

TOWN COUNCIL MEETING

JANUARY 26, 1999

6:30 P.M.

AGENDA

Blessing

1. Pledge of Allegiance and Roll Call
2. Correspondence
3. Consent Agenda
  - a. Consider and Approve Tax Refunds (#392-393) Totaling \$64.48 - Tax Collector
  - b. Consider and Approve a Transfer of Funds in the Amount of \$774 from Fencing Community Lake Tennis Acct. #001-5015-999-9145 to Chain Link Fence Doolittle Basketball Acct. #001-5015-999-9148 - Public Works
  - c. Consider and Approve a Transfer of Funds in the Amount of \$750 from Purchased Services - Consulting Acct. #001-1600-901-9032 to Overtime Acct. #001-1600-101-1400 - Personnel
  - d. Consider and Approve a Transfer of Funds in the Amount of \$2,000 from Property Casualty - Education Acct. #001-8030-800-8260 to Self-Insurance Deductible Acct. #001-8030-800-8270 - Risk Manager
  - e. Consider and Approve Accepting a Grant in the Amount of \$58,000 from the CT. State Dept. Of Education Under the Interdistrict Student Grant Open Choice Program
4. Items Removed from the Consent Agenda
5. PUBLIC QUESTION AND ANSWER PERIOD
6. Discussion and Possible Action Regarding the Design for the Senior Center Expansion Project as Requested by Councilor Stephen W. Knight. (Discussion limited to one hour)
7. Discussion and Possible Action Regarding the Appointment of a Health Insurance Consultant, Segal Company, as a Broker of Record for the Town of Wallingford - Personnel Dept.

8. Consider and Approve a Bid Waiver for Shawmut Equipment Co., Inc. to Contract for Service to Make Necessary Repairs to the Department of Public Works' 1993 Gradall
9. Consider and Approve a Bid Waiver for Power Phone Company to Purchase Software to Train Dispatch Personnel and to Provide Assistance to Dispatch Personnel in Emergency Dispatch Situations
10. Consider and Approve an Easement Agreement Between the Town of Wallingford Water Division and the Providence & Worcester Railroad (Pending Public Utilities Commission Approval)
11. PUBLIC HEARING to Consider and Act Upon a Proposed Ordinance Entitled, "Historic Properties Ordinance" as Requested by Councilor Stephen W. Knight - 7:45 P.M.
12. PUBLIC HEARING 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" - 8:00 P.M.
13. Discussion of the Comprehensive Annual Financial Report (C.A.F.R.) of the Town for Fiscal Year Ending June 30, 1998 as Requested by Councilor Geno J. Zandri, Jr.
14. Executive Session Pursuant to Section 1-18a(6)(B) of the CT. General Statutes to Discuss Three Pending Litigations
  - Edward J. Smith, Trustee v. Town of Wallingford
  - Yale Motor Inn v. Town of Wallingford
  - Town of Wallingford v. R.J. Alan Co., Inc.
15. Motion to Consider and Approve the Settlement of Edward J. Smith, Trustee v. Town of Wallingford - Town Attorney
16. Motion to Consider and Approve the Settlement of Yale Motor Inn v. Town of Wallingford - Town Attorney
17. Motion to Consider and Approve the Settlement of Town of Wallingford v. R. J. Alan Co., Inc. - Town Attorney
18. Executive Session Pursuant to Section 1-18a(6)(D) of the CT. General Statutes to Discuss the Purchase, Sale and/or Lease of Property - Mayor

TOWN COUNCIL MEETING

JANUARY 26, 1999

6:30 P.M.

SUMMARY

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TOWN COUNCIL MEETING

JANUARY 26, 1999

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, January 26, 1999 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:34 P.M. Councilors Centner, Farrell, Knight, Papale, Parisi Renda, Rys and Zandri answered present to the Roll called by Town Clerk Rosemary A. Rascati. Mr. Zappala arrived at 6:45 P.M. Mayor William W. Dickinson, Jr., Corporation Counselor Adam Mantzaris and Comptroller Thomas A. Myers were also present.

A blessing was bestowed upon the Town Council by Rev. Margaret Jay, First Congregational Church.

The Pledge of Allegiance was given to the Flag.

ITEM #2 No items of correspondence were presented.

ITEM #3 Consent Agenda

ITEM #3a Consider and Approve Tax Refunds (#392-393) Totaling \$64.48 - Tax Collector

ITEM #3b Consider and Approve a Transfer of Funds in the Amount of \$774 from Fencing Community Lake Tennis Acct. #001-5015-999-9145 to Chain Link Fence Doolittle Basketball Acct. #001-5015-999-9148 - Public Works

ITEM #3c Consider and Approve a Transfer of Funds in the Amount of \$750 from Purchased Services - Consulting Acct. #001-1600-901-9032 to Overtime Acct. #001-1600-101-1400 - Personnel

ITEM #3d Consider and Approve a Transfer of Funds in the Amount of \$2,000 from Property Casualty - Education Acct. #001-8030-800-8260 to Self-Insurance Deductible Acct. #001-8030-800-8270 - Risk Manager

ITEM #3e Consider and Approve Accepting a Grant in the Amount of \$58,000 from the CT. State Dept. Of Education Under the Interdistrict Student Grant Open Choice Program

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

VOTE: All ayes; motion duly carried.

ITEM #4 Items Removed from the Consent Agenda - withdrawn

PUBLIC QUESTION AND ANSWER PERIOD

Robert Sheehan, 11 Cooper Avenue stated that in the past the Town has always placed orange sand barrels on various street corners during the winter months. He has not seen them this year and wondered why.

Henry McCully, Director of Public Works stated that the department has been monitoring the situation. Sand that was brought in to many areas was not being used or the barrels were being pushed into the streets by vandals. Many residents did not want them placed in front of their homes because when people come to take the sand out it makes a mess. The situation is being monitored and if people call Public Works asking for sand in a particular area, the barrels will be put out. The barrels will not be placed in front of individual's homes but at the nearest intersection. To date only four calls have come in for sand barrels. There is a lot of people moving to other sources of putting ice melt on their walks because the sand is not a washed sand, it has a lot of clay content and it can be quite dirty and it is not the sort of stuff that you would want your kids walking into your house with. There has been a big decline in the request and use for it so we are just monitoring the situation.

Mr. Rys pointed out, if anyone would like sand it is available just outside the gate at Public Works. If you want to you can bring down a container and take what ever you want.

Millie Schlick, 15 Spice Hill Drive stated, the next item on the agenda says that discussion will be limited to one hour. I am asking that you allow each person 2-3 minutes to speak on the topic to get a greater feel from the public.

Pat Melillo, 15 Haller Place, Yalesville asked how the town is preparing for the Y2k (year 2000 computer) problem? Isn't it wise for us to manually organize as many important records as possible in case the computers do fail us? That way we can fall back on the hard copy records.

Mayor Dickinson explained, we currently have a committee that is dealing with the primary data processing systems for the town and a bid opening has recently occurred and we will be spending somewhere over \$1 million in hardware and software for accounting purposes, the utilities, Assessor's Office; all of the primary data processing areas. We don't expect that there will be a

problem for Wallingford with regard to the year 2000. We are replacing any of our systems that are subject to the 2000 problem. We cannot do much for systems outside of the town that could impact us should there be a problem but I expect that we will be compliant with the 2000 problem by the end of this year. At this point I don't think there would be any way to accomplish organizing the information manually.

Mr. Melillo next asked, what is happening with the Town-owned land in Durham?

Mayor Dickinson answered, there is no new information. The Town of Durham is in the process of obtaining an appraisal.

Mr. Melillo asked, are we limiting the sale of the property to Durham? Are we opening the field to all would-be buyers?

Mayor Dickinson replied, at this point the motion passed was to sell the property to the Town of Durham for the appraised value.

Philip Wright, Sr., 160 Cedar Street stated, I consider what I have to say a public service statement and it should not be counted against the question and answer period. I went to the church across the street for Martin Luther King Day, as I usually do. There were a few councilors there; there were not very many people from this town present. As a matter of fact, I think it was the poorest attendance that I have seen. Now I wouldn't come here to praise the Mayor; some people would think that would be disingenuous, but I do believe that his stand over the years has been a consistent one and that he was correct. When we caved in to union and other pressures here, what did we get? At that ceremony, there were more performers; that may be a slight exaggeration; but almost as many performers as there were people who attended. There were parents and kids singing, there were a few people....but where was the public? Where were all our employees who claim that they were Martin Luther King proponents, exponents and everything else? I just believe that this was a very poor showing; I went early because I expected that I would not find a place to sit; we would be flooded by Town employees. They were conspicuous by their absence and if it is the performers that are going to be....if you are going there to listen to the kids sing and the choir from New Haven which does such a great job, if you are going for that reason, all right, go and charge admission. I think for this to be truly a Martin Luther King honoring ceremony as it was put out this past year or as it turned out this past year, is not quite what we should be doing. Thank you.

Andy Kapi, 6 Deme Road stated, the agenda item that is coming up has many of the earmarks of what normally wouldn't be a public hearing. Many of us see the core issue with the senior expansion project to be the necessity and justification involved with contemplating a 20,000 square foot building. In the precedence or recent discussions we have been posed to the issue of whether or not

● We want a 20,000 square foot new building or a 20,000 square foot old building and there are some of us who wish to go deeper into the issue and to its real needs assessment at this point. This issue on the agenda tonight, and I am curious as to how you are going to handle it, is in anticipation of a funding ordinance which would be subject to a public hearing. I am concerned that if this question of the facility design is decided tonight that when the public hearing comes us, those of us who might wish to speak on the issue of the 20,000 square feet will be told that is not the issue and it is not germane to the discussion that night. Therefore, I would hope that Mr. Lube gets more than three minutes. If this comes to a decision point this evening, this will be the deciding moment on how much money is spent on this project.

Mr. Parisi stated, let me clarify something. The discussion is limited to one hour and if necessary will be continued to another meeting for completion. Our intention is to not cut off anyone.

Kathryn Zandri, 37 Hallmark Drive stated, in response to Mr. Wright's comments; one, I can't speak for all the union employees, I can speak for just myself. I, personally, did not ask for Martin Luther King holiday off, I found myself in the middle of an awkward situation. Number two; I know that there are many town employees who are not town residents so perhaps they were attending ceremonies in their own town. Thank you.

● ITEM #6 Discussion and Possible Action Regarding the Design of the Senior Center Expansion Project as Requested by Councilor Stephen W. Knight.

Millie Schlick, stated, I wrote each of you about six to eight months ago; we are new to Wallingford, we have been here two and one-half years. When you no longer have children in school and you have grown children raising their children you don't have the opportunity to meet people your own age and socialize. The senior center is an ideal spot for that. We did not pursue it the first year we lived here but have since gotten involved and have found many friends, there is much going on; the rooms are crowded, they have to move one from the other to make room for other programs that are necessary. We now have a new computer center donated by S.N.E.T. that we are trying to get operational and in doing so it threw out many programs from that room. Each room is important and when you have a main speaker or an informational program, we couldn't handle all the people. It was limited to 150 people and it was mobbed and the parking spaces were not to be had. The new building has been projected to take care all of these different needs of the people; it will go down for 50, 70 years, the building that you have now is already 100 years old and in need of a lot of work to bring it up to code and A.D.A. regulations. We need a new building; it will cost less than renovating. The spot is ideal. The seniors do not like to travel the highways; it is off the linear trail, it is an ideal location and we hope that you will approve it.



Clara Medford, 775 Barnes Road stated, I have resided in town since August, 1974. My volunteer service at the senior center started with my retirement from our public school system in 1985; it has been mostly in two programs, mainly the fuel assistance and the income tax assistance program. Having attended expansion committee meetings for over a year I speak in favor of the new building for many reasons. Bringing the present facility up to code will be very costly; more square footage is much needed as is a larger parking area. Seniors and many beneficial programs that presently exist would need the space for at least 1 1/2 years, minimum. To my knowledge, a temporary location in town will not be easy to find. Having visited several senior centers in neighboring towns, it is very evident that centers built for seniors are far superior to those who that have been housed in renovated, unused buildings. New centers built to code can also be available for community use. For our new Community Pool, renovation of the two middle schools and Yalesville Elementary which I call the Taj Mahal, and the new Park & Recreation Facility; now it is time for a new senior center for Wallingford. Time is a very important ingredient; we do not grow younger. We have planned for your future and Wallingford's future. (Applause)

Virginia Isaackson, 1480 Tuttle Avenue stated, I have been in Wallingford since 1945 and have taught school for 28 years and when I retired I followed Clara Medford in doing volunteer work at the senior center. My involvement right now is with the A.A.R.P. We meet for the Congregational Church. If it weren't for them, I don't know where we would be. The senior center has not been able to accommodate us since 1989 and yesterday we had a meeting with 90 attendees. There is no way re-building that present senior center will provide us with a room big enough to accommodate us. Our hope is that when the new center is built that we will be able to get back to meeting at the senior center where we belong, not at the Congregational Church or the Methodist Church or some other church which is what we have been doing. If it weren't for them we would not have an A.A.R.P. group and they are very active. (Applause)

Sydney Parker, 40 S. Cherry Street stated, I would like to give another specific instance about relating to the need. I happen to be a retired preacher and one of the things as a standard joke about being successful in preaching is that you magnify and that you glorify but never specify. I would like to be specific with respect to space. About seven or eight years ago one of the people from a former church where I pastored here in town met me in Stop & Shop and asked me, "wouldn't you like to lead the bible study?". I responded that I would like to think about it. I said yes and I have been the leader of that group for seven or eight years; I have lost track of the exact length of time. I retired from leadership of it on account of health reasons. During those years the bible study group has grown a bit; last meeting we had about a dozen people, maybe a bit more. The study has been moved from room to room over the years. The longest amount of time was spent in the small room which has now been taken over by the computers. The computers will be a fabulous addition to the center. We have been moved from place to place and right now we are in a larger room facing a lovely surrounding but we could not get into the room until 10:00 a.m.; we are usually in our room by 9:45

a.m.; we could not get in until 10:00 a.m. because another group was in there. We were stressed for space. I admire both the center's and the town's courage for having a bible study and discussion in spite of the fact that this is a governmental-related facility somehow and you have to question the separation of church and state which you have went ahead and somehow have done this. We have become a family; a warm fellowship; we have orthodox people; Roman Catholics, Protestants, we even have a Jewish man with us right now. It is a precious hour and one-half. I have enjoyed my leadership over my group over this time. I have been blessed myself in trying to bless these people. It will be great if there was a space that that group could call its own home.

Dianne Saunders, Chairperson of the Senior Building Expansion Advisory Committee stated, it seems from listening to the other side of the audience over there that much of the question is about the 20,000 square feet and the usage. If we can assume that, we have about a ten minute presentation that we could make that would put that to rest.

Mr. Parisi replied, I would not assume anything at this point. Why don't we just let it unfold and see....I think that would be the better way to go.

Wes Lube, 15 Montowese Trail stated, before commenting on the proposed new building, three items need mentioning; an inner group at the center describing themselves as "senior center expansion advocates", I think that was the name, held a meeting prior to your January 12th Council meeting and selected a spokesman who did an admirable job but, unfortunately that meeting had not been announced in the monthly newsletter which traditionally comes out and the meeting was not announced on the bulletin board, at least not when I was there on my usual Wednesday morning visits. And although I do attend a civic affairs discussion group at the center every Wednesday, no participant in that discussion group, as well as myself, can ever recall being informed of the formation of the advocates or be invited to attend a meeting of the advocates. Yet, two weeks ago the spokesman described himself as speaking for the seniors and I think that is a bit of a broad brush. A basic premise used to justify a brand new building twice the present size is the anticipated favorable response in increased activity at the center by the five thousand Wallingford elderly who are not members. Isn't this interesting? My wife and I have been Wallingford seniors for sixteen years and neither of us have ever been surveyed to determine why we were strangers to the center and what could change that. Wouldn't it be sensible for you to ask what the other seniors want before spending \$4 million? I am sure you don't spend your own money that recklessly. My interest in a practical expansion of the senior center only dates back to 1996. But although I have spent hundreds of dollars and countless hours on this subject, I have always been regarded as the opposition by the committee. I have no desire to be on the committee but I did my time on the Cook Hill School Building Committee, I know what they are going through, I salute their efforts but I am very much aware that the committee, knowing my interest, and the unique depth of my interest, has never seen fit to sit down with me to discuss the center. They obviously think I have nothing to contribute; so be it.

Let's look at their proposal. The expansion committee has introduced a not-so-subtle change in their cost presentations. If you remember, the expansion committee's final report to the Council included dated back in September of 1996, cost estimates which were prepared in consultation with the architects. At that time you and the taxpayers were told, the total project costs would not exceed \$4,059,000 and might be as low as \$3,754,000 or somewhere in between. This time the committee opted to present a much more palatable \$2.8 million. Here is what they saw fit to leave out;

#### Land Acquisition

- originally estimated at \$270,000 but based on the \$190,000 appropriation which you made last year, it appears dead. If they are able to acquire, it will be in the neighborhood of \$400,000.

#### Re-location of Existing Uses

- That cost is \$700,000. They did not mention that to you, that has not changed.

#### Demolition

- was estimated at \$148,000 is now coming in at \$110,000.

#### Site Development

- originally estimated at \$500,000 is now is \$637,000.

#### New Construction

- originally estimated at \$2 million is now \$2,196,000. And although Councilor Centner had referred to a total figure, it is important when you are looking at these building figures to take out the site development costs, the paving and the earth work which totals \$637,000. So the real building cost was \$2,196,000.

Design and Engineering

- \$160,000

Contingency

- \$281,000.

Mr. Lubee continued, all together those figures added up to \$4,059,000. and now they add up to \$4,204,000. That is not a terrible increase, it is a reflection on what has happened to building costs from 1996 to 1999. Actually, it has almost moved sideways, a very minor increase but it is a \$4.2 million decision you are making, not a \$2.8 million decision, the way it has been bandied around town the past two weeks. I am asking you, is \$4.2 million at this point of decision worthy of more than an hour's discussion and, Mr. Chairman, you announced earlier that if we need more it is available and I appreciate that. I don't intend to use it but others may. If you instruct the committee, by a resolution, to proceed to employ an architect, you are intending to spend \$4.2 million approximate estimate without knowing if it is needed or wanted by most of our senior citizens. I had a meeting with the Mayor and the Chairperson of the Committee and the Executive Director of the Senior Center and it was a very worthwhile meeting but at that meeting I made several points which apparently left the Mayor somewhat up in the air in his thinking and he asked me to please put my ideas down on paper. I told him I was reluctant to do that. I don't think that architects appreciate laypeople trying to design buildings from my past experience in business. But he asked me to please not be so sensitive and to do it which I did. It took some time but it was finally done and delivered to his office. He forwarded it to the architects for comments and then when they came back he let me see a copy of them and I appreciate that too, Mr. Mayor. I would like to show you what I had presented, if I may?

At this time Mr. Lubee distributed a copy of his design to all Councilors and the Mayor.

He pointed out that the Councilors should recognize the basic layout of the existing building. The dotted lines represent modifications of the existing building and expansion areas. Some of the changes made were; the executive director's office is removed from the back of the staff office. One of the things that all business managers know is that the public does not like to have to wade through an entire staff in order to contact the boss....so the executive director's office is set off by itself where the people can have direct access. Next door what is now the computer room, it would be an enlarged V.N.A. (Visiting Nurse Association) office, far larger than what they have now. As you come in the building they have a double entrance. One of the things that the people who use that first room complain about is that every time that door opens, there is a tremendous blast of cold air. To anyone who is reading there by the front quasi-fireplace or someone who is playing pool and it is

Most annoying so the double doors are important. Also, a place for coats is important, hence a coatroom in that location. There is a waiting area; that little "v" under V.N.A. details the seating area that would be there for anyone waiting to see the V.N.A. person. The bathroom located up at the top also includes a waiting area. There is a similar bathroom down below, a newly added bathroom. It is placed in that location along with the proposed kitchen because adjacent to that are the present kitchen with the waste lines, hot and cold water lines; all of the plumbing is in close proximity therefore it is a logical, inexpensive place to locate the bathrooms and the new expanded kitchen. By taking the kitchen out of the large room, you square it off and make that room more flexible than it is at the present time. Also, you will notice that the ramps are missing from that room because one of the things that I have proposed in my observation is that that floor level be brought up even with the front room so that you have everything on an even plain and that, too, adds to the square footage utilization of that large space. If you walk into that room from the front room, you will notice that the ceiling height is more than ample to allow that raising of the floor. The pool (table) area has been moved from the front room to its own area and has been expanded to include three pool tables which the players have always said they have wanted; to them that is very important. It also incorporates enough space to enable non-participant observers to sit around the perimeter and watch the pool that is being played. Over on the right you have the computer room, your library and reading lounge isolated from the rest of the activities to minimize the amount of distraction and confusion.

Along side the kitchen between the computer room and the kitchen is the snack bar. The main room which has now, once it is modified in this fashion, nearly 3,000 square feet, also has partitioning available so that it can be subdivided into four rooms, three rooms, two rooms or one room, giving it the multi-purpose capability. And then the front room has been divided into three other rooms in addition so you have a very large number of rooms. I don't have any pride of authorship involved here, I don't care whether it is done this way or some other way, the point I was trying to make is that an adequate solution to our senior needs can be met with far less than 20,000 square feet. This action only involved 2,400 additional expanded square footage. The comments from the architect which critiqued the existing building.....the architect said, in general, the building was too small for current and future purposes, let's see if this is valid; an architect really does not come to the committee and tells the committee what the committee needs, the committee tells the architect what, in their opinion, is needed. Much of what you see in the way of architect comments here are indirectly funneled from the committee's input to the architects. The comment on the D.A.I. room, he (architect) says that it is one of the spaces that is missing. In the proposed plan he apparently felt that this should be 1,500 square feet. This course requires a paid instructor and I'm wondering, how many current D.A.I. participants do we have? Does anyone know?

Virginia Phillips responded, the D.A.I. program is the Daily Activities for Independence program, designed and geared for people who need assistance with socialization and stimulation mentally and physically. We currently have about twenty people enrolled in the program, we can accommodate no more than fifteen on any given day because of space and staff restrictions. We have had a full census

and a waiting list for almost two years and our proposal is that the program be expanded to five days a week.

Mr. Lube asked, we have twenty people enrolled at the present time?, and how many are on the waiting list?

Ms. Phillips replied, yes, twenty (enrolled); we have less than a half a dozen on the waiting list. We find that there is a very steady turnover.

Mr. Lube continued, here we are talking about 1,500 square feet of dedicated space for twenty people plus the reserve which is a half a dozen. We are talking about twenty-six people. These are things to bear in mind; trying to keep this whole thing in perspective. A lot of people do not understand square footage; numbers are numbers. If anyone has driven through Ridgeland; a Ridgeland ranch (home)....it would take two Ridgeland ranches to make up 1,500 square feet of space; it is like two houses. The fitness space, 1,270 square feet requires another paid instructor. One of the worst things we can do is to have a physical fitness program with people utilizing these unadvised, unsupervised. There is more to operating cost than just the initial acquisition of the equipment. Again, we are talking about dedicated space. I question why it is necessary, ours or anyone else's, to replicate facilities that are already available at the Y.M.C.A., the Recreation Center and at Healthworks and perhaps there are other independent similar organizations but why are we doing it over and over and over? It does not make sense to me that this is really needed. I am not sure that the people who are now going to the Y.M.C.A, Recreation Center or Healthworks would change and come to the senior center although I know the people who are devising this hope that will happen. I don't know if this will be true or not and they don't either. It says that we should have a creative arts with kiln and that should have at least 1,030 square feet. In Wallingford, I have lived here a long time but to the best of my knowledge I can't answer this question, is there any art studio, ceramic workshop, artist's workshop or anything of a related nature which approaches 1,000 square feet in size and has been around for any length of time? Is there any? Apparently there is not that much call for it. Is there any such activity that has survived over time requiring a paid instructor? When you talk about creative art you talk about ceramics, flower arranging, macramé, stained glass, pottery, knitting, crocheting, finger-painting, basket weaving, etc., these are skills and they require people with skill to teach others how to do it. When you start getting into all of these things you are talking about adding dollars to operating costs as well. I don't mind our doing these things if there are seniors now with free time on their hands who have an interest in pursuing some of these but they should not be in dedicated rooms, they should be in multi-purpose rooms where these materials they are working with can be put away into storage in order that some other totally different use can follow them in the course of a day. Activity rooms; 1,700 square feet. What happened to the 3,000 square foot room that we already have? And why isn't used for multiple use rather than just a dedicated 1,700 square feet of undivided space? If you have a 1,700 square foot

activity area, you don't always have activities that require 1,700 square feet. It should be a divisible room so that they can have multi-uses by smaller groups when you don't have a need for 1,700 square feet. He (architect) said the following service spaces are missing; offices, lounge, layout, work area and lavatory for administrative use. Where we now have four smaller offices, I had suggested five large offices. Are we creating two new positions? I was not aware of that. With ten activity areas we can find one for staff layout work. On their new floor plan that was given to you two weeks ago, they have in both floor plans, volunteer work areas. The volunteers are not there five days a week, eight hours a day. There could be other areas that have multi-purpose uses when they are not being used by the seniors, they could be used by the volunteers providing the rooms have ample storage areas. We certainly can get along without a staff lounge and special lavatory off of the lounge. With two huge bathrooms we would be having, everyone can share the same bathrooms, no problem. Office and lavatory for health suite; that is not a regular activity. Yet, I doubled the space because I felt that there was a need for elderly people to have some place to go when they felt distressed. I located the V.N.A. office on that floor plan right next to the baths so that if it was deemed that or warranted that there should be a lavatory, the plumbing is right there to do it; that is not a problem; and I provided a waiting area. The architects said that the following program service spaces were too small; computer room. Well, we didn't have one then. Theoretically, we still don't have one even though the machinery is there and it is about to become one. It has six stations, I believe, in a 313 square foot room. That is exactly what I had suggested if the uses are limited to two hours. Up at our library there is a time limit on the computer, you just don't go in there and stay as long as you want. You have to sign up for it and they give you an allotted time. Sometimes those times are reserved in advance. If you limited a computer to two hours per person with three sessions per day in a five day week, the six stations will satisfy ninety users per week; in your dreams! There aren't ninety people who want to sit at a computer two hours a week at that senior center. Library; currently and frequently used as a reading room, poorly stocked and having no comfortable chairs, I suggested increasing that space by 25% but locate it in the expansion area. I felt that they needed more space in order to accommodate easy chairs for reading. If it should be larger; let's make it a little larger. These are not etched in granite. Kitchen; I know nothing about kitchens, particularly professional kitchens so I had to go to a kitchen consultant to get the advice. His advice to me was based on the fire marshal's rated dinner capacity for our present main room. It is not quite as large as the one that is being proposed but the one that is being proposed is for a dining room that will seat 222 people at circular tables. I would ask you to just take a moment and stand back and look at this subject. At one time it was popular to refer to the almost 3,000 senior center members. And I maintain this was a fictitious figure which included names of disinterested people, invalids, people who had moved away and people who had passed away. Even though an attempt is made to keep the list current, oversights occur. I maintained that it was fictitious. The National Institute of Senior Centers reports a nationwide senior center participation which approximates 31% of the senior population of a given town; that is the average. Good centers, bad centers, mickey mouse centers; they average 31%. On this basis I told Dianne Saunders and Virginia Philips in front of Mayor

Dickinson during our meeting of the four of us in the Mayor's Office that we would probably end up with 1,800 true members; based on 31% of our population. I took out Masonic Home because that tilts the playing field. Dianne and Virginia laughed at me. I was the subject of ridicule that day. They ridiculed by 1,800 projection in front of the Mayor as being totally ridiculous. I don't think they have hit 1,800 yet and they have been at it for a whole year. They had set out to adopt a photo card system and in order to offset the cost there is a \$3.00 charge which isn't probably going to be repeated. But after a whole year I have heard that it (membership) is somewhere between 1,200 and 1,300. I may be wrong and am subject to correction on that. The new building cost of \$2,196,000 after subtracting the earthwork and paving divided by 20,000 square feet has an indicated construction cost of \$110.00 per square foot and that sounds real. Proposed costs of a similarly sized 20,000 square foot building incorporating much of the existing structure was estimated to cost \$2,366,000 after subtracting the earthwork and paving. If you divide that by 20,000 square feet it provides an indicated remodeling and expansion cost of \$118.00 per square foot overall. But it indicates a \$213.00 per square foot if divided by only the 11,100 square feet of added space. The reason that is so much higher is because it is allocating to the expanded area, all the costs of remodeling the existing building, the fire sprinkler systems, etc., so that is the reason for that. I accept that. I think that if you take that \$213.00 per square foot which, admittedly, seems excessive, when applied to 2,400 added square feet in my alternative proposal, the alternative building costs would be only \$511,000 or one-quarter of what the committee wants to spend. Why? Why is this? Because, despite denials, the committee is reaching for the optimum. They have done their best and I compliment them on it in creating, did I hear the word "Taj mahal" earlier? It would be the talk of the state, no doubt. I don't know if we want to be the talk of the state for what we are spending. It is easy to criticize but I prefer not to. I am not going to go into their plan room by room, detail by detail and tell you "this is wrong", "that is wrong". I think that would be an improper approach. There is much to find wrong, however, in their proposal. Suffice to say, it is grandiose in scale, it contains 14,000 square feet of dedicated space; one use space; as inadequate storage space for multi-purpose uses and provides a capacity which will not be approached in thirty years. The committee has two basic premises; our elderly population is growing dramatically, that is number one which was repeated again in this week's (New York) Post and referred to in today's op-ed piece by the committee's chairperson. They know what the 5,000 non-attending seniors are looking for and need without asking them. Furthermore by providing the solution before they know the question, the erring seniors will come down in far greater numbers. Forget the 31% national average experience which we have already attained. If you believe what they say is going to be the true membership. I wrote a letter to Mayor Dickinson back in April of 1998 and I just want to read a couple of items in that letter; he was concerned about the baby-boom and the impact that the baby-boom was going to have on the Wallingford Senior Center in the year 2020. And I referred to that discussion with him and I pointed out and enclosed demographics from the committee's report; the demographics upon which the committee based their report to the Council. The twenty year span is divided into five year age groupings; 60-64; 65-69, etc. "In 1990 these four five year age groupings totaled 14,051 projected



seniors. By the year 2020 this bulge in the population curve is projected shrink to 10,486; a 25% decline." Interesting. "This decline is probably due to current and future life expectancies as well as other factors of concern to demographers. One of the five year age groups is included in my 2010 analysis which I did for the Council eight months ago. And two more would impact the year 2020. All four five year age groups contained in the bulge will not be completely reflected in the elderly population until the year 2025; almost thirty years from now. If an estimated 2,000 institutionalized elderly are subtracted from the 10,419 in the year 2020, there would be 8,400 eligible potential elderly for the senior center. And if the normal 31% were paid members and we experience that, we are talking about 2,600 paid members in the year 2020. That is twenty-three years from now (when he wrote the letter). These numbers seem to indicate that the population bulge will have partially evaporated by the year 2000 and will have an absorbable impact on the expanded facility and will not justify the 20,000 square foot senior center even in the year 2000." That was written on May 27th. The following day I wrote a letter to many of you, those who I had had an opportunity to meet with individually. And I pointed out much of the information that I had given to the Mayor and I also pointed out that the elderly growth, according to the committee's figures, is estimated to be growing at a rate of 1.2% per year on a straight line or 1.09% on a curve. You can't call that dramatic or a problem, it is just something that we will have no trouble dealing with and it will not impact our senior center in a great way. You have that letter in your files, I am sure. The chairperson's editorial today's paper is correct; one out of four Wallingford citizens will be over sixty in the year 2020. There will be 10,418 of us according to the committee's demographics. But 31% of that 10,400 is only 3,200 who would be expected to be senior center attendees and also if you subtract the 7,300 senior population from next year; demographers have said that next year we will have a senior population of 7,357. If you subtract next year's population from Dianne's 2020 population, you find that we have had a growth of only 3,000 seniors; 41% of what we will have next year if you can rely on twenty year projections. That is an average of 2% per year. No matter how you figure this; for us to try and build a senior center so glorious and so large, it is totally not in the cards. Last May, eight months ago, I spent two hours with overhead projections talking to you about presence usage averaging 25 people per day who were not lunch attendees. We looked at the way under-capacity usage of the present rooms both in terms of the number of participants like the dozen people attending the bible discussion class, the dozen people attending the civic affairs discussion group and the actual empty rooms. Most of the rooms are empty after lunch, all afternoon they are totally unused unless someone happens to have another repeating meeting, that could happen. But there is no organized, routine activity in those rooms except for Tuesdays and Thursdays when we have bridge and bingo. I am not going to go over all of these things again. We went over the parking and the impact of the bus, tours when they leave their cars there for the day. We talked about the modest growth in the senior population; I am not going to take the time to do that again. The committee has the right information. Most of what I gave to you, I obtained from the committee's same sources. Unfortunately, it is being misinterpreted. Please, take this for further review. Reach out to all the

Seniors of this town. Find out what they want and need and if available, would they be able and want to attend. Do not spend \$4 million of the taxpayer's monies blind. (Applause)

Robert Hoffman, 51 Parker Farms Road stated, I am a volunteer at the senior center. When Mr. Lube made the comment about the Taj majhal and having the best senior center in the state, I don't think he has visited too many senior centers. We need a senior center. If Mr. Lube is not interested in it like a number of other people; as far as how we survey people, we have surveyed. I don't know where he gets some of his information from but the reason we need more room is, if we had to transform this room every time you had a meeting; move that counter out and other stuff in like we have to do down there.....he comes down there on an average of once a week and judges on that day, on a Wednesday, which is one of the dullest days of the week. We need a new senior center whether you re-build the old one or make a new one. One of the fellows down there said, "do what ever you are going to do but do it before I drop dead, I would like to see it." We are fighting for a new center. We are not going to benefit by this, it is going to be future seniors that are coming in. At least give us a shot at enjoying part of it in the interim. Dogging it and coming up with all these figures; I take exception, I am sorry.

Mr. Parisi stated, the gentleman (Mr. Lube) is entitled to his opinion.

Mr. Hoffman replied, and I am entitled to mine. He is not a licensed architect and his figures are totally incorrect. He says he is right and I say I am.

Mr. Parisi stated, we will have to make that judgment.

Mr. Hoffman stated, let him re-check his figures. (Applause)

Reginald Knight, 21 Audette Drive stated, I like what Mr. Lube said about the dedicated space for certain programs. Surely rooms could be used for more than one purpose. His figures do not lie. At a particular school I went to, the one hall had a stage at one end so therefore you could hold plays; there was basketball; it could be rigged up for boxing; it had all the gymnasium equipment; there were so many different things that could be done in one room. It was just a matter of judicious design and moving things around. I don't think that would be too difficult to go back and have a look at that rather than dedicate a room to a particular purpose. They do say the most under-used item in America today is a school because the kids are there during the day and no one is there all night. I do think that they could, by design, have a computer room where the computers could be tucked out of the way to do some other function. There is one factor I would like them to take into mind, you younger fellas up there who are looking at retirement twenty years away, remember this, the U.S. government has decided after the year 2000 that you will work until seventy. Figure that into your computations as to who will have the time to either go to work or down to the senior center. Right

How you can retire at sixty-five, that is the option but they will be required.....it is going to be graduated but it is going to happen. People will have to work to seventy years old before they can retire.

Andy Kapi, 6 Deme Road stated, I appreciate very much the work done by Wes Lube, repeatedly and over a long period of time. In the course of events up here you meet some extraordinary people, Wes is one of those people. Whether or not you agree with his conclusions, his dedication and his effort in this regard is extraordinary. I find his research persuasive; many of his arguments, in particular the idea of reliance on dedicated space which means, in essence, that you don't pick up that easel and paint a picture in the exercise room because that is not what you are supposed to do. I don't mean to make light of it.

Mr. Parisi asked, do you have anything new you would like to bring out to move this along?

Mr. Kapi replied, I agree with some of the comments that indicate that the proposal, as currently formulated, is excessive and I don't mean in particular with regards to lavishness. I would not argue against modernity or a facility that is well beyond being brought up to code but I do think the 20,000 square feet is a matter in question. If Mr. Lube was up here making an argument that we should not have an expanded facility renovated or new then I would not agree with him. I think there is room for a compromise assessment somewhere between the economy plan that Wes sketched on the 20,000 square feet. Whether that would be, let's say for the sake of argument, 14,000 or 15,000 square feet, I don't know. You have to pick a number just conceptually to have something to consider. The economies of scale, with a figure like that might be something like 25%. In the area of \$3 million for construction that is possible to be looking at a savings of \$750,000. I think that is something that should be taken very seriously. We have undertaken quite a few projects lately and spending lots of money and I typically argue on the side of spending the money and I would agree that we have a need for this facility. I don't think the case has been made for the 20,000 square feet. I think that the data Wes provided at his first presentation has never really been countered in a way that I find persuasive. I know the committee was going to make a presentation at the meeting following Wes' presentation and I regret that never did take place because that certainly would have been timely and the point, counterpoint that would have been very helpful for us to sort through this kind of situation. I would ask the members of the audience on the other side that this decision be conducted without ranker and derision, not to take anything away. However, I think Wes has a point to make and I think it is something that you should consider because we have to take care of all other people's concerns in this town. Certainly the seniors are high on the list but the taxpayers are as well.

Robert Sheehan, 11 Cooper Avenue stated, at the last meeting, from the committee I did not get the impression that the 20,000 square feet was etched in stone. What I got out of the committee was that they favor an entirely new building. I have heard from other senior citizens in town, maybe they think

20,000 square feet is too big; 15,000 square feet may be good; 17,000 square feet may be good. I would have thought in the presentation tonight that at least you would have a picture of it from the architect up here where everyone could see it. Does anyone know the square footage of Fairfield Blvd. including the Recreation Department and Youth Services?

Mr. Parisi pointed out that a picture was available of the proposed new building at the last meeting.

Mr. Sheehan replied, we are going by memory from last week or two weeks ago...we should have had a picture here tonight.

Henry McCully, Director of Public Works stated, Fairfield Blvd. is in the neighborhood of 50,000 square feet.

Mr. Sheehan stated, my impression from the last meeting is that the 20,000 square foot building was not etched in stone. I may be wrong but that is what I got from the committee. I hate to say that we should cut back their cost estimates for 20,000 square feet but maybe we don't need 20,000 square feet. I would like to see a proposal for 15,000 or 17,000 square feet or maybe even 12,000 square feet just to see what the difference in cost would be in construction.

Pasquale Melillo, 15 Haller Place, Yalesville asked, what is the current average attendance at the senior center?

Mr. Parisi stated, we are trying to discuss the design tonight. The question is not pertinent to the design phase.

Virginia Philips stated, daily attendance fluctuates from under 100 to over 100 - 115, depending on the activity and the day of the week.

Mr. Melillo asked, were any building contractors invited to bid on this contract?

Mr. Parisi replied, we are not there yet. We have to do the design first then it goes out to bid.

Mr. Melillo stated, if you do take any action tonight, it will only be specifically related to the design and not the construction, correct?

A "yes" response came forth from the Council but was not attributed to any one Councilor.

Philip Wright, Sr., 160 Cedar Street stated, it is my understanding that the project encompasses retaining the old building and I never heard anyone talk about how much money we are going to

pend to do that. I think that should definitely be included in the total cost of this project. I would also say that our experience in this town of maintaining and handling our discarded buildings is pretty poor. I would hope that we are realistic if we decide we are going to save that building. If we don't have a good use for it now, let's not hang on to it for what might happen twenty or thirty years. Consider that, please.

Jackie Iaderosa, 12 Haller Avenue stated, I am up here to make a couple of comments on behalf of some people in the audience who had asked me to. First of all, I have a real problem with the figures being used to guide the mindset of how big this space is. If two houses on Ridgeland or in the Ridges can total 1,500 square feet, understand that in 1998 the Department of Housing said the standard living quarters in the State of Connecticut are in excess of 2,000 square feet. That would be one house being much larger than two on the Ridges being put together. Secondly, someone had a real concern here; I had no idea, I have never heard about this in the newspaper but the septic being backed up in the senior center, is anyone familiar with this problem? Apparently the septic is a severe problem. If too many people use the rest rooms a buzzer will go off and will inform these residents that they cannot use them until further notice. That is disgusting. That is absolutely disgusting that we let our seniors stay in a place like this. I want to re-clarify....I know this point has been brought up before but the furnishings in these buildings are not provided at all by the Town and the senior center as, in fact, raised the funds to provide themselves with all their furnishings. These furnishings include more than just the chairs, in fact it includes the security system, their P.A. system and the pool tables. It is great to say that you have provided the space for three pool tables but they still have to raise the funds to come up with that third pool table.

Mr. Parisi asked that all comments be directed to the Council.

Ms. Iaderosa continued, it is important that we maintain our commitment to our senior citizens in this town and that we keep our services in perspective. If it is going to be one-quarter of our town that we really need to address and provide for them and be responsible.

At this time the Chairman asked for questions from the Council.

Mr. Knight stated, there have been several comments this evening to the effect that if we were to vote on a preferred design for this project that we would be rushing to judgment. I found it a pretty interesting statement in view of the fact that the first time that the mention of the square footage that this building might occupy which turned 18,000 to 20,000 square feet was made in October, 1995; over three years ago. This is not something that this Council or the previous Council or the Council before that is just making a snap judgment about. Let there be no mistake about the fact that this has been a long project that many Councilors have been involved, all Councilors have been kept well-

formed about the progress, about the plans. All I want insist on is that everybody understand that this is not a rush to judgment in any way.

Mr. Zandri asked, is this an informational item tonight or is there going to be action.

Mr. Parisi answered, there may be a vote tonight for direction as to which way we should go.

Mr. Zandri asked the Mayor, do you feel that the 20,000 square foot (option) that is being proposed is justified? Do you plan on supporting the project financially? What plans do you have for the existing building if a new center is being built?

Mayor Dickinson answered,....the size being recommended by the committee as Steve Knight has pointed out has been the subject of fairly long discussion and action. In addition, it falls within the national or state standard with regard to size of facilities. It falls within the national guideline for our size of community. Though certainly it can be debated, I am supportive of the 20,000 square feet. I don't think it is worth prolonging it to deal with....it is 3,000 less. At this point it is not worth that. Secondly, yes, as I have indicated, I do support the project and will recommend that we proceed with financing assuming that bids come in and are reasonable range. Third, I think the building remaining could be utilized by the Civil Preparedness, possibly the sign shop activities of the Police Department. We do need that existing building and it will be put to good use.

Mr. Zandri asked Mr. McCully, is there any immediate improvements that would have to be made to that building to make sure it is a sound facility?

Mr. McCully answered, structurally the building is very sound. It has a relatively new roof on it, I believe it is only seven years old; it has a new heating and air conditioning system that covers the entire facility. The young lady who spoke before eluded to problems with sewage. We have a grinder pump system there so it doesn't work by gravity. There are times when the sump in the cellar, if it gets to a certain level the buzzer does go off. It is not a real bad problem, the toilet facilities certainly work. With not so many people at the sign shop or Civil Preparedness, I would not foresee any problems with sewer service.

Mr. Zappala stated, for many months we have had many meetings and as Councilor Knight stated, we have discussed many issues. The most important issue is that the existing senior citizen center is not adequate and needs to be re-done. If but chance we come up with a Taj Majhal by any means, I would be very glad to see it in Wallingford. I don't think we are shooting for the Taj Majhal but we are shooting for something for which our senior citizens will be able to operate and enjoy in the future. I certainly going to look forward to going myself one of these days and I will fully support a new senior citizen center. I think it would be very smart for us to go with a new center maybe

cause we will be able to put everything in place and to operate it more efficiently than try to re-do the old building. I think it is time for action. I think it has been discussed a number of times. There has been a lot of thought put into it and I know the committee has worked very wisely to try to come up to the minimum possible way to spend taxpayer's money. I am ready to vote.

Mr. Rys asked, will this strictly be for senior use or will some rooms be available for community use?

Virginia Philips stated, since the facility is a town-owned facility and the demands for the use of it by the seniors certainly covers daytimes and some nighttime's and weekends. That could be an item that would be brought up once the facility is completed for determination whether or not it would be rented out or available on the occasions when the senior center, itself, is not using it. This is not an unusual arrangement for some senior centers. It is a possibility.

Mr. Rys commented, I have taken down a few items I have heard from the public, from other people throughout the town and just jotted them down on a piece of paper. One thing I have to admit in the few years that I have been on the Council, I am not very happy about projections and I think one of the things that we have seen in projections is in our school system. We have opened schools and we have closed schools. The figures come in that we are going to have this many students and it turns out less, then we have more. I am not very fond, I don't know who makes the projections and I don't know how they are made but I am not fond of projections. I look at the baby boom, perhaps not the way Mr. Lubee or other people do but I am part of it. I think there are four of us up here that are. In another nine years I will be using the senior center. Anyway, this town spends money, yes we do. We just spent and we are spending money for renovation of the pool or re-doing the pool at a figure of over \$2 million which takes care of all groups. We have soccer fields, we have baseball fields, football fields. The use is six months, four months, three months, two months, total use is probably six months per year but we build them and we maintain them. As far as programs, there is duplication. I agree with that. One of the biggest duplications is our school system. The school system said, we have to have art rooms, we have to have music rooms. I was not in total agreement with that but I will tell you, there is a lot of duplication. I agree with Mr. Lubee but I also agree that there are programs that need to be done and people have to have their private space to do these programs. I hate to see a computer room the size of my back porch and I am not trying to be funny but I looked at yours and it is about the size of my back porch. That is not going to fit many computers and they may have to have special air conditioning just for that if they put more than twenty computers in that room. There is a lot of things that go into figuring computer rooms. I don't know that much about pool rooms, I don't hang around them much. I really think that the seniors really deserve something new, something better and we will see what happens from there. These are just general observations that I made.

Motion was made by Mr. Knight that the Town Council Direct Lazarus & Sargent Architects for this Project to Proceed with Full Design of the New Building Alternative that has been presented by the Wallingford Senior Center Advisory Committee, seconded by Mr. Centner.

Mr. Zandri asked, is that something that is being awarded or is that something that is going out to bid?

Mr. Parisi stated, it is the design money.

Mayor Dickinson asked Mr. McCully to explain.

Mr. McCully answered, it is a continuation of their contract. They were awarded the bid, this is just a continuation.

Mayor Dickinson asked, is there current funding in place for the design?

Mr. McCully answered, yes.

Mr. Renda stated, the senior citizens in this town, they gave a lot to this town, they worked hard, they paid their dues to society to their town. I think it is a good way to say thank you. I support this center.

Ms. Papale stated, I would like to thank the committee for all their hard work and Mr. Lube for all the information he gave us. That is what life is all about. We all have different opinions and we, on the Council, have to look at all sides and come up with our judgment, what we think is right. But Mr. Lube put a lot of time into this and I think he should be thanked also. Also thanks to Steve (Knight) and Tom (Zappala) who were and still are our Council Liaisons to the committee. I got all the information I needed from both of them when and if I had questions. I think we are ready to vote. It took me a long time to realize.....I could not realize how it would be less money to start from scratch with a new building than to renovate an older building. It took me a very long time to understand how the work is done. A few years ago I sat in on the renovation of the Wallingford Police Department and I really got an education on it so I am also in favor of what we are voting on this evening.

Mr. Parisi stated, I, too, would like to thank our liaison people. I know that they were at all of the meetings and the committee did a fine job. Mr. Lube, as far as I am concerned in your dealings with me you were a perfect gentleman and I think you have worked very hard on this and you are to be commended as Ms. Papale said. You did a fine job of gathering your information and you were very persistent and I think that that is what is all important in a democracy.



VOTE: All ayes; motion duly carried.

(Applause)

ITEM #11 PUBLIC HEARING to Consider and Act Upon a Proposed Ordinance Entitled, "Historic Properties Ordinance" as Requested by Councilor Stephen W. Knight.

Mr. Rys stated, I will read Section 1 which is Policy Declaration and append the rest to our minutes (Appendix I).

(Section 1 read here).

Mr. Rys: So moved.

Mr. Knight: Second.

Robert Sheehan, 11 Cooper Avenue stated, I know you have the ordinance printed here and we know that the properties are but I at least expect a presentation before you go to questions from the public or even yourself about what property you are talking about and what you want to do.

Mr. Rys named the subject properties of the ordinance as: The Joseph Blakeslee House at 1211 Barnes Road; the Nehemiah Royce House at 538 North Main Street; and the Johnson Mansion at 153 South Main Street.

Candace Brashieres, Chairman of the Historic Properties Study Committee stated that the properties are on the National Historic Register and all three are owned by the Wallingford Historic Preservation Trust and our proposal is to establish them as an historic properties group which would also entail an ordinance from the town that establishes a permanent Historic Commission overseeing those three buildings only.

Mr. Zandri stated, when I first saw this on the agenda I spoke to Councilor Farrell about it. The only piece of property that I have concern with is the one that is located off of Barnes Road on Route 68, the Blakeslee House. I told him that I am not opposed to having the house identified as an historic site but it is becoming run down and I was hoping that if we are going to put this on a registry that some work or some effort be done to straighten out that facility so that it is more presentable especially if we are going to publish it in journals or what have you as an historic site in the Town of Wallingford. It is a very heavily traveled road and right now it is not in the best of condition. That was my only concern. I am not opposed to the ordinance but I do wish that we could concentrate our efforts on that particular site.

John Laterno, Vice Chairman of the Historic Properties Study Committee stated, I am also the Director of Restoration for the Historic Preservation Trust. This was brought up at the last Trust meeting about that piece of property. What we are waiting for is some good weather to get out there. In the springtime there is going to be quite a bit of activity. The ground clearing will start first, that is going to be an eagle scout project and then from there we are going into the physical house. Compared to the other houses, it is a little more difficult to handle because we have to address certain things before we.....we can't just make it look pretty from the outside because what is going to happen is, it will effect other areas of the house. We are going to clean it up. We get a lot of comments also from people traveling that area. That is a priority for the Trust; to get that area taken care of.

Mr. Zandri stated, that was my concern; that property seemed to need some tender loving care.

Mr. Centner asked, is the intent to request a permanent Historic Properties Commission? How is that going to be made up? How many members?

Mr. Parisi stated, I believe there will be five permanent members and three alternates; a total of eight appointed by the Council.

Mr. Centner asked, is this salaried positions, non-paid positions?

Mr. Parisi answered, no.

Mr. Renda stated, I noticed that there was a problem with the roof of the Royce House. I believe they made a temporary repair. Do they have any future plans to replace that roof?

Mr. Laterno answered, yes, the first step is to have an engineering report done. It is not only the roof that has to be addressed, the upper section of the house is leaning. The roof will have to come off and the third floor will have to be straightened out. Some structural work will have to be done before the roof can be put back on. That is another top priority because the rest of the house is basically in good shape and we keep patching the roof and hoping that some funding is going come down the road.

Mr. Parisi stated, this ordinance pertains strictly to these three houses. The reason for this ordinance is to attempt to secure additional funding from the State and other specialized groups, if you will.

Ms. Brashieres replied, that is right. Having these three properties, giving this extra layer of protection through historic preservation, there is additional preservation money that is available

through the federal and state governments. It gives us the funding to address the Blakeslee House and to do the roof of the Royce House.

Mr. Parisi stated, this ordinance cannot in any way be expanded. It is to cover these three properties.

Ms. Brashieres replied, the way the ordinance is written it is for these three properties only.

Mr. Farrell stated, I am going to abstain on this. I don't believe I have a conflict but part of the reason for enacting this is so the Trust could potentially qualify for some funding. In that distant chance that it is a financial benefit to the Trust, I think it is appropriate that I abstain since I am the Trust president.

Philip Wright, Sr., 160 Cedar Street stated, I was very interested and pleased to see that there were provisions for the make-up for this committee and how long they would serve and how they were appointed and the like. I think it is wise to do this sort of thing and that they be followed religiously. I have seen other commissions where people stayed on long after their term had expired and that is not beneficial. Not only germane to this particular ordinance but to several other things in this town, I am not in agreement with the part that reads, "...who shall be electors of the Town of Wallingford holding no salaried municipal office." I think it is a long stretch to feel that some salaried employee in this town could not serve well on this sort of a commission and I know that we have some pretty blanket-type regulations here but I think we exclude some pretty good people when we include this kind of stipulation. It is germane to this but I believe other such appointments in this town and it ought to be looked at to see whether it really serves a worthwhile purpose. Where there is money involved, where someone might pocket something, that is a different story. That is not what this kind of commission is designed to do in the way of a function.

Ms. Brashieres explained, that particular language or item is included due to the CT. State Statutes which require that the ordinance be written that way.

Reginald Knight, 21, Audette Drive asked, what would be the function of these buildings? Right now we have the Royce House sitting up there by the cannon and as far as the average citizen is concerned, it is a house on the right as you drive south. I would like to think that if these places are fixed up and possibly furniture brought in, etc., school children would visit and see how our predecessors lived and so forth. We have one down here on South Main Street that is going to be the Silver Museum; that is a function. But if you are just going to fix up a building to have something to drive by, are they going to be functional in some way; pay to go in and look? Will they be the subject of educational trips or what have you?

Mr. Laterno responded, all of these buildings are designed to be more than just a pretty building. The property on South Main Street will be a Silver Museum with other functions going on in the house. The Royce House, the same way; it will act as a living museum where not only school children and citizens of Wallingford go into these houses but there will be activities year round at the houses. Going out to the Blakeslee Property, that is an area that we are going to utilize for archaeological digs involving town residents and school children and also to show the restoration process as it is being done. There is going to be schooling run. It is very beneficial for the town, there is going to be a lot of activity surrounding all three of these properties.

Reginald Knight stated, there should be publicity activity to generate interest in it. Most people drive by the Royce House and don't even know it is there. People don't use their feet anymore and therefore won't even see the sign. I know there is a lot of volunteer labor but where is the financial support going to fix these sagging floors and broken windows and painting, etc. Where is that going to be spread? Between the town, state, federal, what have you?

Mr. Laterno replied, right now it is all volunteer assistance and many, many man hours have been put into these properties and many more will be going into them. As far as the actual monies, it depends on where we get it from and how it is going to be split amongst the houses. That is one of the areas of this commission. We are setting it up so that we can apply for state and federal money.

The Public Hearing was closed at this time.

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

ITEM #12 PUBLIC HEARING to Consider and Act Upon a Proposed Ordinance Entitled, "An Ordinance to Provide for the Codification of Ordinances of the Town of Wallingford Into a Municipal Code to be Designated the Code of the Town of Wallingford"

Mr. Rys stated, I will read Section 1 and then subtitles of the other sections and append the rest to the Town Council minutes (Appendix II).

Mr. Rys read Section 1, Adoption into the record at this time followed by the subtitled, of Section 2, Continuation of Existing Provisions, Section 3, Copy of Code on File, Publication, Section 4, Amendments to Code, New Ordinances, Section 5, Code Book to Be Kept Current, and Section 6, Changes in Previously Adopted Ordinances.

Mr. Rys: So moved.

Mr. Centner: Second.

Philip Wright, Sr., 160 Cedar Street asked, if I want a copy of this code, where would I get one?

Town Clerk, Rosemary Rascati replied, I have one here if anyone wants to look at it. In order to provide copies for the public, they cost \$65.00 each. I do have them in my office for department heads and anyone who wants to look at it or the public wants to look at it....if we have to provide them for the public then that runs into a lot of money.

Mr. Wright stated, we can get copies of the Town Charter and it does not cost us \$65.00 for that. This is pretty heavy stuff here, right?

Mrs. Rascati responded, it is all codified by different chapters and it costs us \$500 per year to keep it upgraded with all the new ordinances that come in and they are all put into the separate sections. The Town Charter is printed once and that is it until it is changed.

Mr. Wright asked, have we ever done this before?

Mrs. Rascati answered, we have attempted to. It is a part of the State Statute which says that the town must codify their ordinances.

Corporation Counselor Adam Mantzaris stated, there is a statute that requires compilation. We were doing that before with the mimeographed copies and an index but it was unyielding and we thought that this, this was attempted in the early 1980s but it did not get very far. We, however, did get a credit because we used the same company for the amount of money that was spent back in 1980 or 1981. It is a twentieth century way of doing business.

Mr. Wright asked, has anyone reviewed all of these provisions before we go to print?

Atty. Mantzaris answered, it has gone to print. We have provided exact copies of our own ordinances to the company and the ordinance that is before the Council tonight provides that there are no changes, substantive changes in the ordinances. If there happens to be any they won't count because the original ordinances is what counts. We will still continue to adopt ordinances the way we have been adopting them. They, however, will go to the company and the company will put them in this book form for us.

Mr. Wright stated, if everyone sitting up there that is going to approve this are satisfied that the ordinances so written are what we should have in this town, I guess it is O.K. with me but it does not look like I hear much from all the people out here that they have reviewed them.

Mr. Centner stated, the way it is structured is, it likens to the Board of Education Policy Manual. I don't think you would really want to spend money and buy one of these because then you would be subject to maintain it or it is worthless. You would have to remove any old ordinance and insert a superseding...it is about as difficult to maintain as the Board of Education Policy Manual; I gave up on that thing.

Mr. Wright stated, I am not so sure I want to keep up with it. What I am curious about is, we elect you guys up there to look out for our interest and if you are all happy with this as is, then that is the way it goes. I would hope that these have been adequately reviewed before they went into print.

Atty. Mantzaris replied, Rosemary and I did randomly review ordinances that we had adopted and we found no errors. We did not review every one that is printed here. Every one that is printed is copies of our own ordinances.

Mr. Wright asked, how many are there?

Mrs. Rascati answered, there are 456 in this book and we are working on ordinance #465.

Mr. Wright asked, are they all still pertinent; every one of those?

Atty. Mantzaris stated, 460 ordinances still in effect.

Mrs. Rascati added, anything that has been repealed, it will tell you in here.

Atty. Mantzaris stated, some of them involve spitting on the sidewalk, they may not be relevant to today's activities but they are still on the books.

Mr. Farrell stated, I don't think that this is an unusual occurrence. It might be the first time that the Town of Wallingford is doing this but if you go to the state level or federal level, they codify on a regular basis. It is to try and provide some consistency and some regularity in a presentable form to put it in. I think it is reasonable at this point that our ordinance book, in my opinion, when I first got one, I thought it was a mess, it is hard to find things in, the copy was very poor because some of them seemingly Xeroxed hundreds of times...I think it makes some sense to collect them all in one form that makes it very accessible. This is not something that unusual.

Atty. Mantzaris stated, every time we have ever sent for ordinances dealing with a subject, we have always gotten back copies of codified ordinances much like we have in this book. We may be the only town still working with a mimeograph machine as far as the ordinances go.

Mr. Wright stated, I am not opposed to it, I just hope that someone has looked at it and that they all make sense to be in there that it is something by which the citizens of this town must live. If they are all pertinent today, God bless us.

Kate Wall, 34 Leigus Road stated, this is a great attempt to codify the ordinances. They have always been a problem. When I was Town Clerk a number of years ago, it was a great introduction to our legal system when I went to try and do an index on these ordinances. With the codification, what it does.....most towns do operate on its codification, it kind of takes the meat of the ordinance and gives it to you in the individual headings so you can easily find it. If it deals with snow removal, you can easily go to that section. If it has to do with dogs, you go to that section. It gets rid of a lot of "legalese", wording that you have in the ordinances. You can easily read it and understand it. This company that will be doing the work is very good. They do a lot of towns in the state and they do it also throughout the country. Normally when they review these ordinances, not only do they check to make sure the grammar is correct and the typos are taken care of but they do kind of check for the legal aspect of it to make sure that you are in line with the State Statutes. Did they do that? They usually do.

Mrs. Rascati replied, I did not question them but in their proposal they said they would do it.

Ms. Wall stated, they usually check to make sure you are in line with the State Statutes. If you have something on the books that is out of line with State Statutes, they will talk to your legal counsel about it. The other thing is, they normally don't do anything with bonding ordinances. Those are usually the ordinances that are outdated. We have bonding ordinances from the 1960s when our form of government was created. Back in the early 1980s Councilor Krupp went through and via a general ordinance repealed a lot of the ordinances that were no longer in effect. You took care of that already. I think this is a real good ordinance; it brings you almost into the twenty-first century which would be nice. I am surprised at the price but as long as people understand that you can still get copies of any ordinance that somebody wants and they don't have to buy the whole book, that it will make it much easier for people to read. I assume that this will be available at the library for people if the Town Hall is not open.

Mayor Dickinson clarified the issue by pointing out that they did not change any of the language. He stated, Kate, when you stated that they "took the legalese" out of it I don't think you meant to.....they did not change any of the language.

Ms. Wall added, it is not that it is not legal anymore, it is just that all of the wording that makes it so difficult sometimes to understand these ordinances have been removed; or if it is redundant. It is still legal, the legal effect is still there

Mayor Dickinson stated, they have not changed the wording of any of the ordinances. They have supplied headings, they may make it simpler to.....

Ms. Wall stated, they will usually do a general listing.

Mayor Dickinson stated, they do not change the body of the ordinance. They can't change our ordinances. They can make the index easier to use and the headings simpler to follow but they cannot change the ordinances.

Ms. Wall asked, is the complete ordinance in there on all of these?

Mayor Dickinson answered, that is my understanding, yes.

Ms. Wall stated, I stand corrected. Normally they are taken out.

Mayor Dickinson stated, this is the publication of the official document and one of the sections in what they are adopting tonight is indicating that there is no intention to change anything. Any changes were supposed to be completely insignificant in nature. Only the Council can really change the ordinances. The bonding ordinances are not in there.

Reginald Knight, 21 Audette Drive stated, the compilation of the book could be a nightmare with regards to when you are putting the different rules and regulations in groups. Where does a bicycle on a sidewalk ruling come under, transportation or what have you? It is hard for the average citizen to know what is against the law. We had quite a to do with children riding bicycles, skateboards, in-line skates, etc., and I believe even the Council did not know exactly when the ruling went into effect never mind anything else. That boy did not know that on a Sunday morning that the rule could have gone into effect. The average person does not know 90% of the ordinances going on in the town. So many are made and completely ignored. I am sure that there is a law against riding a bicycle on a sidewalk but yet you see it every day downtown. I have seen police officers escorting a youth across the street from the post office to the other side of the road on in-line skates. We saw them downtown during the town fair (Celebrate Wallingford). Nobody cares, no one did anything about it. I think you are going to have a book full of antique laws that do nothing for function at all. Half the people don't even know when they are breaking the law.

Andy Kapi, 6 Deme Road stated, this effort seems to lend itself to a home page presentation. Whether the Town has any plans to set up its own home page or join in an effort with some grouping of towns or organization that does that kind of platforming. People could print out any ordinance off of a website fairly easily and you would not be confronting these print costs. You could have a couple of copies stored. Is there a legal question here when you announce that this is now adopted



As though that was the way it (ordinance) was originally written when, in fact, some grammatical changes have been made and a "smoothing" of the language occurred? Will there be original versions stored somewhere that someone could refer to if they wanted to make a case that a legal inflection in fact did make a difference as to meaning?

Atty. Mantzaris responded, yes, the original version of the ordinance would be stored in the Law Department and the Town Clerk's Office. A copy would be sent to the company to add when it updates quarterly. I read some ordinances through and I could not find any changes in any language. The company may have put that in about grammatical changes; they may have made some but I could not find them. I did not read many of them thoroughly but I did read some and found no changes what so ever. I don't say, however, that they didn't make some grammatical changes, maybe there were some that should have been made, I don't know but the original ordinance that is enacted by the Council would be in our office and the Town Clerk's Office.

Mr. Kapi asked if a disclaimer to that effect should be added to the book so that people are aware that the original can be referred to?

Atty. Mantzaris replied, I don't know what the need for that would be. These would be used mostly by the government.

Mr. Kapi stated, what about people who are defending themselves against the government.

Atty. Mantzaris stated, there are no substantive changes in these ordinances. I don't think....if there was a complaint against somebody based upon an ordinance and the person wanted the original as enacted by the Council, they could get that copy. If there is a difference in the one that is printed in the code and there is software....there is a company which provides the list which makes it available for anyone to have a copy almost instantaneously by going to the particular section and running it off on the computer. This company has offered it to us and we purchased it. We have it now, it is in the Town Clerk's Office and in the Law Department. We have the software to reproduce any of the ordinances in the code.

Pasquale Melillo, 15 Haller Place, Yalesville asked, is there going to be any bidding on this service by other companies?

Mrs. Rascati stated, when we first set out to do this I went upstairs to Purchasing and they did get three separate prices for us. The reason we went with this company was because they had done some work for us in the early 1980s and we were able to get this codified at less than half the price that it could have cost us if we went to a company that started from scratch. We had prices of \$20,000., this one was done for \$9,000. With regards to Mr. Kapi's statements, they do not change the

ording of the ordinance. They refer to the ordinance number and then they explain about what is in that ordinance; the statutory authority, the applicability and different things that.....and this is what I think Katie meant by saying, "they take the legalese" out of it; they don't take anything out, they explain the different phases of the ordinance.

VOTE: All ayes; motion duly carried.

The Chair declared a five minute recess at this time.

ITEM #7 Discussion and Possible Action Regarding the Appointment of a Health Insurance Consultant, Segal Company, as a Broker of Record for the Town of Wallingford - Personnel Dept.

Correspondence from Terence Sullivan, Personnel Director recommends the Council appoint the Segal Company as the Town's broker of record for its health insurance coverage. Since the broker would be paid commissions from a retention pool that the town currently contributes to, this arrangement would allow the broker access to those commissions on new Century Preferred policies. As part of the arrangement the Segal Company would no longer bill the Town \$6,500 for its consulting services and would rebate us the \$3,250 we have already paid so far this year. A bid waiver may be necessary.

Mr. Sullivan stated, the town stands to save money with this action. We will get the same, if not enhanced, services from this firm. It would be a two year deal and we would both have a sixty day out if it was not satisfactory. I would like to try this for two years, see how it works out for the town and then re-visit it.

Mr. Knight asked, what is the premium? How much is the commission?

Mr. Sullivan answered, the premium would be based upon the Century Preferred premiums only so the fee that goes into that pool is based upon that kind of insurance. We have a regular indemnity plan, P.P.O. or Century Preferred plan which we have had for about 1 1/2 years now, we have slowly been getting contracts into that. We also have a couple of H.M.O.s. If you were just to look at the town's premiums, I did an average over the last five years. For the indemnity plan, the annual premium would fluctuate between \$9,000 and \$11,000 on average. That is for all insurance the town pays, non-utility, non-Board of Education. That number right now, in that, let's say an average of \$2 million a year that we pay out of premiums for the town general government, we have approximately 215 employees that had moved to the Century Preferred effective February 1st. That represents roughly one half of our employees or non-Board of Education employees. If you did the math, it is approximately 50% of \$10,000 in commissions from this retention pool. It is probably about \$5,000.

Mr. Knight stated, we are not talking about big time windfall for the Segal Company, we are talking about re-structuring the way they are compensated.

Mr. Sullivan answered, yes, we are paying anyway. That is the funny part about this business. We have to pay in these premiums. This pool is a combined pool; all employers pay in.

Mr. Knight asked, what is a retention pool?

Mr. Sullivan answered, my understanding is that it is a built in run out in case policies are canceled. If the town walked away from Blue Cross or vice versa, there would be money left over to pay any claims that were pending. This pool is available for that purpose. We pay into it anyway and I cannot see paying twice.

Mr. Knight stated, the Segal Company, over the past several years, has done some pretty good work for us in reducing our health insurance costs. I think they have done that seemingly as an outside, disinterested third party if, indeed, they are truly consultants. This changes the nature of the relationship between Blue Cross and the Segal Company as well as our relationship with them. They become, in a sense, sales representatives for Century Preferred because it is in their own financial interest to see that we adopt that plan. You don't see a problem with that?

Mr. Sullivan replied, I don't. The draft that you see in front of you is just a draft. I plan on re-visiting that maybe as soon as tomorrow with the Mayor. I want to broaden some of the scope of services there and not limit it as he has drafted. In any relationship, yes, the consulting firm whoever it is, stands to get more money for doing basically the same work while I want more work out of them and I think that if it would appear in the future that they were featherbedding and not doing the best job for us so they could drive their commission dollar for us, they would not be around long and I would work to make sure that didn't happen. It does seem to be a strange relationship, they would fight on our behalf to make our premiums go down so that their commissions would go down but they stand to make more on commissions than they do on a regular consulting fee basis anyway. If it was not working to our favor we would terminate the contract.

Mr. Knight commented, what if we said no tonight, that we would not give you a bid waiver on this?

Mr. Sullivan answered, I would pay the \$3,250 that we owe. We would not be rebated the \$3,250 we have already paid. The Segal Company would continue to consult on our products as they have and I would probably increase the budget for July 1 for this proposal and then go out to bid after the budget was adopted.

Mr. Zappala we deal mainly with Blue Cross and Blue Shield and I hear that they seem to be the highest in charging for their insurance plans. It seems like the Segal Company always comes back with Blue Cross and Blue Shield. Do we explore any other companies or are we contracted with them that they are the only ones? What is the story?

Mr. Sullivan replied, since I have been here we have not floated a trial balloon on what other carriers would provide us. We are limited to a great extent by our labor contracts to make sure that we provide certain insurance. We have the right to change carriers but we have to make certain that it is the exact same or better insurance that is in all of our fourteen or fifteen labor contracts now. I have not done that. I could probably do that and check around but with any carrier they will put together costs based upon claims and projections. Numbers can be worked on and massaged but what we used the consultants for is to, I hate to say it this way but, to beat up on the carrier. They go back after what we call administrative charges. There is a certain overhead that is built into premiums and the consultants who are trained and certified underwriters in insurance matters who understand it a lot better than anyone here does, at least in my department, they do a good job in taking Blue Cross to task and making them defend every penny. We will routinely get rates. I got rates in the fax machine today. I could put a pay check on it that the rates we pay in July won't be what I got in the fax machine because we use this consulting firm to help fight the battle which is kind of a dance we play with the insurance carrier. That is kind of a long winded way of saying no, we haven't checked, but we can.

Mr. Zappala stated, in speaking to some union representatives, our union representatives feel that Segal is not really doing the right job for us as far as giving us the best price and benefits. I know that they are showing you that they can save money by going to different companies and we have been refusing to switch carriers.

Mr. Sullivan stated, Segal does not set the prices, Segal responds on our behalf to what the carrier gives both of us, the consultant and the town. I am not sure that we are talking about the same thing.

Mr. Zappala stated, I am just going by what I hear from individuals which are representing union workers which we employ and they claim the Segal Company is probably not doing justice to the town as far as sticking with Blue Cross and Blue Shield. I don't know how true that is.

Mr. Sullivan replied, if they want to come to either myself or Tom Sharkey I would be happy to speak with them but Segal does not pick the carrier, the town does. Segal reacts on our behalf based upon our needs and basically, our needs are financial; make sure we have the right coverages. If there is a better way to get the same coverage we can explore that. Segal does not, in any way, choose the carrier, that is the Town's decision.

Mr. Zappala stated, but Segal proposes Blue Cross and Blue Shield every time they come back to us.

Mr. Sullivan responded, they don't propose anything. They react to the rates that Blue Cross/Blue Shield tells us is what we are going to need to fund the next budget. For example, it was as union that recommend that we go to the Century Preferred model two years ago. We tried that with one union, we had very good success and now you are seeing because of that proposal town-wide things are slowly changing. The teachers just changed and on this side of the aisle, the largest union in town just changed over effective February 1st.

Mr. Zappala stated, I will give you a call and we will talk.

Motion was made by Mr. Rys to Waive the Bid and Award it to the Segal Company, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

**ITEM #8** Consider and Approve a Bid Waiver for Shawmut Equipment Co., Inc. To Contract for Service to Make Necessary Repairs to the Department of Public Works' 1993 Gradall

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

The cover letter from Public Works Director Henry McCully indicates that the cost to repair the department's 1993 Gradall Model #G3WD is \$6,677.79 plus freight charges on parts. Shawmut Equipment Company is the only vendor in the state that can make these repairs.

VOTE: All ayes; motion duly carried.

**ITEM #9** Consider and Approve a Bid Waiver for Power Phone Company to Purchase Software to Train Dispatch Personnel and to Provide Assistance to Dispatch Personnel in Emergency Dispatch Situations

The cover letter from Fire Chief Wayne Lefebvre states that the Power Phone Company is a professional training agency that is able to certify dispatchers to work in the State of Connecticut. The Police Department currently uses Power Phone to train its dispatchers. Power Phone also provides procedures in a software application to assist dispatchers in emergency dispatch. It has been determined by the Police and Fire Departments that Power Phone software should be utilized to provide consistency with dispatcher training. This software incorporates earlier procedures written for the fire department by Power Phone into this software application. The cost of the two licensed software packages for the dispatch center is \$2,990. In order to provide continuity of both

procedures and training the chief is asking the Council to waive the bid procedure for this proprietary software. It should be noted that purchase of a procedural software package was reflected and budgeted for in the original 911 Center plan.

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

Assistant Fire Chief Pete Struble explained, this software is going into the police department computers. This will reside in the combined center and will be utilized by the combined center dispatchers. This is not going into the fire department. I am here to request a waiver because two-thirds of the instructions on the software relates to fire department and emergency medical services, one-third relates to the police department. It was placed in the fire department side of the funding for the project, that is why I am here to request the waiver of bid.

Mr. Knight asked, the software that the police department has and has been using does not have the modules, if you will, that you need?

Deputy Chief Struble replied, that is correct. They are replacing their existing software with new hardware and software for the combined center. That software will run side by side and a quick explanation would be the C.A.D. (computer-aided dispatch) software that is coming with the hardware from Lucent Technologies. A quick example would be, if someone called 9-1-1 to report someone not breathing, if they typed in "person not breathing" a pop-up screen would appear on the computer and the right questions to ask and the right advice to give that person would come up on the screen. That pop-up screen, that is what this software does. That needs to be continually updated. It comes from a national agency that writes it, the Power Phone Company. They are in Connecticut and the medical advice is written by a doctor and they stand behind their product. It is one of the few software packages that actually has police, fire and emergency medical services all in the same package so there is continuity. The new software that is coming in will work with the software to provide that screen for them to be able to read.

Pasquale Melillo, 15 Haller Place, Yalesville asked, if you were to send this out to bid, what would be the difference between what you are requesting and sending out to bid?

Dep. Chief Struble explained, there are a couple of reasons why we felt this was proprietary to Power Phone. Two of them have to do with where we are in the process. The dispatchers receive their initial training from the Power Phone company and the Fire Department has already used the Power Phone Company to help write its procedures that will be used in a combined dispatch center so that they were consistent with the training that the dispatchers already have. The third reason is, if we were to write a bid around this software my expectation would be that this would be the only bidder because we would have to write it that narrow. In the original bid that went out for the computer-

aided dispatching one of the things that the successful bidder had to do on that bid was to be able to into a software package that met this Power Phone specification. I think at this point if we were to write a bid, it would be so narrow in scope that probably only the Power Phone Company would bid on it and get the bid. We would probably end up with exactly the same thing. I feel it was a good price.

VOTE: All ayes; motion duly carried.

ITEM #10 Consider and Approve an Easement Agreement Between the Town of Wallingford Water Division and the Providence & Worcester Railroad

A cover letter from Roger Dann, General Manager states, in conjunction with the construction of the Ridges and Harbor Ridge Golf Course project, a water main crossing of railroad tracks at Woodhouse Avenue was required. In order to perform this crossing an easement agreement was required providing for both the initial construction of the main as well as its future maintenance. It is recommended that the Council approve the agreement and authorize the execution of said agreement so that the installation of the water main may proceed.

Mr. Farrell stated, I know typically that what we are trying to do is loop the system. Is that a primary benefit of entering into this agreement? It is not mentioned in your letter.

Mr. Dann replied, when that project was proposed we looked at the ability to serve it and, you are correct, as part of our ability to service that particular project, we looked at a loop that would continue from Alden Lane and Woodhouse Avenue through the project and ultimately continues up Harrison Road to meet our system at Quigley Road. This does provide a loop through both to the benefit of this project in terms of water quality but also for system operations.

Mr. Farrell asked, the benefit is not exclusive to the Ridges, it is a much wider benefit to the Town's system itself?

Mr. Dann answered, yes.

Reginald Knight, 21 Audette Drive asked, is it a matter of pipes going across the railroad or the railroad going across the pipes or over or under or what?

Mr. Dann answered, water lines going under the railroad.

Reginald Knight asked, there is no supply presently?

Mr. Dann answered, yes, this is an area where there did not previously exist a water main.

Reginald Knight stated, the easement doesn't tell you anything. How deep do they have to go underneath?

Mr. Dann answered, the plans place the casing pipe at a depth of five and one-half feet. The water main is then pushed through the casing pipe.

Reginald Knight asked, the Town will do the work?

Mr. Dann answered, no, this is all work that is being performed by a contractor hired and paid for by the developer at the Harbor Ridges project. When that is completed and accepted by the division we take ownership of it and then assume the maintenance responsibilities in the future. There is no cost to the Town to install this. The only cost the division will incur at any point in this project will be for the increase in pipe diameter over what was strictly necessary to serve this project.

Mr. Zappala stated, from what I understand the railroad does not let anyone do any work at their crossings except for those firms the railroad, themselves, hire. Who will be doing the work.

Mr. Dann stated, the developer has submitted to the railroad plans for this construction which must be approved by the railroad. The railroad will then furnish, during construction as they deem necessary, services of their personnel, whether it be flaggers or whatever inspection personnel they need to observe the work being done. They do not physically do the installation. That is done by a contractor under contract to the developer, under at least the observation of the railroad and has to comply with their standards.

Atty. Brian Stone, representing the developer, stated, Mr. Zappala, you are essentially correct. Although it is possible, we have had discussions with the railroad that they will allow our contractor to actually put that piece of pipe in but, in most cases, they would actually do that installation. For instance, with the upgrade of the grade crossing, we have prepared the plans, they have been approved by the State. We will pay for it but the actual construction will be done by the railroad and their own contractors. In this particular case, that small piece of pipe, they will probably allow our contractor to put it in. That is our understanding.

NOTE: All ayes; motion duly carried.

ITEM #13 Discussion of the Comprehensive Annual Financial Report (C.A.F.R.) of the Town for Fiscal Year Ending June 30, 1998 as Requested by Councilor Geno J. Zandri, Jr.



Mr. Zandri stated, I put this item on the agenda this evening because there seems to be some confusion on the true dollar amount of the 1998 year end surplus. In a recent newspaper article that appeared in the New Haven Register the following was reported, headlines, "Wallingford Finishes Year with a Surplus", the first sentence of the article reads, "The town ended fiscal 1998 with a \$5.1 million surplus an independent audit released Thursday show." What was reported does not appear to be correct. I want to first continue by defining the word "surplus". Webster's Dictionary defines the word "surplus" as "an amount or quantity beyond what is used or need; excess". When the financial report is released each year the mayor issues a press release summarizing the bottom line for that budget year. IN the Mayor's recent press release he states, "The budget balance for the fiscal year ending June 1998 is \$5.1 million." When I looked through the report I could not find this \$5.1 million amount referred to as a budget balance. Obviously when there is a press release, you get newspaper articles. The one I just referred to in the New Haven Register stating that we had a \$5.1 million surplus. IN the Meriden Record Journal their article reads, headlines, "Wallingford is Fiscally Fit Auditor's Report Shows". The sub-headline reads, "Surplus Set at \$4.1 million for Fiscal Year Ending 1997-98." You can see that there is already a discrepancy between the two reports. The two newspapers reported different figures. Also, in the same article in the Meriden Record is a paragraph that reads, "Wallingford performance has been almost routinely excellent. In the 1996-97 budget the town's surplus was \$3.9 million compared to \$3.7 million and \$2.8 million in the previous years."

Are these reported surpluses truly accurate? Let's review some of the actual figures.

Mr. Zandri displayed a chart of figures on the overhead projector and distributed handouts to the Council and public. (Appendix III)

Mr. Zandri explained, all the numbers that are on this chart, I did not create. They have been taken from the financial reports for they years that you see on the chart. The "Projected Budget" column and the "Actual" column, the figures in those two columns are bottom line figures. When I say bottom line figures what I mean is that we have revenues and you have expenditures. The difference between those two is a bottom line. That is what those figures represent. The first column is the "Projected Budget" column and what that represents is what was expected or projected to happen as far as the budget is concerned for that particular year. The "Actual" column represents not what was budgeted but what actually happened in that particular year. The third column represents our "Fund Balance", what we have in a reserve or savings account, if you will, from year to year. The last column "Budget Variance" represents what the difference between what actually happened and what was budgeted. I will briefly go over the figures for F.Y. 1998 and then I will go through the entire chart. In the most recent year we budgeted for a \$3.4 million loss. What actually happened was, we ended with a \$1.7 million gain or positive cash flow for that particular year. You can say that I call it a surplus and the reason for that is, you can see what happened to our savings account from the previous year end to what happened in 1998, you can see an increase by that dollar amount. What was reported was this figure, \$5.1 million. That was the most recent year. Now, let's just go

back a few years and let's see exactly how this thing works out over the years. I got our savings account balance for the Fiscal Year ending 1990. In 1991 we projected a \$2.5 million deficit. What actually happened was we had a \$578,000 surplus. How do I prove that? How do I assume it was a surplus? Look what happened to our savings account, it went up by that amount of money. What was reported? \$3.1 million. In 1992 we projected a \$1.2 million deficit, we actually had a \$1.6 million surplus. How do you prove that? Again, just look at the savings account for that year, compare it to the previous year and it adds up. What was reported? \$2.8 million. Now 1993 is a real interesting year because we projected a \$4.1 million deficit. What actually happened? We had a \$1.2 million loss. How do I prove that? Look at the savings account. It went from \$10 million down to \$8.7 million. What was reported? \$2.8 million to the positive (surplus). In 1994 a \$3.5 million deficit was budgeted for, we made \$216,000 to the good. Again, look at the savings account it proves it. What was reported? \$3.7 million (surplus). In 1995 a \$2.8 million deficit was budgeted, we actually had an \$82,000 loss. Look at the savings account, it dropped by that amount. What was reported? \$2.7 million (surplus) this is one of the figures that was in that recent newspaper articles. In 1996 \$3.5 million deficit was budgeted for; we made \$183,000 that year. Just look at the savings account, it went up by that amount. What was reported? \$3.7 million (surplus). In 1997 again, a \$2.2 million deficit was budgeted, \$1.5 million was the actual. Again, the savings account went up that much and a \$3.8 million surplus was reported. Right down to the current year, \$3.4 million deficit was budgeted, \$1.7 million was the actual, the fund balance proves it. That (referring to the budget variance figure) was what was reported in the most recent newspaper article, \$5.1 million. You will see an asterisk next to year 1994 because in the report there was a \$54,000 budget adjustment. I did not get into the details on that, it was a positive cash flow but I did not really check into where it came from. I just wanted everyone to realize that so that if you wanted to check the numbers you will see that they will add up. This brings me to one question and one question only and I will direct it to the mayor; I would just like to know in this latest budget what the actual surplus was?

Mayor Dickinson stated, the budget balance as reported is \$5.1 million just as reported, just as shown on the financial statements.

Mr. Zandri stated, I will ask one more time. I did not ask for a budget balance, I asked what the surplus was?

Mayor Dickinson stated, I don't know what is meant by a surplus. We never report a surplus. We do report the budget variance, the budget balance, for a year. We do not report surpluses. I am not sure what you mean by a surplus, it is not a term I am familiar with, I can ask Tom (Myers, Comptroller), are you familiar with the term surplus?

Thomas Myers, Comptroller replied, I am not familiar with the term surplus, it is not really recognized in the municipal accounting profession.

Mr. Centner stated, this is how I understand it as well and I have quite a bit of background in this, we are reporting the variance. If you take the projected budget we were projecting a deficit of \$3.4 million, we covered that and then the actual column also showed in the plus \$1,712,120. That does equal the variance of \$5,113,350. That is appropriate accounting, that is a variance.

Mayor Dickinson stated, I want to clear one thing up though. We are obligated to have a balanced budget. So we never budget for a deficit. Mr. Zandri's presentation would lead someone to believe that we project a deficit. We do not project a deficit. We budget a balanced budget. In the course of that there are various sources of revenues and I would ask Mr. Zandri, did you vote on the F.Y. 1998 budget?

Mr. Zandri answered, yes.

Mayor Dickinson asked, did we appropriate funds from reserves in the amount of \$3.4 million?

Mr. Zandri replied, yes and I am not questioning the report.

Mayor Dickinson stated, once that money is appropriated it is part of the budget and if we are to find out what happened at the end of a budget year, we have to compare back to the total budget which is exactly what the statements do. They reflect, as Mr. Centner has pointed out, that the actual...the first column as compared to the amended budget; you have three columns on the financial page. One is the amended budget, the second is actual experience and the third is the variance. The variance is shown in the far column there, \$5.1 million.

Mr. Zandri stated, I am not arguing that point and I am not arguing the report. I think the report is accurate. In your press release you do not call it a variance, you call it a budget balance. It is a variance. All that figure represents is the difference between what was expected and what actually happened. But a surplus, you ask anybody on the street what a surplus is and they will tell you exactly what the definition says. We are leading people to believe out there that we had a \$5.1 million surplus because that was what was reported in the paper. I don't care what you want to call it and that is not true.

Mayor Dickinson stated, our press releases never talk about a surplus. We did have a budget variance, a difference between what revenue came in against the amended budget and then compare that to expenditures, actual experience and you end up with \$5.1 million. Whether you call that a budget balance or a budget variance, that is the figure, there is no question that figure is correct.

Mr. Zandri stated, but in your press release it is not called a variance. That is what it is called in the report but that is not what it is called in your press release and that is not what is being reported in the newspaper either.

Mayor Dickinson answered, we report a budget balance; budget variance, budget balance.

Mr. Zandri asked, Mayor, did you read the articles in the newspapers? The articles describing the financial report that was just released for the town? Did you see the article in the Meriden Record and the New Haven Register?

Mayor Dickinson answered, I did see the articles, I rarely agree with the totality of any article that has ever been printed on a press release that has come from my office.

Mr. Zandri asked, are you saying that you don't agree with those articles?

Mayor Dickinson answered, I, in general, disagree with parts of every article that has ever been printed regarding governmental business, press releases that have come out of my office as well as public statements I have made. I have never seen anything exactly as I would portray it if I controlled the newspaper.

Mr. Zandri asked, do you agree with the article when it says that there was a \$5.1 million surplus?

Mayor Dickinson answered, I think Mr. Myers indicated earlier, he does not know the meaning of the word surplus. He and I have always cautioned the press at the press conferences regarding the characterization of it as a surplus and we continue to do that. The verbiage used by the newspaper is beyond our control.

Mr. Zandri stated, I think you answered my question. I think the newspaper articles are very misleading and I think it is the obligation of the administration that when articles like that come out that the record be set straight. I think the numbers on this chart are completely accurate and I think that if you asked anybody out there you will see that the actual is actually what happened and in the last eight years there were two years that this community had a deficit and I think that if you ask anybody on the street they will tell you, "it is impossible, it just doesn't happen in Wallingford."

Mayor Dickinson stated, I would disagree with you. I would point to the fact that we have a professional working for the town. I am not an accountant, I am not an expert in governmental accounting. Mr. Myers has given good advice, he understands the subject well. Certainly, I have not found any reason to question his ability and advice over the years. His explanation of these pages

lead me to believe he is correct and the purpose is to compare actual to amended budget which must include all revenue sums including amounts brought in from reserve. That leads to the budget variance, the budget balance of a positive \$5.1 million.

Mr. Zandri stated, well then maybe the next time they issue a press release you will refer to it as a variance and not as a balance. I rest my case, I think the numbers speak for themselves, I think people will make their own judgment on the validity of the figures that have been published coming from this administration. Thank you.

Mr. Farrell asked the Comptroller, in terms of how our accountings are prepared, I am assuming that there is a pretty standardized set of accounting principles on which this is prepared, is that an accurate statement, that many other municipal governments are doing theirs exactly the same way?

Mr. Myers responded, that is an accurate statement. There are standard statement presentations, in addition, municipal accounting regulations require that when there is a difference between accounting standards and local requirements that it be reported both ways and then reconciled. There can be differences in statement presentation but it must be reconciled from local requirements back to accounting standards. There are a set of generally accepted accounting principles that are required to be followed.

Mr. Farrell asked, and that that is what we are following?

Mr. Myers answered, yes. Those principles are set forth by the governmental accounting standards for...which is the rule-making authority.

Mr. Farrell stated, I know Bill Dickinson has been our mayor for a long time but if I recall correctly you have been in the Finance Department slightly longer. Were we following the same set of accounting principles in prior administrations?

Mr. Myers responded, yes we were. I have been employed since 1971 and to the best of my knowledge sitting here tonight, although accounting principles have changed, we have been consistent in the method that we have reported budget results to the public.

Mr. Farrell stated, so for nearly thirty years we have been doing almost exactly the same thing.

Mr. Zandri stated, you can say that you have been reporting this way for ten, twenty or thirty years, it is still my personal opinion that we are misleading the public in plain English.

Mr. Centner stated, I just want to go over one more time so that people understand what is happening on this chart. In each year we have a projected budget and by law we have to project a balanced one. Whether we pull funds...appropriate funds in the following year to cover that, we are bound to produce a balanced budget. If you go down this actual column, every year there was a so-called surplus, that was added to the savings account balance. Every year there was a real deficit it was removed from the savings balance. The "budget variance" column covers exactly those numbers. It has been going on, this is the way we have accounted it for years and years and I would make a recommendation to any of my colleagues here on the Council, if you are not comfortable with that, you should never vote for the budget at all. I wouldn't; I am comfortable with the budget. We do produce a balanced budget by law, we have been balanced, the number is reflected right to the dollar.

Mayor Dickinson stated, I believe the actual column showing \$1,712,000.00, Mr. Zandri, that is the figure you feel reflects what you call the surplus for that year?

Mr. Zandri answered, that is correct.

Mayor Dickinson stated, that actual column, if you look in the book, shows a budget of \$86.6 million when, in fact, the budget adopted was a \$89 million plus budget. So, if you only used the actual column, you are not comparing back to the original budget. That would completely throw off the "budget variance" column. You are only using one of three columns. The purpose of this whole exercise is to compare actual back to the original amended budget and all sources of revenues and that gives the difference between the two. To only use the middle column of actuals, would, indeed, mistake the total budget.

Mr. Zandri stated, Mayor, actual is actually what happened. The budget is a projection. We actually ended up with a \$1.7 million surplus that year and the savings account proves it; that doesn't lie, it is right there. If you were to total up all those variances there as surpluses, we would have about \$40 million in the bank; it doesn't happen that way. If you are going to reporting a one year "snap shot" of what actually happened then use the actual amount whether or not there is a surplus or a deficit; it speaks for itself.

Mayor Dickinson asked, if you do that, what happened to the \$3.4 million? Where is it?

Mr. Zandri stated, the \$3.4 million is the projected deficit for that particular year and the way you balance the budget is, if you needed that money it would come out of reserves.

Mayor Dickinson replied, it is appropriated as revenue. It is not a projected deficit, it is revenue. Could that \$3.4 million be used for anything else during that budget year once it is appropriated?

Mr. Zandri responded, no it is used for balancing the budget for that year.

Mayor Dickinson stated, it is appropriated for the budget alone. It can't be used for anything else, it is a revenue just like all other revenues. Where does that disappear to then under your analysis? Suddenly we are not looking at the \$3.4 million at all, we are only using actuals; \$3.4 million disappears from the budget.

Mr. Zandri stated, I will use an example that people can relate to, that is like if you were at home and had \$30,000 in the bank and you have earnings this year of \$60,000. and you say, "I'm going to take my \$30,000 out of the bank and put it with my earnings this year and say that I earned \$90,000." That is what you are trying to hand me, it doesn't work..

Mayor Dickinson asked, did you at the beginning of the year adopt a budget? Legally adopt a budget ordinance? The Town has to do that and we have to compare back to that document, it is a legal document. We can't just at the end of the year decide, well this is what we got in revenues and this is what we got in expenditures and forget the fact that it was all governed by an initial document called a budget ordinance. It has to be compared back to that otherwise the accounting exercise, the auditing exercise ends up being somewhat meaningless, you are not comparing to anything.

Mr. Zandri stated, you are comparing actuals to what actually happened and we can argue this all night long, the numbers speak for themselves. Let the people out there decide.

Robert Sheehan, 11 Cooper Avenue asked, the last column, the \$5.1 million, where is it? Is it actual cash?

Mr. Myers asked, the budget variance?

Mr. Sheehan answered, yes.

Mr. Myers explained, on the method of reporting in this document, to analyze that...that, to arrive at that number, it is a combination of actual cash plus any money due the town within a reasonable period of time; accounting principles define a reasonable period of time as being sixty days after year end.

Mr. Sheehan asked, so it is not all cash?

Mr. Myers answered, it is not all cash but I can tell you from my experience with these numbers that a significant portion of it is cash.

Mr. Sheehan asked, the \$1.7 million, that's cash, right? That is all cash that went into our savings account.

Mr. Myers answered, again, the \$1.7 million is a combination of cash and money due the town within sixty days and money due vendors or accounts payable, that would be where the cash would be paid within sixty days. It is not just a clear cut number.

Mr. Sheehan stated, I am going to use it as a clear cut number because it looks like cash in this scenario and it bears out. Now, what is owed the town and what the town owes someone else; that is not cash. I assume this figure does not go sixty days beyond June 30, 1998. This is actual cash of that date. Now, I don't know but I consider that a surplus and I don't know what is wrong with saying we had a \$1.7 million surplus that year, cash. Not what is owed us; not \$5.1 million. If you look at this, the projected budget column and the actual column equals the "budget variance" column. Now, I would like to know how you add a minus and a plus and come up with a plus, and you add a minus and a minus and come up with a plus. I don't know if this is the new math, I wasn't around for the new math, I use the old way. And if I used this formula that you do when my tax bill comes out for my property tax next year which will be in the projected budget column and we'll say it is \$3,000 and I will actually pay you \$1,000 of that and I will go all the way over to "budget variance" column) and I will have a \$4,000 budget variance and I won't have to pay my taxes next year and I will still have \$1,000 left. I don't think that is what you want to project here. If you add up this "budget variance" column it comes to over \$23 million. Also, at the bottom (of the chart) it shows the "general note indebtedness" at the end of 1990 was \$22 million; at the end of 1998 it was \$30 million, that means that we increased our debt by \$7 million. If I add up the figures in the savings account, it went from \$7 million to \$12 million in that same time period means that we were in the whole \$2 million all that time. I am asking questions and I am not getting an answer from anyone.

Mayor Dickinson stated, it does not reflect a deficit, it reflects the positives that are reported. What is happening is, we are taking figures out of context and trying to understand them without....

Mr. Sheehan stated, if this last column, "budget variance" is not all cash, that is just an arbitrary figure, that figure does not mean zip, nothing.

Mayor Dickinson stated, Mr. Sheehan, you have heard from the Comptroller who is most familiar with this, trying to characterize it accurately and you want to argue with him and say if it isn't cash, what is it? He is trying to tell you exactly what it is.

Mr. Sheehan stated, my whole thing about this is, if we say it is a \$1.7 million surplus, that is a bad thing; it has to be \$5.1 million.



Mr. Parisi stated, no one is saying surplus, though; no one is saying surplus.

Mr. Sheehan stated, it has been reported that way, the general public...it has been reported in the paper that way.

Mr. Rys stated, talk to the press.

Mr. Parisi stated, talk to the press. The press is the one that has made the mistake.

Mr. Sheehan stated, if it isn't (a surplus) I think somebody should set the record straight with the press. I am not in that position. You people are.

Mr. Parisi stated, not really.

Mr. Sheehan repeated, not really? You approved the budget, you approve all expenditures.

Mr. Parisi stated, we can't make them print exactly what we want. They print what they want.

Mr. Rys stated, not unless we take out a paid ad.

Mr. Sheehan stated, you could tell them they made a mistake, whether they print it or not, gee whiz.

Mr. Parisi stated, tell them they made a mistake, yeah.

Mr. Sheehan stated, I am sure if they referred to you in a derogatory manner you wouldn't say, "oh, gee whiz, I 'm going to let it slide."

Wes Lubee, 15 Montowese Trail asked the Comptroller, if Mr. Zandri had asked you, if the \$3,401,000.00 in the first column of figures was the excess of revenues over expenditures, you would have agreed? Would you not?

Mr. Myers responded, yes.

Mr. Lubee stated, so we are parsing, I think. He is calling it a surplus and you are calling it excess revenue but when the budget was drawn up for 1998 we did not have a real excess, we had a shortfall \$3.4 million so on your proposed budget you showed an anticipated transfer of \$3.4 million from the fund balance but during the year through administrative controls instead of having the need to transfer that fund, you were pleasantly reporting that you had a true excess of revenue over expenses of \$1.7 million, am I right?

Mr. Myers answered, yes.

Mr. Lube stated, the point that is being made here and I think it is a very valid point is that if you have five apples and you eat three of them, you have two left and the two (apples) would be the same as the \$1.7 million. The difference between the proposed experience and the actual experience is a variance and that is why that column on the right is referred to as a "budget variance". But I think that Mr. Zandri's comments that that figure used as a fund balance is an absolutely incorrect figure. The only fund balance at the end of 1998 was \$12,421,000., is that not correct?

Mr. Myers answered, the fund balance at the end of the year was \$12,421,528.00. compared....

Mayor Dickinson stated, what Mr. Myers was going to go on with, as compared with the fund balance of June 30, 1998 of \$7,308,178.00 which gives a variance again of \$5,113,350.00. When you compare the fund balance of one year to another, you get the same figure for the variance.

Esquale Melillo, 15 Haller Place, Yalesville asked the Comptroller, have the costs of the interest for the bonds outstanding or otherwise, the cost of all bonds relating to the budget variance, the budget balance, what ever you want to call it, have they been factored into your figures for your budget balance?

Mr. Myers answered, no. But I could give you those figures if you would like. The general bond and note indebtedness on June 30, 1998 was \$30,660,000. The interest payable on those bonds is another \$8,576,109.00. If you want to look at the principle plus the interest it is \$39.2 million dollars.

Mr. Melillo stated, in effect, you agree with me that the cost of the interest and these bonds relative to your budget variance or your budget balance means that we are in deficit, there is no way we are in a surplus in any way. We are in deficit, practically speaking, we are in deficit.

Mr. Myers replied, that is one interpretation however, under the accounting principles that we are required to report, the long-term debt, the bonds payable and the interest on those bonds, while a very important part of this audit report, are not reported on current year operations, only the current year's expense is reported. It is up to the reader of the financial statements to accumulate that information and apply it. It is not reported against the general fund balance. You certainly could arrive at the conclusion if you so desired by looking through the audit report but it is not required to be reported that way and it is not reported that way.

Mr. Melillo stated, like you say it is not reported that way because specifically relative to the accounting principles you have to work with, correct?

Mr. Myers answered, for what is known in municipal accounting as governmental funds.

Mr. Melillo stated, you are required by law, in effect, to follow those principles. But those accounting principles in plain English, it is plain as could be, those accounting principles apparently don't reflect the cost of the interest of all these bonds. They should be factored in. They should be factored in and related accordingly which automatically shows, any way you want to relate it to a budget, a budget variance or budget balance, we are in deficit. We are in deficit and a big deficit. You mentioned something about a figure that has to be paid to vendors. The figures also have to include paying vendors which would give us more of a deficit by the fact that we are paying out more money, correct?

Mr. Myers replied, no. Mr. Sheehan asked, is the \$1.7 million actual cash. My answer was no because it includes a sum of money due the town on the revenue side and it includes a sum of money due certain vendors that have provided goods or services to the town for which the bills have not yet been paid. It is not actual cash. A significant portion of it is cash but I don't want anyone to walk away thinking that the \$1.7 million is actual cash, it is not.

Mr. Melillo stated, when you are paying the vendors, you are eliminating more cash; we are losing more cash because you have to pay the vendors, am I correct?

Mr. Myers answered, yes.

Mr. Melillo stated, there you are, that adds to the deficit. Practically speaking, I don't think that most of the public knows the difference between a budget variance and a budget balance. Would anyone care to explain that?

Mayor Dickinson stated, I think we are using those terms as one in the same. The budget balance has been the column called "budget variance".

Mr. Melillo stated, they can't really be the same, they have different words.

Mayor Dickinson stated, we are reflecting the difference between what actual experience was and what the original budget called for, the amended budget and that tells you what has been the difference, the balance, the variance...that's what it is for the year. It is a plus or a minus. But what we are saying is, you have to compare it back to the adopted budget. Otherwise I don't know how you interpret just the actual as meaning what? You have to compare it back to something. You compare it back to the original budget, the original budget was an \$89 million budget.

Mr. Melillo stated, I still don't think that most of us here really get the difference in the meanings and semantics, you could put it that way and get real deep between budget variance and budget balance. There really is a practical difference and that is the explanation for it.

Mayor Dickinson stated, I would expect that we reported that the surplus deficit for the year was \$1.7 million that we would be subject to legitimate criticism because there would be questions about what happened to \$3.4 million. That \$3.4 million would still be with the town. Suddenly we would not be reporting it. We would be saying there is only \$1.7 million. The question hanging would be, what happened to \$3.4 million. We have included that and that is in the \$5.1 million. That to me would be the more suspect report when you don't report on \$3.4 million.

Mr. Melillo stated, practically speaking you can use the words "budget variance" or "budget balance" and you can relate to the accounting principles like Mr. Myers has to work with; any way you look at it, when you come to the bottom line, we have a definite deficit.

Mr. Parisi stated, I think we are going around in the same circle.

Mr. Melillo stated, I don't think we are.

Mr. Parisi stated, yeah, we are going around in circles.

Mr. Melillo stated, I like to call a spade a spade.

Mr. Parisi replied, you have to use the right set of garden tools for that. Come on, we are going to get to the next speaker, everybody wants to talk.

Mr. Melillo stated, following up on Mr. Lubees point that the Mayor and Comptroller should have gotten a hold of the newspaper and get this organized to the tee in every way regarding questions regarding a possible surplus or budget balance or budget variance, you guys, the public deserves to have coordination between the Town Council and the newspapers.

Philip A. Wright, Sr., 160 Cedar Street stated, I think the general public, oh, by the way, Bill (Mayor), for one who very quickly tried to shift the responsibility for explaining the finances to Tom Myers (Comptroller), you did a pretty damn good job explaining it yourself. You did not need Tom Myers very much. If you ask 99.1% of the townspeople in the towns, in the public in the 168 other towns in this state whether Wallingford had a surplus each year for the past number of years, they are going to give you the answer, "yes". And they all know what surplus means. It means that you did spend as much money that year as you had projected to spend. I think, Tom Myers, when you say that you don't know what the word surplus means, you are being disingenuous. I don't believe it

fair to we, the public, who pay your salary. You are hired to do the job for the people in this town, not necessarily to do what Bill Dickinson tells you to do. Let me ask Tom Zappala, what did you think we were doing each year? That we were spending less money then we projected? That we bought in more than we spent? Is that what you expected when we read what was in the paper?

Mr. Zappala stated, I knew from the beginning that we had budgeted more than we were going to spend; yes. I knew from the beginning of the year that we won't be spending all of the money which was budgeted for, yes. Is that what you are asking me? Did I understand there to be a surplus at the end of the year?

Mr. Wright stated, when the Mayor made his year end accounting, file report, when it said that we had \$5.1 million.....

Mr. Zappala stated, I did not think it was a surplus, no. I know because I voted on the budget with \$3.4 million at the beginning of the year.

Mr. Wright stated, so for all these years that the public has been fed this pabulum of surplus, you believed that?

Mr. Zappala replied, I think the public has been misinformed with what this administration has done, yes. I agree with Mr. Zandri, of course. I think it should have been the obligation of the administration to clear it on the statements. I know they can't write what they want to write in the newspapers but I think they could rectify it if they so choose.

Mr. Wright stated, I have written articles about this; I commended Cheshire because Cheshire said, "we had a surplus of \$125,000." and they said, "we can show where that \$125,000 went. We did not spend as money on insurance as we expected to and therefore we had a real, true surplus." They saved money. And everybody in this town and surrounding towns have said, "geez, Wallingford, you guys, you can spend all the money you want, look at all the surplus you got, every year you got a surplus." And when that kind of information is permitted to pervade the public in general, that is as bad as what we see...I think Washington (D.C.) must have learned from Wallingford.

Andy Kapi, 6 Deme Road stated, the projected budget balance which is projected constantly to be in a deficit, in essence, once that number is established, aren't what we are really saying is, this is what we are prepared to use from the savings account to balance the budget short of raising taxes?

Mayor Dickinson answered, that is correct but we do not project a budget deficit. We adopt a budget and the spending in the budget calls for \$3.4 million that we are unwilling to raise taxes to fund so that money comes from reserves.

Mr. Kapi asked, why is that number so apparently to the large side and mis-projected?

Mayor Dickinson answered, I am not sure I understand what you mean.

Mr. Kapi stated, why do we apparently have such a lack of confidence in the way and the amount of revenues that we are going to be raising that we are covering ourselves by setting aside this chunk of savings each time? Why does that, such a large chunk seemingly, consistently appear as a set aside item that we can fall back on? What is about our projected revenues that makes it difficult for us to come closer with that projection and project less of a savings account set aside?

Mayor Dickinson answered, obviously, if we did not use the reserve money, we would have to raise taxes but with regard to the projections on what revenue will be as often been stated, either you have a plus or a minus at the end of a year and I would rather be arguing about a plus than a minus. You will never have it come out zero. There are too many variables, there are too many changes. The economy factors into it to a great degree, how many people pay their taxes, etc. It is a good thing that we do have a plus because if there weren't a plus then we would be dealing with deficits.

Mr. Kapi replied, it seems to be a convenient device. You seem to indicate that you may actually have a fear that we will have to use those types of amounts to balance the budget; some sort of shortfall scenario where economic factors crash and people don't pay their taxes....I don't know what you could imagine that would do that...

Mayor Dickinson stated, you said, you might have to use those funds, we did use those funds, \$3.4 million was appropriated into the budget. It is not maybe if we needed it, it was appropriated into the budget, part of the budget ordinance.

Mr. Kapi asked, doesn't that ensure and encourage a process where we pursue spending policies every year that, in essence, are out of balance?

Mayor Dickinson stated, I don't follow you.

Mr. Kapi stated, you are relying on the savings account in a very large way to have us working to a balanced budget. I don't say it is intrinsically a good thing to be accumulating huge numbers in the savings account but when you are keeping an eye on expenditures visa vie the revenues you are collecting, don't you think as a general rule of policy that it would behoove us to be moving in a direction of closing that gap?

Mayor Dickinson answered, I think at this point that the budgeting and the Town's finances have worked very well as has been indicated. We get rated by outside agencies, we are rated highly. I don't see that there is a problem. We certainly use this capability when revaluation occurred in 1990 and for three years we factored in revaluation using reserves in order to offset increases in property values and enabling people to become accustomed to the higher assessments through use of reserves. I think it is an appropriate use of reserves in order to avoid raising taxes.

Mr. Kapi asked, about the savings account in particular, obviously that number rises from year to year because money is deposited, how much of those revenues have accumulated by way of savings percentages and/or investments? In other words we are looking at \$12 million and to some extent you can say it is the outcome of our budgetary process year after year but to some extent you had some seed money in there and it has grown. I am curious to know how much of it is building on its own and how much we can take credit for accumulating it?

Mr. Myers answered, for F.Y. 1998 our investment return for this particular fund, the general fund, I believe was around 6%. Any cash that the Town collects from any source, that can be cash in the savings account, it could be tax collections, payment of state grants, we immediately invest. If we receive it on Monday, we are investing it on Tuesday and I believe our yield on that was around 6.18%. The qualification that I would like to put on that is, that rate is economically-driven, it is driven by the markets. The best thing we can do to forecast it, and is there a variance between what we forecast and what actually happened? Absolutely, that is the budget variance, that is part of the budget variance.

Mr. Kapi stated, the fact that we have that buffer to play with, the fact that we could use this device of the projected deficit, build into the budget a certain amount from the savings account every single time, to some extent that is a product of the times. It is a part of our investment strategies working, it is a product of them coming through in a fashion that we were led by consultants to believe would happen.

Mr. Myers stated, that is a fair statement.

Mr. Kapi replied, again, fine, I am glad that on that end we are doing our part to get good advice and make sure that does happen but that, in a way, is a separate facet and takes away from the point I made earlier which is, having that luxury in good times encourages us to project \$3.4 million from savings that we are going to use to balance the budget. That is a comment on our focus and our desire to work those numbers back towards less of a variance. That is what I see in that and I think that's the downside of that. In terms of the politicization of this issue, obviously this is a political year and Mr. Zandri may be a potential opponent and the Mayor has an interest in having these figures cast in as good a light as possible; Mr. Zandri is trying to have us look at it in a different light. I don't

think the complexity of this issue is beyond the people. I don't think that this was a bad thing that this was brought to light. I hope there are some people out there that have a better feel from this. You can draw your own conclusions; you can be happy that our investment strategies are working to some predictable good, you can look at this somewhat over-cautious way of projecting a number which leads to a budget variance item which is a nice accounting tool to remember where you were but in my mind it has very little meaning in terms of testing our performance. In terms of the real actual world of revenues and expenditures and the policies that we pursue to make those numbers happen. Other than that, having said that, the only other thing is the comment that we are not under any obligation to correct any misconceptions from the newspapers is not one I would agree with. If I saw this sort of thing being reported that way I would make an effort to say something about it. In the article in the Record Journal the other day, Mr. Mayor you made a comment, "I don't know where he is getting his figures" well, that is sort of disparaging and somewhat dismissive. The figures were gotten from these types of reports. I think it is good to air this issue. It is an equally good reminder that we don't have an incentive with this procedure to pursue a balanced budget in the way that people commonly understand that term. We have a good savings going and that gives us a comfortable buffer. People in their real lives don't have that necessarily. This is just too convenient for my taste.

Mr. Myers stated, I would like to clarify that we do not use consultants on these investments. They are done in-house.

Mayor Dickinson stated, with regards to the use of reserves, every year the statement is made in the budget message and I will read from the April 2, 1998 message, "In addition, we are recommending the appropriation of \$3,083,178. from the audited cash balance an increase of \$360,000 over the current year. While use of these reserves is recommended, we urge understanding that a change in the economy causing a reduction in such reserves would result in revenue shortfall in a future year." That cautionary advice is provided every year in the budget message.

Reginald Knight, 21 Audette Drive stated, I do read three newspapers a day and try to understand what is going on. Did the Mayor release this headline that we see in the papers or did the accounting company do it? They used the word "surplus".

Mayor Dickinson stated, we hold a press conference and issue a press release every year on the audit. Every year we caution the press in using the verbiage we use which is as has been stated earlier. Every year they choose to characterize it as they want because they figure we are trying to hide something by not saying surplus. I don't know what you can do; they will print what they want to print; the headlines are printed by the newspaper, the articles are written by the reporters. They have the benefit of a press release, written press release in front of them; they choose not to follow it, that is a judgment they make.



Reginald Knight stated, I am puzzled by such diverse papers as the New Haven Register, Meriden Record and the Hartford Courant and they all used the word in big blazing headlines, "surplus". It is confusing to the ordinary layman who is not as well acquainted with all the different shadings of words used, "variance", this, that and the other. It does not mean a kettle of fish to the average person. If he has \$100 in his pocket and he owes \$200, he is not in a surplus just because he has \$100 in his pocket. It reminds one of the national government figures which tell you that the unemployment is down so everything is good with the world. Then you find out...you see engineers working at McDonald's with no medical benefits. That does not mean that the world is in good shape. You can do a lot of things with figures. During the Vietnam War they asked them how they figured out the Viet Conga casualties because the enemy took the bodies away with them, and one artillery officer says, "for every thirty shells we fire, we classify it as one dead Viet Conga." So you can play around with numbers but to the average man in the street who is not familiar with accounting and all the words that go with it, every year you come up and tell me that there is \$3 million or \$4 million over or \$5 million over, to a person like myself, you are telling me that I am being over-taxed. The projected amount of money that you need for the year is wrong and you are taking too much money off of me. That may sound simplistic to you but to the man in the street, that is what it sounds like, you are taking too much money out of my pocket to run the town and then you have money left over.

Mayor Dickinson stated, I can understand that. It has come up as an argument in the past that people are being over-taxed. WE have tried to explain that. If you use this other way of analysis, obviously you are being over-taxed less, it is only \$1.7 million versus \$5.1 million. What I would urge you to do is to consider that yes, you can twist figures around anywhere you want, however, the credit rating agencies, the auditors and the government finance association all have found the town's reporting and disclosure and handling to be very good and give us high marks. They are not controlled by me or Mr. Myers. That is where those report cards are important to all of us. Those people outside of the town are saying that things are good.

Reginald Knight stated, just like school; different professors have a different curve to their marking and that is the way that keeps coming out every year. But it still seems to the man in the street that if you have a surplus, then you are being over-taxed.

Vincent Avallone, 1 Ashford Court asked the Comptroller, is the term "surplus" used in the accounting profession?

Mr. Myers answered, no, it is not.

Mr. Avallone asked the Mayor, with regards to the news release, I look at the budget document and it is very clear the term variance is used here and then a news release is prepared by yourself, and intelligent man, and instead of the term "variance" being used "budget balance" is used. Can you tell me why because the two words clearly mean different things; something varies and then a balance. When someone thinks of a balance they are subtracting one number from another and coming up with a number. Variance does not mean the same thing at all.

Mayor Dickinson replied, that is exactly what is occurring here. There is a subtraction of one number from another and on the page it is called "variance" but in order to make it more understandable we have indicated "balance" indicating that there is a subtraction occurring and that is what is left over as a result of the activities during the budget year so it is an effort to make it more understandable. I don't know....if we just called it "variance" then people would say, what do you mean by variance? And we don't use the term surplus because we are concerned about everyone having a different definition for surplus. Instead of calling it a "budget variance" we call it a "budget balance" recognizing that most people will think "balance is after you subtract expenditures from revenues you get a balance".

Mr. Avallone stated, but that is not what happened, it is not expenditures from revenues.

Mayor Dickinson answered, yes it is.

Mr. Avallone asked, it is actual expenditures from actual revenues? That is what that is? Mr. Myers disagrees with that. I am glad to say that your intent in making that news release, that you used the word "balance" to make it clearer to the general public and I think you have a duty to do that and I think the Council has a duty to do that. So I am glad that went through your thought process, "let's make it easier for the general public to understand".

Mr. Parisi stated, let him answer the question.

Mr. Avallone replied, this is not directed at him...because Mr. Myers is going to answer the question that I asked. I just wanted to give credit to the Mayor and I just want to get it clear. My point is, if the intent of the Council and the Mayor is to disseminate information that is clear to the public, if it comes back to you that the message that was put out there was not clear, wouldn't it follow reason that you would take steps to correct this, to make it understandable to the general public? Because the people here, I don't think there is anyone out here that understands surplus and budget balance and budget variance; I don't think anybody does. If you think there is, God bless you. There certainly isn't anyone out here that understands that. Mr. Myers, the difference between the balance and the variance, a balance as the Mayor said was expenditures from revenues?

Mr. Myers answered, the budget variance as reported in the C.A.F.R. is the difference between what we budgeted as revenues, what we budgeted as expenditures and the actual results. It is the difference between the actual as measured against the legally-adopted budget of the community. That is the variance, the \$5.1 million. The accounting term is "excess of revenues and other sources over/under expenditures and other uses", that is the accounting term.

Mr. Avallone asked, how does that differ from what Geno (Mr. Zandri) said? The terms that you just used, how does that differ from the definition that Geno gave, "revenues less expenditures"?

Mr. Myers replied, the revenues less the expenditures are the actual results of items classified as revenues and expenditures exclusive of what was budgeted to come from the fund balance.

Mr. Avallone asked, what would that number be called? Total revenues for the year less expenditures, you come out with a number; what would we call that number?

Mr. Myers answered, "excess of revenues and other sources over or under expenditures and other uses".

Mr. Avallone asked, there is no name for that? That is not the budget balance?

Mr. Myers answered, that is the title; that is the actual or the excess.

Mr. Avallone asked, wouldn't that be the \$1.7 million?

Mr. Myers answered, yes.

Mr. Avallone asked, if it was understood that the general public believed that that number is a surplus, what should be done about that to inform the general public as to what that number represents?

Mr. Myers replied, the number represents exactly what it says it does and when combined with the balancing of the budget using \$3.4 million it raises it to \$5.1 million.

Mr. Avallone asked, what about reporting to the general public that for 1998 the town took in this in revenues and this is what they expended and the figure we got was \$1.7 million. What about that?

Mr. Myers answered, that is an accurate number. That is an actual number.

Mr. Avallone asked, how much simpler can it be to present to the town \$1.7 million? Don't you think that is what the town is interested in or are we going to use "acceptable accounting procedures" to come up with numbers that don't mean anything to the majority of the public? Would you agree with me that the public would be much more interested in knowing revenues less expenditures for the year versus knowing what a "budget variance" or a "budget balance" is?

Mr. Myers stated, if explained that the revenues less the expenditures plus the budgeted fund balance at the beginning of the year, that adds up to \$5.1 million.

Mr. Avallone stated, I don't disagree at all but throwing that projected budget into the mix is, in my opinion, I think it totally confuses the issue and that taken with the fact that the term "budget balance" is used when the term "budget variance" is used in the budget itself, just leads me to believe that this is being put out in a way that the general public does not understand. It is totally confusing and all there has to be is an article in the newspaper stating that this is what happened, that's all.

Mr. Parisi stated, I have not had anyone in the general public ask me a question about this.

Mr. Avallone asked, but aren't you happy that you have a bunch of people here who are concerned about what the budget is? I hear you, Mr. Parisi, and everyone on this Council comment that the town is not interested, there should be more people here at meetings to show an interest in what is going on in our town. Well, here you have it. Now, how is the Council and Mayor going to respond to people who come here? I would suggest this to you, if no one has come up to you to ask you what a surplus is, why don't you stop and ask ten people, "what was the surplus for the town this year?"

Mr. Parisi stated, I have had many people tell me that they are pleased with the way the town is run.

Mr. Avallone stated, that is not the question.

Mr. Parisi stated, you cannot run this like a courtroom now, come on. I will say that because that is what they say.

Mr. Avallone asked, what does that mean? Does that mean that they understand what the surplus is?

Mr. Parisi stated, don't start interrogating me now, I am just telling you what people have told me. We are not in a court of law and we are getting close to that.

Mr. Avallone replied, you don't have to do anything, I can certainly make suggestions. You are the one that indicated that no one came up to you. I would suggest asking somebody and see if they understand it.

Mr. Parisi stated, I am open to your suggestions; I want to hear them. I will take that under advisement.

Mr. Lube stated, I must admit that I am disappointed after the colloquia we had with Tom (Mr. Myers) about the difference between the fund balance and the fund variance. To hear Mr. Melillo talking to the Mayor and the Mayor interchanging these terms as though they had the same meaning, I am serious about that. It is disappointing because Tom and I agree there is major differences between those two words in the accounting practices. You're trying to communicate; you are trying to communicate with your taxpayers, your constituents and the rest of the world about the performance that is going on here, in this town and if a headline writer or copywriter finds it much more what they think is much more easily understood by using the word "surplus" and stick that in, you're not responsible for that. But when it is applied to a figure that you know is wrong, I question whether or not there isn't some responsibility to correct that. Set that aside for a moment if you will. How can you better communicate? If you were to say in a news release "our last fiscal year end showed excess revenues over expenditures of \$1.7 million" and they want to call that surplus, at least they have used the right figure in doing so. I think the responsibility is yours to do a better job of communicating at the end of the year what the real fiscal status is of our town.

Mayor Dickinson answered, I think it would totally confuse everyone to have a statement that said, "there is a \$1.7 million surplus and there is a \$5.1 million....."

Mr. Lube interrupted the Mayor to say, I did not say \$1.7 million surplus.

Mayor Dickinson said, that is what the argument is.

Mr. Lube stated, no, \$1.7 million excess revenue over expenditures.

Mayor Dickinson replied, I don't think anyone would understand that. Excess revenues over expenditures, people are going to think we have completely lost our minds.

Mr. Lube asked, do you think they understand balance or variance?

Mayor Dickinson answered, I think there is a lot more understanding of that than the statement "excess of revenues and other sources over/under expenditures".

Mr. Lube stated, you don't have to say over or under; what ever it is, if it is under you say under and if it is over you say over. You don't say "or".

Mayor Dickinson stated, that is not the category. When communicating I think you have to use to as great a degree as possible professional standards. If people dislike that then certainly they can call and get more information as to what it means. But there is no intent to mislead, our figures are accurate. Outside agencies accept the good position of the town. I am not sure I understand exactly what all this discussion is about.

Mr. Lube stated, at the next fiscal year end, if you persist in using the same terminology, they are going to jump all over you again so avoid the fracas. Tell it the way it really is; \$1.7 million excess revenue over expenditures and then if the newspaper want to call it a surplus, fine. That is their problem but at least they will have the right figure.

ITEM #14 Executive Session Pursuant to Section 1-18a(6)(B) of the CT. General Statutes to Discuss Three Pending Litigations

- Edward J. Smith, Trustee v. Town of Wallingford
- Yale Motor Inn v. Town of Wallingford
- Town of Wallingford v. R.J. Alan Co., Inc.

ITEM #18 Executive Session Pursuant to Section 1-18a(6)(D) of the CT. General Statutes to Discuss the Purchase, Sale and/or Lease of Property - Mayor

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

VOTE: All ayes; motion duly carried.

The Council entered executive session at 11:07 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 the executive session at 11:25 P.M.

ITEM #15 Consider and Approve the Settlement of Edward J. Smith, Trustee v. Town of Wallingford

Motion was made by Mr. Rys to Approve the Settlement, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

ITEM #16 Consider and Approve the Settlement of Yale Motor Inn v. Town of Wallingford - Town Attorney

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

VOTE: All ayes; motion duly carried.

ITEM #17 Consider and Approve the Settlement of the Town of Wallingford v. R. J. Alan Co., Inc. - Town Attorney

Motion was made by Mr. Rys to Settle the Case as Discussed in Executive Session in the Amount of \$27,500., seconded by Mr. Centner.

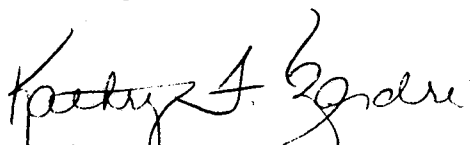
VOTE: All ayes; motion duly carried.

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

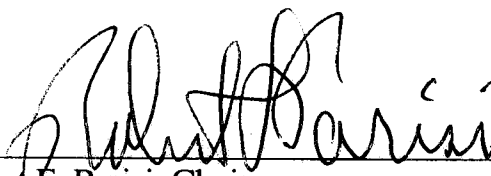
VOTE: All ayes; motion duly carried.

There being no further business the meeting adjourned at 11:26 P.M.

Meeting recorded and transcribed by:

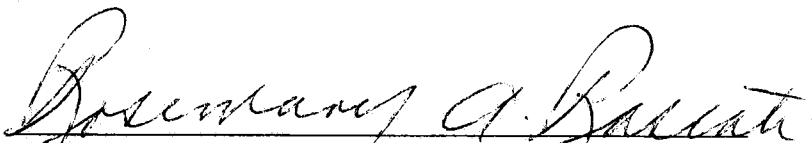
  
Kathryn F. Zandri  
Town Council Secretary

Approved:

  
Robert F. Parisi, Chairman

Date

3-15-99

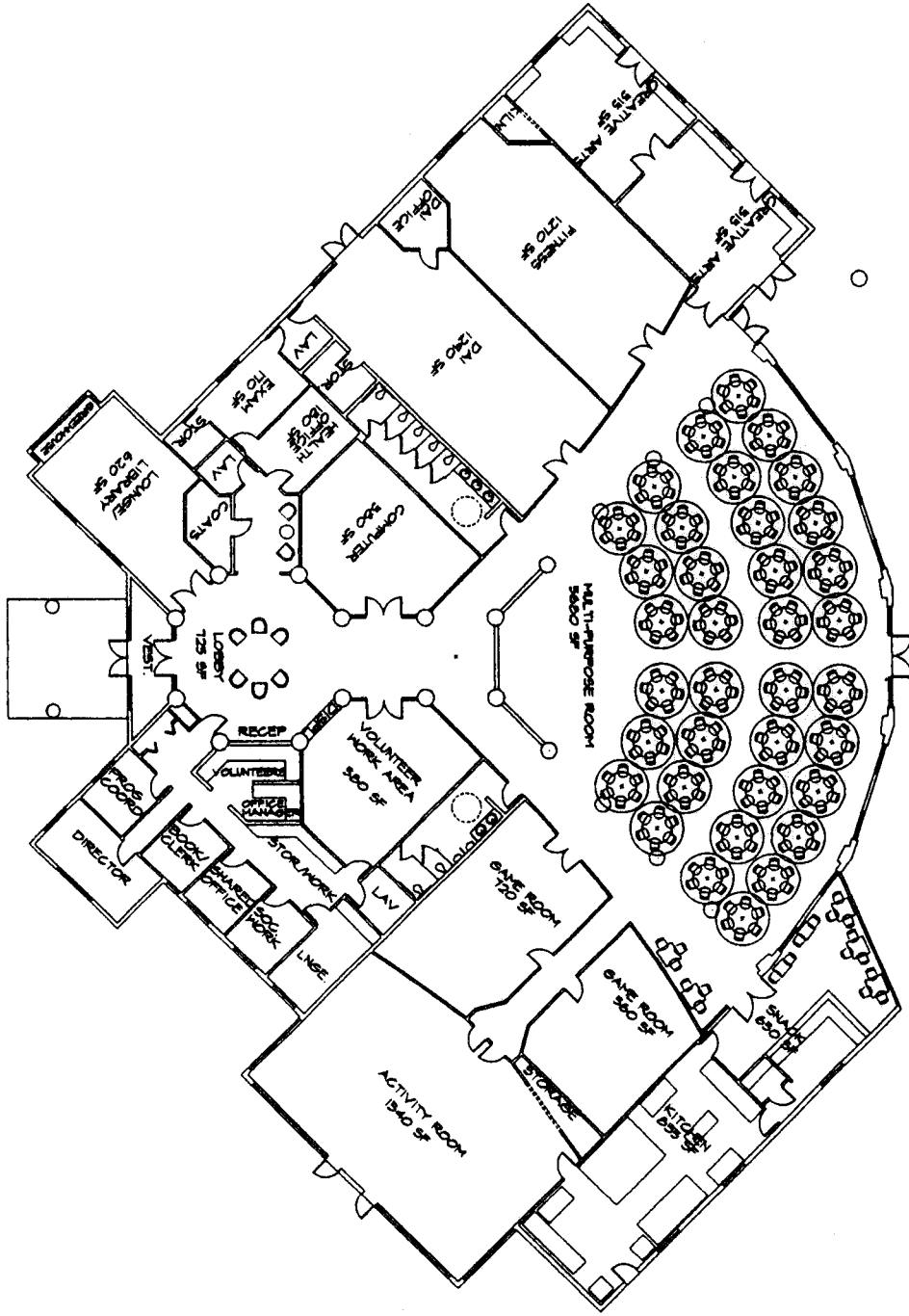
  
Rosemary A. Rascati, Town Clerk

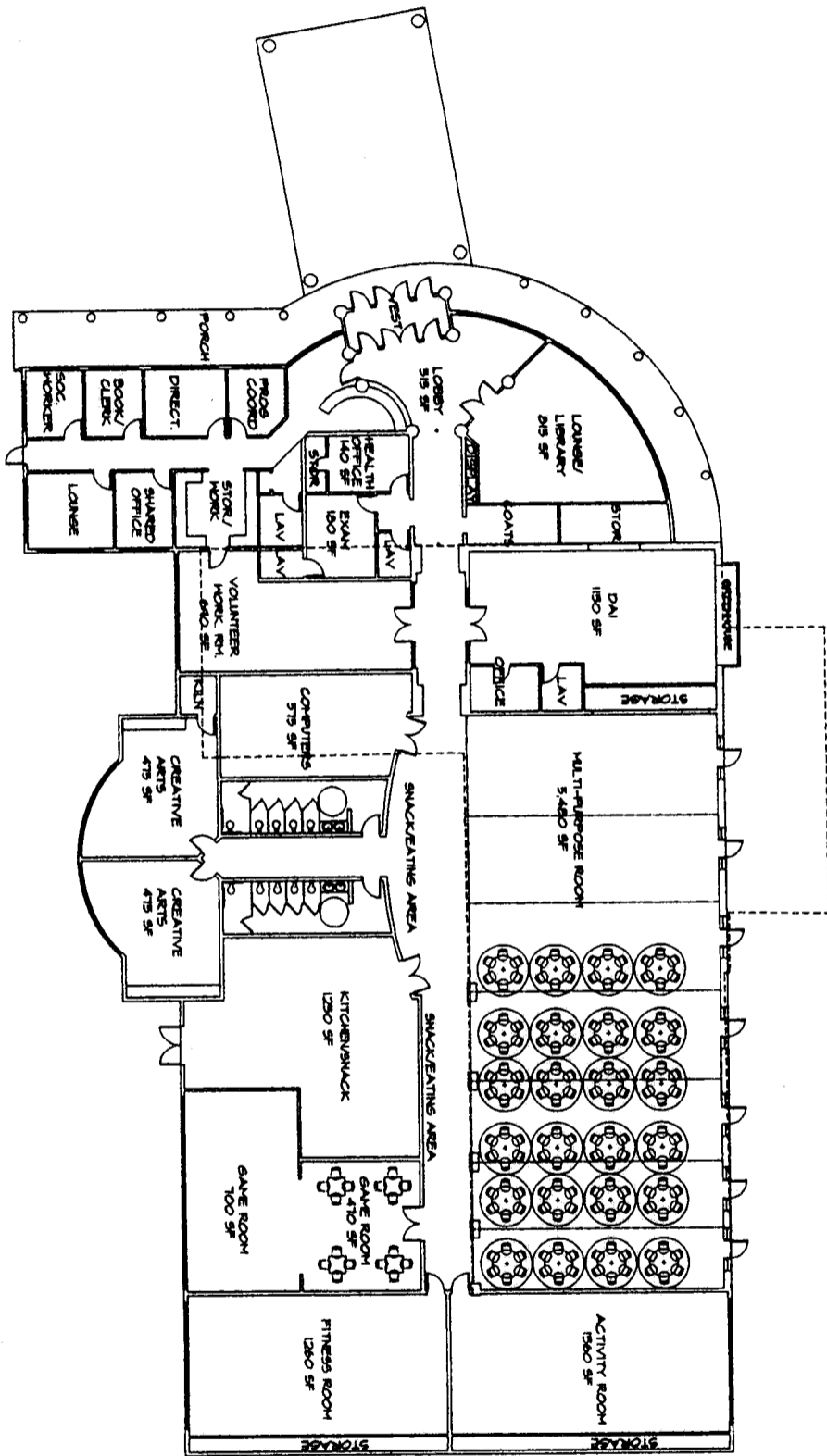
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**WALLINGFORD SENIOR CENTER**

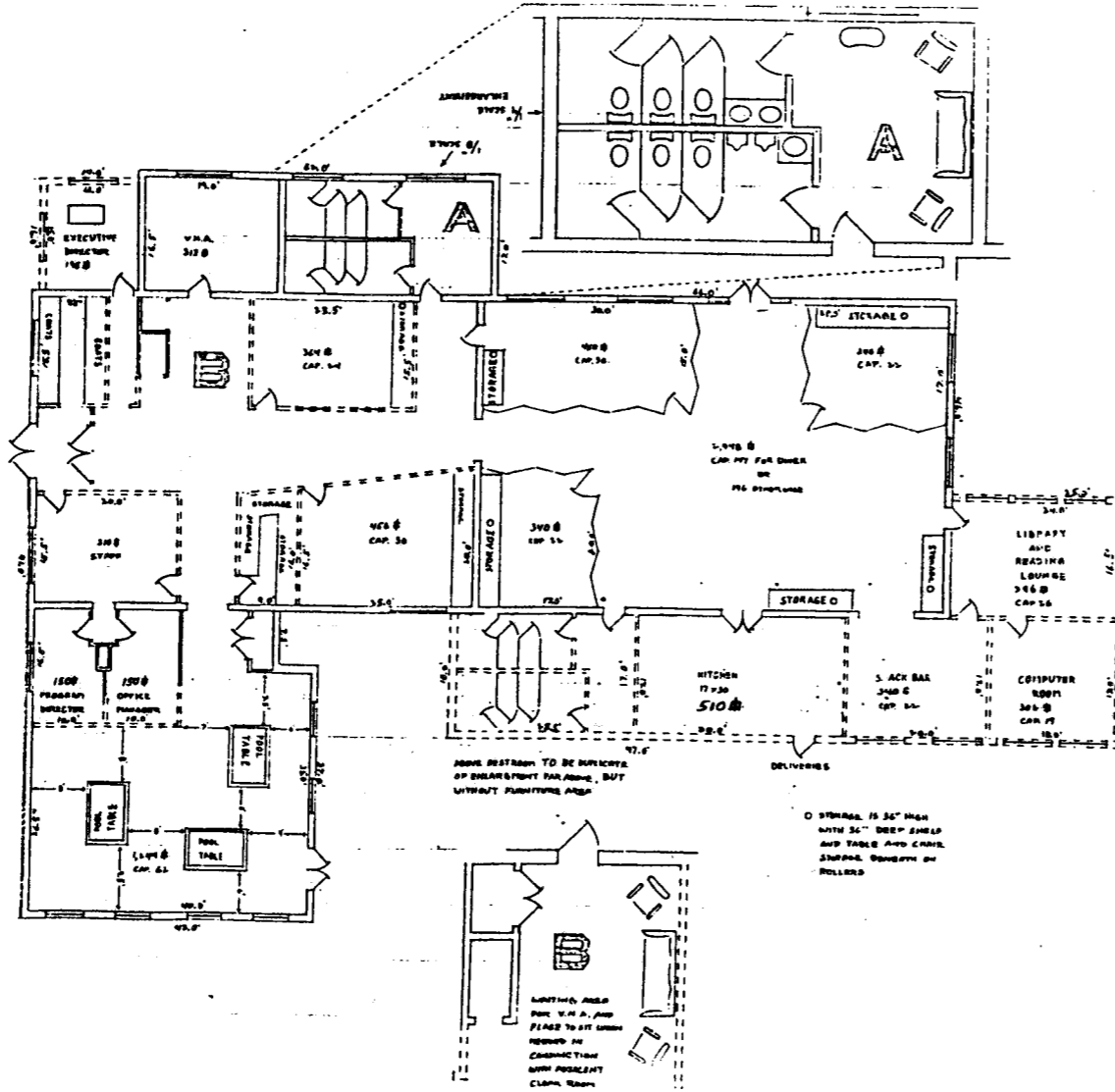
PLAN FOR NEW 2000 SF. FACILITY  
LAZARUS AND SARGENT ARCHITECTS  
SCALE: 1" = 3'-0"  
JANUARY 05, 1999





# WALLINGFORD SENIOR CENTER

PLAN FOR RENOVATED 2000 SF FACILITY  
LADARIS AND SARGENT ARCHITECTS  
SCALE: 1" = 2'-0" JANUARY 06, 1999



RESERVATIONS

1. MAIN ROOM FLOOR LEVEL EVEN WITH FRONT ROOF, ELEVATIONS NEED FOR RAMP.
2. MAIN ROOM THEN DIVISIBLE INTO 2, 3 OR 4 ROOMS VIA FOLDING WALLS.
3. NEW REST ROOM AND NEW KITCHEN NEXT TO EXISTING PLUMBING.
4. 2x50' LARGE KITCHEN HAS DIMENSIONS AND OVER HOOKS FOR SERVING RESPECTIVELY BASIC MEALS TO 20-2500 DINERS. THE 2ND DINING ROOM CAPACITY DETERMINED BY N.I.S.E. (500#/DINER) WOULD BE 20,000 PEOPLE BALANCE.
5. DRINKERS RE-ORIENTED TO KITCHEN AREA.
6. ASPHALT ON LAUNDRY REPLACED WITH DECK AND LANDSCAPING.
7. EXECUTIVE DIRECTOR'S OFFICE MORE APPROPRIATE IN SIZE, MORE ACCESSIBLE, GET SET AREA.
8. PROGRAM DIRECTOR'S OFFICE CREATED.
9. OFFICE MANAGER'S OFFICE 30% LARGER AND MORE FUNCTIONAL.
10. STAFF WORK AREA COMBINED WITH RECEPTION AREA.
11. STAFF STAIRS DOUBLED IN SIZE.
12. 100% LARGER V.N.A. OFFICE COULD HAVE ACCESS TO PLUMBING, IF DESIRED.
13. NEW WRITING AREA OUTSIDE V.N.A. OFFICE.
14. POOL PLAYERS HAVE OWN ROOM, 3 TABLES AND 4000 ROOM FOR SERVED DRINKERS.
15. LARGEST HALLWAY WIDENED TO 6' (CONC' 6").
16. MAKE COVER BUILDING AND PARKING EXPANSION STUDY COMMITTEE'S SEPTEMBER 1962 FINAL REPORT TO BOYS' COUNCIL, PAGE 1, "THE STRUCTURE OF THE PRESENT FACILITY DOES NOT LEAD TOWARD REALIZATION" ALSO "STEEP TERRAIN AND RESTRICTED ACCESS AROUND THE EXISTING FACILITY MAKE UNUSUAL ADJUSTMENTS TO THE BUILDING COSTLY AND LIMIT THE POTENTIAL FOR EFFICIENT DESIGN."

ITEMS

ITEMS	NOW	EXPANDED
1. # OFFICES	4	5
2. # ACTIVITY ROOMS	5	7-10
3. # REST ROOMS	1	2
4. # HANDICAPPED TOILETS PER CODE	0	4
5. KITCHEN SIZE	331 sq. ft.	510 sq. ft.
6. LINEAL FEET STORAGE	14'	173'
7. CLOAK ROOM	0	1
8. LARGEST ROOM CAPACITY - DINNER (500#/PERSON) - OTHERWISSE (150#/PERSON)	115	147
9. TOTAL SQUARE FOOTAGE	8700	11,250
10. SUPPLEMENT SQUARE FOOTAGE		250'

SCALE 1/8" = 1'  
WES LUBEE, FA  
MAY 11, 1968

ORDINANCE NO. \_\_\_\_\_

## HISTORIC PROPERTIES ORDINANCE

BE IT ENACTED BY THE TOWN COUNCIL IN SESSION:

### SECTION 1. POLICY DECLARATION

The purpose of this ordinance is to designate certain specific buildings as historic properties and to create a historic properties commission to administer such properties, all pursuant to the authority of Section 7-147p et seq of the General Statutes.

### SECTION 2. HISTORIC PROPERTIES

The following three properties and the real property used in connection therewith are hereby designated historic properties:

A. The Joseph Blakeslee House at 1211 Barnes Road, whose boundaries are fixed and defined as follows:

- |                             |  |
|-----------------------------|--|
| Westerly:                   | by present Barnes Road, Route 68, 497 feet, more or less, by a line designated "Release Line and Proposed Highway Line Non-Access", as shown on the map hereinafter referred to; |
| Northwesterly:              | by Research Parkway, 122 feet, more or less, by a line designated "Proposed Street Line" as shown on said map;   |
| Northeasterly and Easterly: | by former Barnes Road, a total distance of 747 feet more or less, by a line designated "Proposed Street Line" as shown on said map;  |
| Southerly:                  | by land of the State of Connecticut; 84 feet, more or less, by a line designated "Release Line and Proposed Highway Line Non-Access" as shown on said map.                       |

B. The Nehemiah Royce House at 538 North Main Street whose boundaries are fixed and defined as follows:

- |            |   |
|------------|---|
| Northerly: | by land now or formerly of Joseph G. and Mildred T. Tenczar in part, and in part by land now or formerly of |
|------------|---|

Vincent and Rose Mary Christoni, in all 50 feet or less;

Westerly and  
Northerly: by land now or formerly of said Christoni, 25 feet and  
150 respectively;  
Easterly: by North Main Street, 136.49 feet;  
Southerly: by land of Genevieve Holmes in part and in part by land  
now or formerly of John N. and Wendy W. Sienko, in all  
200 feet;  
Westerly: by land of Timothy Joseph and Grace E. Sullivan, 94 feet  
more or less.

C. The Johnson Mansion at 153 South Main Street whose boundaries are fixed  
and defined as follows:

Easterly: by South Main Street;  
Southerly and  
Westerly: by land now or formerly owned by Katie H. Backes,  
formerly of Charles Backes, deceased, as the fences  
now stand;  
Northerly: by land now or formerly of Armenia Bates, ten foot passway,  
and land now or formerly of Florence J. Clulee, each in part.

**SECTION 3. HISTORIC PROPERTIES COMMISSION; POWERS;  
TERMINATION OF STUDY COMMITTEE**

A. The Historic Properties Commission shall consist of five regular members  
and three alternate members appointed by the Town Council who shall be electors of  
the Town of Wallingford holding no salaried municipal office. The regular members  
shall hold office as follows:

- One member to be appointed for a term of one year
- One member to be appointed for a term of two years
- One member to be appointed for a term of three years
- One member to be appointed for a term of four years
- One member to be appointed for a term of five years

Thereafter, their successors shall be appointed for terms of five years. The alternate  
members shall be appointed for terms of five years. Each regular member and  
alternate member shall continue in office until his successor is duly appointed and all  
members and alternates shall serve without compensation. Vacancies shall be filled  
for the unexpired term of the member being replaced. The Historic Properties

ORDINANCE NO. \_\_\_\_\_

Commission shall elect annually a chairman, a vice-chairman and a clerk from its own number.

B. The Historic Properties Commission Study Commission, appointed by the Town Council on December 9, 1997, is hereby terminated.

C. The Historic Properties Commission shall administer said historic properties and shall have only such powers and duties as may directly relate to the specific historic properties designated by this ordinance or by any amendments thereto.

I HEREBY CERTIFY that this Ordinance was enacted by the Town Council of the Town of Wallingford this \_\_\_\_\_ day of \_\_\_\_\_, 1999, in accordance with the provisions of the Charter of the Town of Wallingford.

\_\_\_\_\_  
Rosemary A. Rascati  
Town Clerk

APPROVED: \_\_\_\_\_  
William W. Dickinson, Jr., Mayor

DATE: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**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"**

BE IT ENACTED BY THE TOWN COUNCIL IN SESSION:

**SECTION 1. ADOPTION**

The compilation of the ordinances of the Town of Wallingford, consolidated, codified and arranged into parts, chapters and sections by General Code Publishers Corp., is hereby approved, adopted and enacted as the "Code of the Town of Wallingford, Connecticut", hereinafter the "Code".

**SECTION 2. CONTINUATION OF EXISTING PROVISIONS**

The provisions of the Code are intended as a continuation of the ordinances of the Town of Wallingford and not as new enactments, and the effectiveness of such provisions shall date from the date of the adoption of such ordinances. All such provisions of the Code are hereby continued in full force and effect and are hereby reaffirmed as to their adoption by the Town Council.

**SECTION 3. COPY OF CODE ON FILE, PUBLICATION**

A copy of the Code has been filed in the office of the Town Clerk of the Town of Wallingford and shall remain there for use and examination by the public until this ordinance is adopted whereupon such copy shall be certified to by the Town Clerk by impressing thereon the seal of the Town of Wallingford, and such certified copy shall remain on file in said office. The enactment and publication of this ordinance, coupled with the availability of a copy of the code for inspection by the public, shall be deemed, held and considered to be due and legal publication of all provisions of the Code.

**SECTION 4. AMENDMENTS TO CODE, NEW ORDINANCES**

Amendments to any of the ordinances in the Code and new ordinances appropriate for inclusion in the Code shall be deemed to be incorporated into the Code

ORDINANCE NO. \_\_\_\_\_

so that reference to the Code shall include any such amendments or ordinances. Whenever such amendments or ordinances shall be enacted, they shall thereafter be printed and inserted in the loose-leaf book containing the Code.

**SECTION 5. CODE BOOK TO BE KEPT CURRENT**

The Town Clerk shall keep up-to-date the certified copy of the book containing the Code of the Town of Wallingford filed in the office of the Town Clerk for use by the public. All amendments to any ordinances adopted by the Town Council and appropriate for inclusion into the Code shall be included therein by temporary attachment of copies of such changes until such changes are printed as supplements to the Code and inserted therein.

**SECTION 6. CHANGES IN PREVIOUSLY ADOPTED ORDINANCES**

In compiling and preparing the ordinances for publication as the Code of the Town of Wallingford, General Code Publishers Corp. made certain grammatical and other nonsubstantive changes in one or more of said ordinances and any such changes are hereby adopted as part of the Code as if the ordinances had been previously written to read as such.

I HEREBY CERTIFY that this Ordinance was enacted by the Town Council of the Town of Wallingford this \_\_\_\_\_ day of \_\_\_\_\_, 1998, in accordance with the provisions of the Charter of the Town of Wallingford.

\_\_\_\_\_  
Rosemary A. Rascati  
Town Clerk

APPROVED: \_\_\_\_\_  
William W. Dickinson, Jr., Mayor

DATE: \_\_\_\_\_



Appendix III

YEAR	PROJECTED BUDGET	ACTUAL	SAVINGS ACCOUNT	BUDGET VARIANCE
		SURPLUS / (DEFICIT)	(FUND BALANCE)	
1990	+++++++	+++++++	\$7,835,419	+++++++
1991	(\$2,599,172)	\$578,876	\$8,414,295	\$3,178,048
1992	(\$1,221,436)	\$1,607,679	\$10,021,974	\$2,829,115
1993	(\$4,115,697)	(\$1,279,754)	\$8,742,220	\$2,835,943
1994 *	(\$3,527,169)	\$216,961	\$9,013,181	\$3,744,130
1995	(\$2,867,020)	(\$82,069)	\$8,931,112	\$2,784,951
1996	(\$3,552,369)	\$183,404	\$9,114,516	\$3,735,773
1997	(\$2,279,823)	\$1,594,892	\$10,709,408	\$3,874,715
1998	(\$3,401,230)	\$1,712,120	\$12,421,528	\$5,113,350
	* \$54,000 BUDGET	ADJUSTMENT ADDED TO FUND BALANCE		
	GENERAL BONDED & NOTE INDEBTEDNESS AT THE END OF 1990			\$22,733,440
	GENERAL BONDED & NOTE INDEBTEDNESS AT THE END OF 1998			\$30,660,000
		ADDITIONAL DEBT OVER EIGHT YEARS		(\$7,926,560)

TOWN OF WALLINGFORD

SCHEDULE A-2  
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GENERAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET (NON-GAAP BUDGETARY BASIS) AND ACTUAL  
FOR THE YEAR ENDED JUNE 30, 1998

	Amended Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues:</b>			
Taxes	\$ 59,669,229	60,721,484	1,052,255
State Grant - School Aid	19,101,650	19,296,370	194,720
State and Federal Grants	1,146,766	1,367,800	221,034
Use of Money or Property	1,282,210	1,672,490	390,280
Current Services	1,391,612	1,577,682	186,070
Licenses and Permits	725,030	1,348,198	623,168
Proportionate Charges	483,726	483,726	
Recoveries From Other Towns	60,000	55,786	(4,214)
Other Revenue	195,150	346,175	151,025
<b>Total Revenues</b>	<b>\$ 84,055,373</b>	<b>86,869,711</b>	<b>2,814,338</b>
<b>Expenditures:</b>			
<b>Current:</b>			
Education	\$ 51,399,584	51,394,776	4,808
<b>General Government:</b>			
Town Council	\$ 87,857	85,361	2,496
Board of Selectmen	750	625	125
Mayor	232,329	225,006	7,323
Program Planner	128,623	125,808	2,815
Government Access TV	237,984	236,942	1,042
Department of Law	322,625	319,288	3,337
Board of Assessment Appeals	5,900	3,841	2,059
Finance Department	2,109,071	2,040,472	68,599
Library	1,531,586	1,531,586	
Board of Ethics	300		300
Personnel, Pensions and Risk Management	461,113	425,360	35,753
Jury Committee	625		625
Building Department	300,894	273,625	27,269
Sealer of Weights and Measures	1,400	1,070	330
Civil Preparedness	16,374	14,937	1,437
Registrar of Voters	101,552	65,119	36,433
Town Clerk	263,997	258,725	5,272
Planning and Zoning	202,331	194,167	8,164
Inlands Wetlands Commissions	67,000	66,131	869
Zoning Board of Appeals	13,358	9,453	3,905
Economic Development Commission	66,008	59,554	6,454
Conservation Commission	1,200	30	1,170
Debt Service Administration	10,000	671	9,329
Pension Fund	891,293	187,096	704,197
Insurance - Property and Casualty	657,418	458,218	199,200
Insurance - Employees and Other Benefits	3,541,679	3,385,652	156,027
Council Contingency	275,206		275,206
Probate Court	9,470	8,900	570
Public Utilities Commission	167,198	164,834	2,364
<b>Total General Government</b>	<b>\$ 11,705,141</b>	<b>10,142,471</b>	<b>1,562,670</b>
<b>Public Safety:</b>			
Police	\$ 5,803,725	5,600,287	203,438
Fire - Regular	4,359,409	4,277,130	82,279
- Fire Marshal	241,846	231,222	10,624
<b>Total Public Safety</b>	<b>\$ 10,404,980</b>	<b>10,108,639</b>	<b>296,341</b>

TOWN OF WALLINGFORD

SCHEDULE A-2  
Page 2 of 2

GENERAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET (NON-GAAP BUDGETARY BASIS) AND ACTUAL  
FOR THE YEAR ENDED JUNE 30, 1998

	Amended Budget	Actual	Variance Favorable (Unfavorable)
Expenditures: (Continued)			
Current: (Continued)			
Public Works:			
Engineering	\$ 1,001,909	979,568	22,341
Department of Public Works	5,251,589	5,063,281	188,308
Total Public Works	\$ 6,253,498	6,042,849	210,649
Health and Social Services:			
Health	\$ 196,151	167,606	28,545
Visiting Nurses Association	320,330	320,330	
Welfare	312,138	241,386	70,752
Social Services	561,793	535,919	25,874
Veterans Center	95,872	93,543	2,329
Total Health and Social Services	\$ 1,486,284	1,358,784	127,500
Parks and Recreation:			
Department of Parks and Recreation	\$ 772,788	742,106	30,682
Total Parks and Recreation	\$ 772,788	742,106	30,682
Debt Service:			
Principal	\$ 3,605,000	3,605,000	
Interest	1,511,205	1,511,204	1
Total Debt Service	\$ 5,116,205	5,116,204	1
Total Expenditures	\$ 87,138,480	84,905,829	2,232,651
Excess of Revenues Over (Under) Expenditures	\$ (3,083,107)	1,963,882	5,046,989
Other Financing Sources (Uses):			
Operating Transfers In	\$ 1,805,692	1,809,311	3,619
Operating Transfers (Out)	(2,123,815)	(2,061,073)	62,742
Total Other Financing Sources (Uses)	\$ (318,123)	(251,762)	66,361
Excess of Revenues and Other Sources Over (Under) Expenditures and Other Uses	\$ (3,401,230)	1,712,120	5,113,350
Fund Balance - July 1, 1997	\$ 10,709,408	10,709,408	
Fund Balance - June 30, 1998	\$ 7,308,178	12,421,528	5,113,350

