed the State's test to be certified so it will be a fairly redundant process. They are here because they are qualified and now it is a question of interviewing them.

Mr. Zandri asked, from this point on it is simply an interviewing process?

Mr. Sullivan answered, that is correct.

Mr. Zandri stated, I agree with Mr. Zappala, I think five candidates would be better to have our final interviews with; that is the way I would lean. I would prefer to have it in the evening so we all have the ability to attend.

● Centner asked, are we actually going to conduct five full interviews in one evening or schedule them over a number of evenings?

Mr. Sullivan answered, it depends on what you are up for; you can go as long or as short with each candidate. You can plan one-half hour interviews; hour long interviews, you can do it all in one night or stretch it over two or three evenings.

Ms. Papale stated, if we start at 6:00 P.M. and everyone arrives on time for their appointment, we should be done before we are out of a Council meeting.

Mr. Farrell stated, it would be helpful for the Council to view all twelve resumes. That will give me a much firmer feel of what I am comparing, apples to apples versus apples to oranges, and how they got pared down and why particular people ranked higher in the estimation of the group that is interviewing. At least if I had the resumes it will give me a greater context.

Mr. Sullivan responded, that was my plan; to give you not only the rankings from the panel's work but also all the applications and resumes. It is only fair that you see that.

● Papale asked, if Councilors had the time to sit in on the panel's interviewing process, could we?

Mr. Sullivan answered, you can sit in.

Ms. Papale stated, with your permission, when you schedule the interviews, I would like to receive a schedule so that I can attend as many as possible and perhaps the entire Council can receive a copy for those who are available at different times.

Mr. Parisi asked, how many people does the Council want to narrow its interview down to?

Papale, Zandri and Zappala stated they would like to interview the top five candidates; the remaining Councilors indicated they would be interested in interviewing the top three.

Mr. Parisi stated, the panel will select the top three candidates, you will give us that list and we will schedule the interviews.

WAIVE RULE V Motion was made by Mr. Rys to Waive Rule V of the Town Council Meeting Procedures for the Purpose of Discussing a Request by the Town Attorney to Hire a Surveyor to Assist the Engineering Department, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Rys to Waive the Bidding Process to Hire the Firm of Winterbourne Land Services, licensed surveyors to assist the Engineering Department in establishing boundaries of Northrop Road, seconded by Mr. Knight.

Town Attorney Janis M. Small explained, as part of the application for the auto auction, there has been a dispute as to what the boundaries of the road are. Our Town Engineering staff does not have a licensed surveyor. We are looking to define the limits of the road to which the improvements could be made since there has been a controversy about who owns what. Our staff will do a major portion of the work so it may not actually exceed \$2,000 but it will be in that range.

Mr. Zandri asked, what will they actually be surveying?

Atty. Small responded, they are going to establish what width we think the Town has a right to require improvements in. There is a variety of widths, as I have been finding out.

Mr. Zandri asked, do the property owners have their boundaries recorded as part of their deed?

Atty. Small answered, in terms of one of the properties.....they actually filed a subdivision map in the 1960s but then they claim that the property line is not, in fact, the right line. If you rely on that map,

the applicant is correct. They dispute that we should not be relying on that so I will hear from them (homeowners) on Friday. It is likely that the Town will not take either position in that particular area. For example, in the area of Tom Wall's property, it is not likely that we would agree with the applicant's position either because that puts the boundary line on his front door step. If you are looking in terms of what has actually been used by the Town, you would not go beyond that. In terms of dealing with litigation, I need a licensed surveyor to sign off on this although a good portion of the work will be done by the Town's staff. It will save us significant dollars. We probably don't agree with some of the property owners and we probably don't agree with the applicant. It is not going to be one side or the other, it will be based on what our position is as to what we use out there.

Mr. Zandri stated, if you survey what you think you own, you are going to end up with the same argument in the end versus if there is established deed documents that describe the land.....

Atty. Small stated, the information we have is not definitive in any sense. Particularly old deeds generally just say, "by the road" or "by the highway" and a lot of deeds don't actually say what highway it is so if you are talking about a deed from the 1700s, you don't know if you are talking about the same thing or not. It is like solving a mystery. It has been a learning experience.

Mr. Zandri asked, what type of road is it according to Town records? Is it a collector road?

Atty. Small answered, the practice of this commission (Planning & Zoning) is that they do not automatically categorize roads as other towns do. In some senses it is considered rural but in another sense it is considered a collector road. I got confused just listening to the explanation of that. It has been described both ways by Linda Bush, Town Planner.

Mr. Zappala asked, how much is it going to cost?

Atty. Small answered, around \$2,000 or so. It may not go over but it may. We need to do that as soon as possible. We have an obligation to tell the applicant what our road is so they can make a proposal for what improvement they think can be done.

Mr. Farrell stated, it does not sound so much like a survey question as it does a title question.

Atty. Small replied, Atty. Mantzaris talked to one of the more experienced title searchers in the town early on and he said he would not do it (title search). It is an incredible, incredible process and it is not likely.....it won't give us anything definitive.

VOTE: All ayes; motion duly carried.

ITEM #16 Executive Session Pursuant to Section 1-18a(6)(E) to Discuss Negotiations Concerning Collective Bargaining and Pension Agreements -Personnel

ITEM #19 Executive Session Pursuant to Section 1-18a(6)(d) Pertaining to the Purchase, Sale and/or lease of Property - Mayor

Motion was made by Mr. Rys to Enter Into Executive Session, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

The Council entered executive session at 10:01 P.M.

Motion was made by Mr. Rys to Exit the Executive Session, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

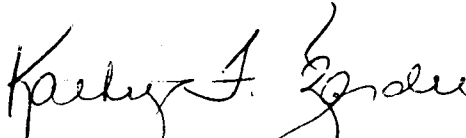
The Council exited executive session at 10:42 P.M.

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

VOTE: All ayes; motion duly carried.

There being no further business, the meeting adjourned at 10:42 P.M.

Meeting recorded and transcribed by:


Kathryn F. Zandri
Town Council Secretary

Approved: _____


Robert F. Parisi, Chairman

2-9-99

Date

Rosemary A. Rascati

Rosemary A. Rascati, Town Clerk

1-9-99

Date



Town of Wallingford, Connecticut

RAYMOND F. SMITH, P.E.
DIRECTOR

DEPARTMENT OF PUBLIC UTILITIES
100 JOHN STREET
WALLINGFORD, CONNECTICUT 06492
TELEPHONE 203-294-2263
FAX 203-294-2267

January 5, 1999

Mayor William Dickinson
Town of Wallingford
45 S. Main Street
Wallingford, CT 06492

SUBJECT: REQUEST FOR AGENDA ITEM - ELECTRIC DIVISION CENTENNIAL ACTIVITIES

Dear Mayor:

The Public Utilities Commission is contemplating several programs as part of the 100th anniversary of the Wallingford Electric Division in 1999. One of the Commission's proposals is to grant a \$100.00 credit to ten residential Electric Division customers each month during the year. These customers would not receive any cash but in fact a credit on their electric bills, utilized toward their next monthly billing. All residential customers would be eligible with the exception of Electric Division employees. The names would be selected randomly through the data base of the Electric Division customer list.

The total impact to the Electric Division would be a reduction in revenues of \$1,000 per month, or \$12,000 by the end of the calendar year. The Public Utilities Commission last year at the budget presentation identified an expenditure of funds for centennial activities and this would be viewed as a part of this expenditure. The Commission has discussed this item at past Commission meetings and has tentatively agreed, and has also received the support of the Centennial Committee.

We are asking that this item be placed on the Council agenda, with your approval, as a recognized event as a part of the 100th anniversary of the Electric Division, formerly known as the Borough Electric. Since the calendar year covers two fiscal years, additional appropriations are planned in order to cover expenses in the second half of 1999. You are aware that the Committee is also looking into other ways of recognizing the 100th anniversary, which is certainly a rare event in Connecticut, since only six electric systems remain publicly owned. Two other systems, namely South Norwalk Electric Works and Jewett City have already experienced their 100th year of service.

Yours very truly,


Raymond F. Smith
Director - Public Utilities

c: PUC
W. Cominos

**AMENDED RESOLUTION OF THE TOWN COUNCIL OF THE
TOWN OF WALLINGFORD**

WHEREAS, the Town of Wallingford wishes to pursue the following ISTEА-STP project: the **Reconstruction of North Main Street Extension**, between Route 68 and Cedar Lane with an estimated construction cost of \$2,200,000 to \$2,400,000, and

WHEREAS, the Town of Wallingford has published a Legal Notice; mailed a news release to a number of officials and agencies, and mailed a formal letter to the abutting private property owners, announcing a public informational meeting on the proposed STP Urban Transportation project for the Reconstruction of North Main Street Extension, and

WHEREAS, a public informational meeting was held on January 6, 1998, at Wallingford Town Hall from 7:00 PM to 10:00 PM, at which meeting residents had an opportunity to voice their concerns, and

WHEREAS, the South Central Council of Governments has selected this project as a regional priority and has agreed to utilize Federal funds for right-of-way and construction activities, and

WHEREAS, the project is located on municipally owned roads, the preliminary engineering phase will be performed by the Town of Wallingford's Engineering Consultant, utilizing 100% Town of Wallingford funds. The right-of-way phase (if needed) will utilize 10% Town of Wallingford funds, and

WHEREAS, the Town of Wallingford has staked out the existing street line and has met individually with each of the abutting private property owners, to discuss the proposed reconstruction project, and

WHEREAS, the Town of Wallingford has considered the concerns of the residents from the public informational meeting and given that there is no appreciable roadway widening and no property acquisition; finds that the Reconstruction of North Main Street Extension (#148-H034); is in the best interest of the Town of Wallingford and will promote the health, safety and general welfare of it's residents and provide for the convenience and safety of the motoring public, and

WHEREAS, the Town of Wallingford, has engaged a Consulting Engineer for the design of this project, and

WHEREAS, the Town of Wallingford, has in consideration of the above; appropriated the necessary Town funds in the 1998-99 Annual Budget to pay for 100% of the design cost for this project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL, OF THE TOWN OF WALLINGFORD, based on the above information, and virtue of this resolution, hereby fully supports the proposed project.

This is to certify that the above resolution was adopted by the Town Council of the Town of Wallingford on January 12, 1999. This resolution has not been rescinded, revoked or amended and is still in effect.

Attest: _____

Date: _____

Signature

Rosemary Rascati, Town Clerk