

Town Council Meeting Summary

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August 11, 1987

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Meeting adjourned.	40

Town Council Meeting

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August 11, 1987

7:30 p.m.

- (1) Roll call and pledge of allegiance to flag.
- (2) Public question and answer period.
- (3) Presentation of State Rental Assistance Program by Housing Department Representative.
- (4) Consider and approve lease agreement between Town of Wallingford and BIG BROTHERS/BIG SISTERS OF MERIDEN/WALLINGFORD, INC. and authorize Mayor to enter into said agreement, requested by Marty Barracato-Camire, Youth Service Bureau.
- (5) Presentation of recommendations of THE HANDICAPPED ACCESS AND ASBESTOS REMOVAL BUILDING COMMITTEE and consideration of request to change original charge given to the Committee and a change to the scope of work, requested by Thomas A. Chicoski, Chairman, The Handicapped Access and Asbestos Removal Building Committee.
- (6) Consider approval of 1987-1988 Annual Budget of The Wallingford Community Day Care Center, Incorporated:
 - (a) Approve Agreement between Town of Wallingford and The Wallingford Community Day Care Center, Inc.
 - (b) Resolution permitting borrowing from the Town of Wallingford to be repaid immediately upon receipt of State grant.
 - (c) Resolution authorizing Mayor William W. Dickinson, Jr. to execute and file application to execute a Grant Action Request,
requested by Kathleen M. Queen, Executive Director.
- (7) Consider waiving the bidding procedure for Modems with Gas Protectors, requested by Police Chief Joseph J. Bevan.
- (8) Consider and approve a transfer of \$6,500 from COLLECT Data System to Computer Programs and Development, to match State's contribution in the form of a grant, requested by Police Chief Joseph J. Bevan.
- (9) Consider and approve request to place a commemorative stone at the junction of Quinnipiac and Ward Streets, in the west corner of Wallace Park.
- (10) Consider and approve a transfer of \$3,000 from Design Fee/Oak Street Bridge to Reserve for Emergency, requested by Mayor William W. Dickinson, Jr.
- (11) Consider and approve a budget amendment of \$3,000 from Prior Retained Earnings to Outside Services/Oak Street Bridge Engineering, requested by Raymond F. Smith, Director, Department of Public Utilities. (Water Division)
- (12) Consider establishment of account #920-001 Sick Leave Reimbursement for Retirees, Water & Sewer Division and a transfer of \$5,140 from Estimated Unappropriated Balance to Sick Leave Reimbursement due Retirees, Water Division, and a transfer of \$3,430 from Estimated Unappropriated Balance to Sick Leave Reimbursement due Retirees, Sewer Division, requested by Raymond A. Denison, Office Manager.
- (13) Consider approval of waiving bidding procedure for purchase of replacement instrumentation and control items at Pierce Station, requested by Charles F. Walters, General Manager.
- (14) NOTE FOR RECORD Director's Report, Department of Public Utilities, for the month ended June 30, 1987.

- (15) Consider adopting resolution appointing a resident of Wallingford to serve as an Ad Hoc member of Connecticut Resources Recovery Board of Directors, requested by Mayor William W. Dickinson, Jr. 608
- (16) REMOVE FROM TABLE and accept Town Council Meeting Minutes dated July 2, 1987.
- (17) Consider acceptance of Town Council Meeting Minutes dated July 21, 1987.
- (18) Consider acceptance of Town Council Meeting Minutes dated July 28, 1987.

ADDENDUM
TOWN COUNCIL MEETING
AUGUST 11, 1987

Set a Public Hearing date for An Ordinance Amending Ordinance #348 By Increasing the Authorized Appropriation for the Renovation and Conversion of Robert Earley School to Municipal Offices from \$2,500,000 to \$2,630,000 and Authorizing the Issuance of Bonds and Notes to Defray Said Appropriation.

ADDENDUM #2

8/6/87/dbf

Consider bid waive and appointment of contractor for asbestos removal at Dag Hammarskjol School.

TOWN COUNCIL MEETING

August 11, 1987

7:30 p.m.

A regular meeting of the Wallingford Town Council was held in Council Chambers, called to order at 7:32 p.m. by Chairman David A. Gessert. Answering present to the roll called by Town Clerk Rosemary A. Rascati were Council Members Bergamini, Gouveia, Holmes, Killen, Polanski Rys and Gessert. Council Member Papale arrived after the roll was called. Council Member Adams was on vacation at the time of this meeting. Also present were Mayor William W. Dickinson, Jr., Town Attorney Adam Mantzaris and Comptroller Thomas A. Myers. The pledge of allegiance was given to the flag.

Public question and answer period.

Mrs. Rhoda Borgman-Winnick who lives in Branford and works for the New Haven Register explained that the reason that she was at the meeting, was because of Toelles Crossing. Two years ago, she received a phone call from a close friend at 4:00 a.m., telling her that her son was killed. What upset me was the following morning when I arrived at the newspaper, everyone had tales of woe about this particular crossing. I told my friend that something had to be done but she could not do anything at that time. When I saw the story recently about the woman that was killed there I became very angry and decided that something had to be done. There have to be physical barriers on that crossing. As I read through many of the stories that have been written about the crossing, I realized that all of the appeals were made to the Department of Transportation, some were made to the Town of Wallingford, but Wallingford has agreed that something should be done so, where does that leave us? It leaves us between the Department of Transportation and Amtrak. The Department of Transportation has made a commitment, but they really haven't taken immediate action. When I looked at the projects that were listed, I was appalled at the types of things that took priority. I also know that they are way behind on a lot of schedules, so that any time frame that they give on this particular project, is probably going to be detained. I personally feel, that if each and everyone of you takes a couple of petitions, gets the signatures

and the support, I personally, will be able to go to the State Capitol and carry every one of those names with me. I need the support of you people to carry this out. Many of my friends and myself will be putting in a lot of time. The petitions have been circulated in New London, Stamford, and Hartford and wherever people are signing it, they all know the area. I feel that the only way that we are going to have anything done about it, is to go right to the top, and to the State Capitol and put pressure on the Governor to immediately call Amtrak and the D.O.T. to get those barriers on. I want to see those gates on those tracks. I am going to ask you to take these petitions from me and sign them and return them to me by August 30, 1987. I will have groups of people at Finast and Stop & Shop on August 16, 1987 and they will be collecting signatures as well. 609

Mr. Gessert stated that if Mrs. Winnick had a petition with her, he would like to sign it. As one who has written several letters to Hartford and D.O.T. to try to get them moving, I would be delighted to sign that petition and support your efforts and I am sure that some of my colleagues have shared the frustration over the years. We were asked 8 years ago to put up some of the price (10%) of that project, which we very quickly did and they came to us in the Spring and said that the 10% is a lot higher and they are going to need more, and we immediately appropriated the money. Everytime they have asked the Town of Wallingford for something, we have cooperated. Anything that you can do to put pressure on the Governor to attract his attention to the problem, certainly would be appreciated by those of us here and everybody in Wallingford. We would be very happy to sign the petition and endorse your efforts.

Mrs. Winnick thanked Mr. Gessert for his support and the support of the Council.

Mr. Gouveia commented that he has a letter that he sent on July 21, 1987 to Commissioner Burns of D.O.T. requesting, under the F.O.I. Act, all copies of letters, memorandums, records and all other written material relating to the issue. Today is August 11, 1987 and I have not received anything. I called today to find out why I have not received an answer and I was bounced back and forth from division to division. They finally told me it would be in the mail tomorrow. This is just an example of how we are being totally ignored.

Mr. Pasquale Melillo, Sr., 15 Haller Place asked what was being done to provide an emergency shelter for the Town of Wallingford for the homeless.

Mr. Gessert commented that there is a program now, with a group in Wallingford, that ran that program last year. They asked the Town Council for provisions to seek state funding, to get some additional funds for it and this Council passed that Resolution so that they could seek those state funds and they have received state funds to operate last last year and they will be looking this year for additional state funds to address that problem. At this point, the Town of Wallingford has elected to stay out of the hotel business. To date, we do not have an empty building or no plan to go and lease one for that type of activities. The group that is going in now, are doing it on a private basis and sometimes a private basis is better than government. I don't think government is the answer to all problems.

Mr. Melillo added that the way he believes the Statute to read, it is the problem of the Town of Wallingford and not the government.

Mr. Rys stated that he supports the homeless shelter and asked Mr. Melillo what he thinks the Council should do.

Mr. Melillo answered that he believes that the Town of Wallingford, according to the Statute, should be responsible.

Mr. Holmes added that when the Governor initiated a program for the homeless shelters, this was one of the actions available for a private group, to provide shelter for the homeless. This is the option we chose.

Mr. Killen asked Mr. Melillo, what about the state's responsibility regarding the woman who just died recently at the railroad crossing? It is very easy to pass a statute. We have done everything possible here to make sure that that railroad crossing was taken care of.

We have also done more than our share to make sure that aid was given to the people of the emergency shelter. The people up in Hartford are great at passing laws, but they don't put their money where their mouth is all of the time. The fact that it is a statute, does not mean that we are ignoring it or breaking the law, it just makes it look fine, pass a law. 610

Mr. Melillo added that he does not like the way that the Council runs the public question and answer period.

Mr. Killen pointed out that the people that are out there and tell Mr. Melillo that they don't have a voice, are the very same people that do not come up here. No one has ever been shut out completely here. There are other communities that do not have public question and answer period.

Mr. Steve Horvath, who is on the Board of Directors for the homeless shelter, stated that Mr. Melillo is right. The statute does say that Wallingford has to provide a source of emergency help. The Red Cross was chosen and they have not helped us one bit over the last year. What we need, is to find a place. We really feel that we haven't gotten the support of the Town. Individuals on the Council might have helped but, the Town Council and the Town of Wallingford as a whole, have not made an effort to find a place.

Mr. Edward Musso, 56 Dibble Edge Road, stated that he does not think it is the responsibility of the town to take care of people who do not want to work. Maybe they can't get a \$50,000 job, but they can get a lower paying job. Mr. Musso added that the West View Hills people are only thinking about themselves and putting a \$15 million dollar grant on the line for the town. I also believe that people that are from out of town should mind their own business and I think that when people get married, they should have a single name and not a double name.

Mr. Gessert pointed out that there was an article in the paper on Monday, that went through great lengths to chuckle about some of the costs of Robert Earley's conversion and specifically on one item which were the lights that would appear on the front of the building. There will be 2 lights, as there has always been, one on either side of the steps and 2 more half way down the sidewalk between the building and the road. Contrary to what you saw in the paper, the lights will not be \$15,000 a piece. The cost of the lights installed will be \$1,500.

Mrs. Bergamini added that it was Ted Moynihan's column. The worst part of this is that the Morning Record does not believe in printing retractions. They printed that the downtown green was going to cost us over \$250,000 and that is all that the people remember when we only put up \$35,000, but the people will only remember the \$250,000 that was quoted. Now, these lights will always be \$15,000 no matter what we do because they will not print a retraction.

ITEM 3. Presentation of State Rental Assistance Program by Housing Department Representative.

Mr. Steven Nere introduced himself as the Director of the Housing Authority and introduced Susan Mills from the Department of Housing.

Ms. Mills explained that the State Rental Assistance Program has 83 participating communities throughout the State of Connecticut who either have small Housing Authorities or no Housing Authorities. Basically, what the Department of Housing does, is it offers a rental assistance to families in that community under a certain income range. In Wallingford, we would be talking - under \$20,000, \$760.00 for a family of 4. This family would be able to apply through the state and the Department of Housing, for this rental assistance. They would pay 30% of their adjusted income towards the rent and the State of Connecticut Department of Housing would pick up the balance of that rental payment. Our maximums that we are dealing with are our fair market rents right now. For a 2 bedroom unit, it would be \$599.00 a month including utilities. The family would pay 30% of their adjusted income towards the rent and the Department of Housing would pick up the balance on that \$599.00 rent. We are offering this to the Town of Wallingford and it would be administered by the state. The state would take on the sole responsibility of making the payments to the owners. The owner must agree to participate in the program before the applicant can find

an apartment in that building or continue to live in a building that they are currently living in. The landlord is not mandated in any way, to accept the tenant or the program. Many times, people want to stay right where they are. 611

Mr. Nere added that this is for the private sector and has nothing to do with the tenant population in the Housing Authority.

Mr. Gessert asked if there was any age limit on this program and Ms. Mills answered no and added that the current guidelines are that you meet the income guidelines, and that you are old enough to live on your own, and you can be over the age of 62.

Mr. Holmes asked how a landlord can find out about this program and Ms. Mills explained that they will hold a meeting at the Housing Authority for all interested owners, who would like to come in and hear more about the program so they can understand how our security deposits work and the fact that we guaranty a vacancy payment, in some circumstances and they can also find out how the checks come and when they get there. We do do some advertising and some out-reach.

Mr. Gessert pointed out that this program will benefit those people who cannot afford to stay where they are and do not want to move.

Mr. Roe added that they projected 6-12 participating landlords and renters to start with.

Mr. Gouveia asked Mr. Roe if there was a ceiling on the amount of money received by the state and Ms. Mills replied that right now, they have \$6.5 million dollars. This program is done on a first-come, first-served basis so they can distribute as many of them as they can, evenly around the state and we would create a waiting list so as vacancies arise, we can put new people on. There is a constant turnover.

Mr. Gouveia asked if this program falls under the Section 8 program and Ms. Mills explained that it can be part of the Section 8 program. There are basically 2 rent subsidy programs administered by the state. One of them is a Section 8 program, which I administer 1600 units of existing or finders-keepers and then there is the State Rent Subsidy Program, which is the \$6.5 million new money. I would like to use them both together because, you get a double bang for your buck kind of thing. With the State Rent Subsidy Program at \$6.5 million dollars, it won't go that far. If I use it in conjunction with the Section 8, Section 8 specifically states that if you intend to live alone, you must be 62 years or older. So, I would put someone elderly on the Section 8 Program and if someone 59 years old came to me, I would put this person on the Rent Subsidy Program.

Mrs. Bergamini asked if someone was going to check on the rental fees of the apartments and Ms. Mills explained that they will do an inspection of the unit and they will do a negotiation of the rent with the owner and the department will also have a grading system. You can command the maximum fair market rent if you have a good quality unit on line.

Mrs. Papale asked how long this program lasts and Ms. Mills explained that right now, it is a year's contract or a year's lease. This is a new program as of July 1, 1987 from the Legislature. We now have the ability to roll-over those funds so it is at least a 2 year period for the State Subsidy Program. For the Section 8, our contracts now go to 1991. Everyone's income is reviewed from year to year. All of the federal money, it looks like, for public housing, will be in the form of vouchers or certificates for rent subsidy programs. It is the thing of the future. We can't build public housing fast enough. We need to look into the private sector because we can't afford to build in the State of Connecticut. I believe that subsidies will be around for a long time.

Mr. Rys asked if the people in Wallingford that could not afford to rent anymore and basically would be out on the streets, would be able to apply.

Ms. Mills replied yes and added that it would be their responsibility to find a unit and a landlord willing to participate in the program and a unit under that fair market rent. Mr. Rys asked if a single parent was considered a family and Ms. Mills replied yes.

Mr. Holmes asked if the Council has to vote on this to accept this and Mr. Roe explained that the Council would be presented with a Resolution with very similar language to the one that was circulated and went to Madison and it would take a Council vote on that Resolution which would mean that you are endorsing the state to go ahead and conduct the program. (12

Mr. Killen asked if these people would be put in a statewide pool and Ms. Mills explained that she has 4 waiting lists and they are basically regional waiting lists. Mr. Killen added that he thinks that this is a worthwhile program and while it is on a small basis such as this, it will have its most worth. When it gets higher, it is going to be the old carrot and the stick routine that we get with Blue Cross and CMS, and this is why our rents get where no one can afford them anymore. As soon as you start encouraging someone that they can get X number of dollars, then everyone will be doing this.

Ms. Mills explained that they do a market survey once a year and they are required by the federal government to make sure that their fair market rents are consistent with the actual amounts of rents being charged by unassisted units, which are units that do not receive any assistance. My fair market rents are a little low for the market area. They never quite keep up. The carrot and the stick, so to speak, is the fact that we guaranty the security deposit and we can make a vacancy payment up to 60 days, 80% of the rent.

Mr. Killen added that he thinks that this program is wonderful especially for landlords who want to keep their tenants and are not looking for tenants at a higher rate because they are good tenants.

Ms. Mills added that the utility allowance is \$100.00, so the actual rent would be \$499.00, plus the \$100.00 for utilities.

Mrs. Bergamini commented that she thinks that the security deposit is a big problem and if the state could help someone put up a security deposit, you would have a lot more people going out on their own. Ms. Mills added that the Department of Human Resources has that very program. They just received funds as of July 1, 1987. It is a security deposit program where they can literally borrow 2 months security deposit and be able to pay back as low as \$5.00 a month towards that. Mrs. Bergamini added that this program should be advertised.

Mr. Musso commented that there should be an investigation on all of the people applying for rental assistance. If they are truly in need, I am in favor of giving them a hand but, when you get the people that are not even married, with a half a dozen kids and we have to support them, they will never get up above \$20,000. We will start getting those transit families looking for their pot of gold from other cities and towns saying that Wallingford gives you a good handout. I think it should be only Wallingford families that should be taken care of and I am tired of our elderly housing.

Mr. Melillo commented that he understands that the State of Conn. is running a budget surplus of about \$350,000,000.00. I would like to know what has been done to try to tack as much of that as possible for the real needy.

Mrs. Bergamini told Mr. Melillo that he would have to ask Governor O'Neill about the surplus.

Ms. Mills explained that this is the Governor's year in housing and he has made it a number 1 priority and he is working towards that goal.

Mr. Nere commented that it is roughly around over \$100,000,000.00 that has been allocated this year for various housing programs around the state.

Mr. Gouveia gave the Housing Authority a clipping from the 8/11/87 newspaper which showed the price for a 2 bedroom unit being between \$550.00 and \$600.00.

Mr. Gessert commented that they would like to see them proceed with this program and if they bring it before the Council at the next meeting, which will be September, they will adopt it. Mr. Gessert then thanked Mr. Nere, Ms. Mills and Mr. Roe for their presentation.

ITEM 4. Consider and approve Lease Agreement between Town of Wallingford and BIG BROTHERS/BIG SISTERS OF MERIDEN/WALLINGFORD, INC. and authorize Mayor to enter into said agreement, requested by Youth Service Bureau, moved by Mr. Holmes and seconded by Mr. Rys. 613

Mr. Rys commented that paragraph 2 states "This Agreement shall commence August 15, 1987. Renewal of this Agreement will be automatic on July 1st of subsequent years." and asked if this will automatically come before the Council.

Mrs. Barracato-Camire told Mr. Rys that she believed that it would.

A motion was made by Mr. Rys to incorporate the phrase "with Council approval" into paragraph 2. Paragraph 2. will now read: This Agreement shall commence August 15, 1987. This Agreement will be renewed on July 1st in subsequent years with Council approval., seconded by Mr. Killen.

Mr. Killen asked to have paragraph 5 explained which states: BB/BS shall be responsible for all repairs not the responsibility of the Town and agrees to properly maintain and clean said room.

Mrs. Barracato-Camire explained that if something is damaged by them, they will make the repairs. Regular upkeep of the building and the room will be done by the maintenance company that does Simpson School.

Mayor Dickinson added that they are being careful about the use of the building and pointed out that in paragraph 8 it says that no key to the building will be made available at any time to BB/BS. There will be a key to the room but not to the building.

Mrs. Bergamini asked who was going to maintain the property and Mayor Dickinson explained that the town was going to maintain the property, as we already do now.

A motion was made by Mr. Killen to amend that the Agreement be approved subject to the Town Attorney's review, seconded by Mr. Holmes.

Mr. Holmes asked Mrs. Barracato-Camire to explain BB/BS.

Mrs. Barracato-Camire explained that BB/BS is a volunteer organization that provides a one-to-one match between a volunteer adult and a young child, usually from a one parent family. They provide the child with a positive role model.

VOTE: All ayes; motion duly carried. (AMENDMENT)

VOTE: All ayes; motion duly carried. (AGREEMENT WITH CHANGES)

A G R E E M E N T

THIS AGREEMENT made this day of , 1987, by and between THE TOWN OF WALLINGFORD, a municipal corporation organized and existing under the laws of the State of Connecticut, hereinafter called "Town", and the BIG BROTHERS/BIG SISTERS OF MERIDEN/WALLINGFORD, INC., a not for profit organization, hereinafter called "BB/BS";

W I T N E S S E T H :

WHEREAS, BB/BS is desirous of using space at Simpson School, 701 Center Street, as general business offices; and

WHEREAS, Town is agreeable to said use under certain terms and conditions;

1. BB/BS will utilize one-half of Room 4, approximately 160 square feet, for use as its general business office on the following days and times:

(a) Mondays through Thursdays - 9:00 A.M. to 5:00 P.M.

(b) Fridays - 9:00 A.M. to 4:00 P.M.

BB/BS shall have the right to occupy and use said premises for office and for other usual and necessary uses of BB/BS. Rent shall be paid to the Town on an annual basis in the amount of FOUR HUNDRED AND 00/100 (\$400.00) DOLLARS, payable in advance.

2. This Agreement shall commence August 15, 1967. This Agreement will be renewed on July 1st in subsequent years with Council approval.

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3. Termination of this Agreement may be made by either party upon a minimum of 120 calendar days' written notice.

4. In addition to the rent hereinabove stated, BB/BS agrees to carry, at its own expense, sufficient insurance to hold the Town harmless from any and all claims for damages or loss to any person or property including that of BB/BS, its agent, servants and assigns. BB/BS agrees to provide the Town with copies of said policies, which policies shall be subject to the reasonable approval of the Town.

5. BB/BS shall be responsible for all repairs not the responsibility of the Town and agrees to properly maintain and clean said room.

6. BB/BS agrees that no partisan political activities or fundraisers will be conducted in the building.

7. BB/BS agrees to check all areas during and after their use to ascertain damage or safety or other problems and to report same to the Director of Public Works of the Town of Wallingford.

8. It is agreed between both parties hereto that no key to the building will be made available at any time to BB/BS.

9. BB/BS agrees to abide by all other Town rules and regulations that pertain to permitted uses of the facility.

10. This Agreement contains all the conditions agreed upon between the parties and any alteration must be in writing, signed by both parties hereto.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written and to a duplicate instrument of like tenor and effect.

Signed, Sealed and Delivered
in the presence of:

THE TOWN OF WALLINGFORD

BY: _____
William W. Dickinson, Jr.
Its Mayor
Duly Authorized

BIG BROTHERS/BIG SISTERS OF
MERIDEN-WALLINGFORD, INC.

BY: _____

ITEM 5. Presentation of recommendations of THE HANDICAPPED ACCESS AND ASBESTOS REMOVAL BUILDING COMMITTEE and consideration of request to change original charge given to the Committee and a change to the scope of work.

Mr. Thomas Chicoski explained that the main purpose of their presentation before the Council, is to recommended resolution, that if agreed to or passed by the Town Council, would change the charge given to the Building Committee as well as the scope of work. We have gone through the school system and have evaluated what exactly has to be done. I do not want you to be afraid that because we are going to do a different course of work, we are going

to spend more money. Maybe we will spend just as much or maybe less. We are trying to accomplish the most that we can for whatever money we spend. Some of the more encouraging moments that I had with the state, when they were going through the school system, was when they had some extremely constructive suggestions. They said that we don't have any major construction that we have to undertake in any of our building. There is a lot to be done with changing hardware on doors, adjusting doors, putting in inexpensive ramps, hardware on drinking fountains, modifying lavatories, etc. This is not all major construction work. There is also a number of suggestions from the state inspectors. There are some elevators in the school, that while they do not meet the current building code requirements, they can be modified, which will save a lot of money. Also, I passed out a letter dated July 2, 1987 from Mr. Angelo J. Tedesco, Associate Commissioner, Division of Vocational, Technical and Adult Education to Dr. Robert Nicoletti, Superintendent of Schools, which states that a final report of corrective action will be due no later than November 10, 1987. 615

Mayor Dickinson commented that the Committee has done a lot of work on this and hopes that the Council will look to amend the resolution so that we can move ahead.

Mr. Gessert explained that the Council wants to address the problem but wants to do so in a physically responsible manner and try to look at the logical way to do it, a way that is going to serve the handicapped, meet the code and also look out for the look out for the taxpayers pocketbook at the same time.

Mr. Chicoski added that they do have some projects for the summer in regards to adding ramps, and handicapped parking spaces which will be accomplished through the normal routine Board of Education budget (maintenance budget). There are some school parking lots that are being repaved, and when they are repaved, they will be redesignated for the proper handicapped parking spaces which will be of no cost to you. Any area where there are low 4inch to 6 inch stoops, they will also be paved with the asphalt at a number of locations so we can add ramps there.

Mr. Jay Cretella explained that handicapped does not always mean, someone in a wheelchair. We are talking about someone who may rely on any kind of a walking aid, a person with a hearing problem, a person who wears glasses, etc. The slide presentation which I am about to give is divided into 3 categories: 1) getting to our buildings, 2) getting in the building and 3) using the building.

The following is a checklist from the American National Standards Institute for making buildings accessible to the physically handicapped.

Checklist To Use To Determine Whether Buildings Are Accessible To The Physically Handicapped

The following checklist can be used as a guide to complying with the American National Standards Institute (ANSI) standards for making your building accessible to the physically handicapped.

Building Site.

1. Does the grading of the building site allow the approaches to the building to be substantially level?
2. Is there parking within 200 feet of the building entrance?
3. Is any of the parking reserved for the handicapped?
4. Are any parking spaces open on one side to allow easy access for wheelchairs and for people who use braces to get in and out of the automobile?
5. Are the parking spaces on level ground?
6. Are there ramps or level spaces to allow people to enter the building without crossing a curb?

Walk Ways

1. Are walks at least 48 inches wide?
2. Is the gradient not greater than a one foot rise in 20 feet (5 percent)?
3. Are walks without interruption (i.e., steps or abrupt changes in level)?
4. If the walks cross a driveway, parking lot or other walks, do they blend into a common level surface?
5. On elevated walks, is there at least a 5 ft. X 5 ft. platform if a door swings out onto the platform or 3 ft. X 5 ft. platform if the door swings in?
6. Do walks have nonslip surfaces?

Lelle

Buildings — Ramps

1. Do ramps have a slope no greater than a 1 foot rise in 12 feet (8.33 percent)?
2. If ramps are steeper than a 5 percent gradient rise, are handrails provided?
3. If there are handrails, are they at least 32 inches above ramp surface?
4. Are the ramp surfaces smooth?
5. Do the handrails extend 1 foot beyond the top and bottom of the ramp?
6. Are the ramp surfaces nonslip?
7. Do ramps have a 6 foot clearance at the bottom?
8. Do ramps that have a gradient steeper than 5 percent have level spaces — a minimum of 3 feet in length — at 30-foot intervals?
9. Are these level rest areas at least 5 feet wide, to provide for turns?

Buildings — Entrances/Exits

1. Is at least one entrance to the building accessible to people in wheelchairs?
2. Is at least one entrance accessible to wheelchairs on a level that would make the elevators accessible?

Buildings — Doors And Doorways

1. Do doors have a clear opening at least 32 inches wide?
2. Can doors be opened by a single effort?
3. Is the floor of the doorway level within 5 feet from the door in the direction it swings?
4. Does this level space extend 1 foot beyond each side of the door?
5. Does it extend 3 feet in the direction opposite to the door swing?
6. Are sharp inclines and abrupt changes in levels avoided at doorsills?
7. Does the speed of door closers allow the use of doors by physically disabled persons?

Buildings — Stairs And Steps

1. Do the steps avoid protruding lips at the edge of each step?
2. Do stairs have handrails at least 32 inches above step level?

3. Do stairs have at least one handrail that extends at least 18 inches beyond the top and bottom step?
4. Do steps have risers 7 inches or less?

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Buildings — Floors

1. Do floors have nonslip surface?
2. Are floors on each story at a common level or connected by a ramp?

Buildings — Restrooms

1. Is there at least 1 toilet for each sex on each floor with facilities for the physically handicapped?
2. Can physically handicapped persons, particularly those in wheelchairs, enter the restroom?
3. Do toilet rooms have turning space 60 X 60 inches to allow traffic of individuals in wheelchairs?
4. Do toilet rooms have at least one toilet stall that:
 - a. is 3 feet wide?
 - b. is at least 4 feet 8 inches deep?
 - c. has a door that is 32 inches wide and swings out?
 - d. has handrail on each side, 33 inches high and parallel to floor, 1-1/2 inches in diameter, with 1-1/2 inches clearance between rail and wall, fastened securely to wall at the ends and center?
5. Do toilet rooms have wash basins with narrow aprons, which when mounted at standard height are no greater than 34 inches at the top and which have a clearance underneath of 29 inches?
6. Are drain-pipes and hot water pipes covered or insulated?
7. Is one mirror as low as possible and no higher than 40 inches above the floor?
8. Is one shelf at a height as low as possible and no higher than 40 inches above the floor?
9. Do toilet rooms for men have wall-mounted urinals with the opening of the basin 19 inches from the floor, or have floor-mounted urinals that are level with the main floor of the toilet rooms?
10. Are towel dispensers mounted no higher than 40 inches from the floor?
11. Do toilet rooms have towel racks mounted no higher than 40 inches from the floor?
12. Are disposal units mounted no higher than 40 inches from the floor?
13. Are towel racks, towel dispensers and other appropriate disposal units located to the side rather than above the basins?

Buildings — Water Fountains

1. Is there at least one drinking fountain on each floor for use by physically handicapped?
2. Can persons in wheelchairs wheel up to fountains?
3. Do water fountains or coolers have up-front spouts and controls?
4. Are they hand-operated?
5. If coolers are wall-mounted, are they hand-operated, with basins 36 inches or less from the floor?

Buildings — Public Telephones

1. Is there at least one public telephone in each "bank" accessible to physically handicapped?
2. Is the height of the dial 48 inches or less from the floor?

3. Is the coin slot located 48 inches or less from floor?
4. Are these telephones equipped for persons with hearing disabilities? Are those telephones identified as such?

018

Buildings — Elevators

1. If more than a one-story building, are elevators available to physically handicapped?
2. Can physically handicapped persons, particularly those in wheelchairs, enter elevator?
3. Are outside call buttons 48 inches or less from floor?
4. Are control buttons inside 48 inches or less from floor?
5. Are the buttons labeled with raised (or indented) letters beside them?
6. Are they touch sensitive and easy to push?
7. Is the elevator cab at least 5 ft. X 5 ft.?
8. Can a person in a wheelchair facing the rear see floor numbers (by mirror or floor identification at rear of car)?
9. Are floors announced orally by recorded devices for the benefit of the blind?

Buildings — Controls

1. Are light switches not more than 48 inches above the floor?
2. Are controls for heating, cooling and ventilation — not more than 48 inches above the floor?
3. Are controls for fire alarms and other warning devices not more than 48 inches from floor?
4. Are other frequently used controls, such as drapery pulls, etc., not more than 48 inches from floor?

Buildings — Identification

1. Are raised (or recessed) letters or numbers used to identify rooms or offices?
2. Is identification placed on wall, to right or left of door?
3. Is it at a height between 4 ft. 6 in. and 5 ft. 6 in. measured from floor?
4. Are doors that might prove dangerous to a blind person if he or she were to enter or exit through them, made quickly identifiable to the touch?

Buildings — Warning Signals

1. Are audible warning signals accompanied by simultaneous visual signals for the benefit of those with hearing and sight disabilities?

Buildings — Hazards

1. When hazards such as open manhole covers, panels and excavation exits on the site, are barricades placed on all open sides at least 8 feet from hazard and warning devices installed?
2. Are there no low-hanging door closers that remain within opening of doorways or that protrude hazardously into regular corridors or traffic ways?
3. Are there no low-hanging signs, ceiling lights, fixtures, or similar objects that protrude into regular corridors or traffic ways?
4. Is lighting on ramps adequate?
5. Are exit signs easily identifiable to all disabled persons?

Mr. Cretella showed a short slide presentation with examples of problems for the handicapped which included stairways, doors which open the wrong way, handicapped bathrooms with sinks which cannot be reached by someone in a wheelchair, water fountains, doors that have small hallways which can be changed by moving the hinges so the door will open on the other side, parking and elevators. 619

Mr. Gessert commented that it was an excellent presentation by all parties and their efforts are very much appreciated.

Regarding the Resolution, Mayor Dickinson stated that he thinks that Yalesville should be adapted, whether it is used as a school or by anyone else (exterior).

Mr. Killen added that if Yalesville is used for voting purposes, it should be maintained for the handicapped.

Mayor Dickinson added that there are a number of things that are being looked at. The overall ownership by the Town of Wallingford, whether it is used by the Board of Education or general government, I think that Yalesville should receive this adaptation.

Mr. Gouveia agreed with Mayor Dickinson that the 4th paragraph should be deleted and Yalesville School should be added to the 3rd paragraph.

Mrs. Bergamini did not agree and stated that the school is on Route 68 and should be a prime piece of business property.

Mayor Dickinson pointed out that out of all of the schools in Wallingford only a few of the schools are built well and that includes Yalesville. For us to lose the structurally sound buildings and then we spend all kinds of dollars maintaining the ones that are built poorly, is absurd. The best investment you can make in the private sector is real estate. I think we should hold on to it and use it as an investment. That property is only going to appreciate in value and sometime we are going to need some kind of municipal facility and we will have that big piece of property. There is no plan to be using Yalesville in the near future.

Ms. Chase pointed out that Yalesville had a student in a wheelchair so the changes that may need to be made, may be minimal.

Mr. Chicoski added that there is a considerable amount of expertise on the Committee and if there is a simple effective way to making it accessible, we will do it that way.

Mr. Melillo suggested that the town take care of the Yalesville School, and it should be kept as a school.

Mrs. Bergamini read and moved the following Resolution, seconded by Mr. Polanski.

Recommended resolution to be passed by the Town Council for the Handicapped Accessibility Building committee:

Resolved: That the Handicapped Accessibility Building Committee for the Wallingford Public School System is hereby established as the Building Committee responsible to insure that the requirements of Public Law 93-112, Title V, Section 504 are met in the Public School System.

Resolved: That Lyman Hall and Sheehan High Schools, Dag Hammarskjold Middle School and Stevens Elementary School be adapted for both exterior and interior building access.

Resolved: That the remaining schools, specifically, Rock Hill, Pond Hill, Cook Hill, Moses Y. Beach and Highland Elementary Schools and Moran Middle School be adapted for basic exterior access with adjacent rest room facilities.

If Yalesville Elementary School remains as an active school building under the control of the

Board of Education, it too shall be adapted for basic exterior access with adjacent rest room facilities.

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Resolved: That the Building Committee is hereby authorized to solicit Architectural services, and at the appropriate time solicit specifications and drawings for these projects.

Resolved: That the Building Committee and the Superintendent of Schools are authorized to file the appropriate grant application requests for these school projects with the State Department of Education.

DATED AT WALLINGFORD, CONNECTICUT. THIS 11th DAY OF AUGUST, 1987.

A motion was made by Mrs. Papale to delete the 4th paragraph and add Yalesville School to the 3rd paragraph, seconded by Mr. Gouveia.

VOTE: Gouveia, Holmes, Killen, Papale, Polanski, Rys and Gessert voted yes.
Bergamini voted no.
motion duly carried.

Mr. Musso said that he would like to have a price list from Mr. Chicoski and the handicapped should have a minimal way to get into the schools and not change the whole school.

Mr. Gessert explained that the Committee has reviewed the previous plans and they have looked at the most cost effective way to solve the problems. I think all of the members of the Committee have worked to look at the best way to solve the problem, the least expensive way to solve the problem and get it done without rebuilding the school, or turning it upside down. Once you get an Architect in there, then you will know how much it will cost.

Mr. Polanski pointed out that this does not have to be done in one year, it can be spread out over a few years.

Mayor Dickinson asked that the Resolution that the Council approves does not reference the previous Resolution. I would like to bring to the Committee's attention, paragraph C. which indicated: obtaining competitive proposals and recommend selection of Architect and report to the Mayor and Town Council for funds for design and construction specifications for the work to be performed.

Mr. Chicoski explained that the way that they had constituted the Resolution, was to enable us to comply with the various State Statutes dealing with reimbursement requests. We can't proceed anywhere unless we do just that (obtain competitive bids, come before the Council, make the presentations and receive Council approval for funding) before any phase of the project is done.

Mayor Dickinson stated that he just wanted to make sure that everyone was aware that there was a selection process and there is no funding, to his knowledge right now, for an Architect. That would have to be approved, the specs drawn up and then the total funding for all of the construction approved.

Mr. Chicoski added that this is just to enable them to legally and properly go out for proposals from Architects.

Mr. Killen asked if the original charge was going to be changed by any of the Resolutions that are being adopted this evening or if this was an addendum?

Mr. Chicoski explained that their desire is to have the entire charge of the Committee and the scope of work be replaced by the Resolution. The other one will become null and void when this one is adopted. 621

Mr. Horvath commented that he hopes that the new Town Hall will be accessible for the handicapped.

Mr. Gessert stated that Mr. Horvath's comment is well taken.

VOTE: All ayes; motion duly carried.

ADDENDUM #2. Consider bid waiver and appointment of contractor for asbestos removal at Dag Hammarskjold School, moved by Mrs. Papale and seconded by Mr. Polanski.

Mr. Chicoski explained that this item is on the agenda because of a situation that developed last week at Dag Hammarskjold School. As you all know, there are various projects that go on during the summer for replacement renovation, etc. One of the projects that was envisioned was the removal of the existing ceiling in the hallway at Dag Hammarskjold School and replacement with a drop ceiling. Unfortunately, that was not coordinated very well and that ceiling was removed through various means, whether it was by hand, by rake or whatnot, and after removing all of those ceiling tiles, it was found that there was asbestos pipe elbows galore, above that ceiling that was just removed.

Mrs. Bergamini stated that she received a phone call from a parent that said that Mr. Al Cei, told his students to go in there and rip it out, while he was on vacation, and that is what the kids did, with no authorization and no supervision.

Mr. Chicoski added that that is a correct analysis of what happened. The Committee was told by one of the maintenance people late Thursday, that there was asbestos material above the ceiling and there was some concern on the part of the maintenance workers of what had happened and the condition that existed. I would like to add, that the type of construction that is in Dag Hammarskjold is no different than any other school building in town. In that ceiling area, there are approximately 125-135 asbestos elbows, ranging in size from 4 inch down to 1 inch. Just because the material is there, it does not mean that it is a hazard. It does not mean that it has to be removed. However, if you disturb it, if it is deteriorate if you have constant contact with it, then you have do something about it. After we looked at it on Friday morning, I called our consulting engineer and had him come up from New London where he was on a job. He came up and confirmed our feelings that the new drop ceiling could not be installed until we had an asbestos contractor come in, encapsulate and seal up those elbows that were in good condition to prevent any further damage. Those elbows that were in damaged condition and deteriorating, would have to be removed. Right after our consultant met with us, I called a contractor to come on Monday to look at the material with one of our Committee Members and ascertain what the cost would be to accomplish either a complete removal of everything, which we did not deem to be necessary and also to encapsulate the elbows that were in good condition and to remove those elbows that were not in good condition (12 to 15 elbows). In addition to that, we had asked that the contractor remove and dispose of those ceiling tiles that were left that could possibly be contaminated. That was accomplished on Monday and I obtained a price from the contractor this morning of \$1,942.00, which I thought was a bargain price to do that work. There are very few contractors that have the ability to come in on very quick notice to do that. He is able to come in on Tuesday and Wednesday of next week to do that. His work also includes doing both, any additional cleanup properly done, before the encapsulation and the cleanup after it is done.

Mr. Gessert added that the air will have to be tested after this is done.

Mr. Chicoski explained that they will have a separate industrial hygienist come in to do air testing after all of that work is done. That air testing firm will be hired and will report directly to the town. Mr. Gessert pointed out that this work will be eligible for State reimbursement, including the suspended ceiling going in. Mr. Chicoski assured the Council that the committee would stay on top of this situation and he reminded everyone that the cost is under the \$2,000 bid waiver limit.

Mr. Rivers commented that as a member of the Board of Education, he was deeply disturbed about this and he indicated that this should come from school board funds and the Council should not be asked for funds because the Board feels that a project of this type should have been coordinated and the people involved should have been aware of the fact that there is asbestos since it has been preached now for two years but there are some individuals who don't quite understand and, hopefully, after next Monday, there will be several more Board members who hear this cry and the administration hopefully will pay more attention to what this committee says. Mr. Rivers continued that the administration has been put on notice that the committee is expecting the Board of Education to pay for this and if they, for whatever reason, choose to procrastinate, the school does open on August 31 and the ceiling tiles must be back up and nothing will happen until the asbestos is removed and encapsulated. 622

Mr. Rys asked if the committee coordinated this work from school to school with maintenance personnel in each schools and Mr. Chicoski said the maintenance department and Mr. Cei in particular have been kept aware of the inspection results and this has been known for a long time because of the construction of the building. 99% of the elbow joints in all buildings are asbestos material and there should have been better coordination.

Mr. Chicoski commented that the committee will not cease its diligence in that area and there are a few other areas where second looks will be taken and if there is something that has to be done before the project, it will be done. Mr. Gessert thanked Mr. Chicoski for his presentation.

VOTE: Unanimous ayes; motion duly carried.

ITEM 6(a). Mrs. Bergamini read and moved adoption of AGREEMENT entered into between the TOWN OF WALLINGFORD, hereinafter referred to as the "Local Agency", and THE WALLINGFORD COMMUNITY DAY CARE CENTER, INC., hereinafter referred to as the "Delegate Agency".

Mr. Rys seconded adoption of the agreement.

AGREEMENT APPEARS ON PAGES 21, 22 and 23 of these minutes.

A G R E E M E N T

AGREEMENT entered into between the TOWN OF WALLINGFORD, hereinafter referred to as the "Local Agency", and THE WALLINGFORD COMMUNITY DAY CARE CENTER, INC., hereinafter referred to as the "Delegate Agency".

W I T N E S S E T H

1. The Local Agency has executed a Grant Action/Program Design & Financing Plan with the State of Connecticut, acting by its Commissioner of Human Resources, for funding programs to be carried out by the Delegate Agency, acting in behalf of the Local Agency. The Grant Action/Program Design & Financing Plan has been executed under the provision of the Master Contract executed between the Local Agency and the State of Connecticut on September 30, 1982.

2. The Delegate Agency and the Local Agency agree that such Master Contract and Grant Action/Program Design & Financing Plan as the Local Agency has executed with the State of Connecticut for the purpose of funding the program to be carried out by the Delegate Agency shall be and hereby is incorporated into this Agreement by reference and made a part hereof. The Delegate Agency expressly agrees to be bound by the terms of said Master Contract and Grant Action/Program Design & Financing Plan and to carry out the program subject to its provisions during the period October 1, 1987 to September 30, 1988.

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3. This Agreement shall be incorporated into and shall govern any other agreements that presently exist between the Local Agency and the Delegate Agency.

IN WITNESS WHEREOF, the Delegate Agency has caused this Agreement to be duly executed in its behalf and its seal hereunto affixed this _____ day of _____, 1987, and thereafter the Local Agency has caused these presents to be signed and sealed by its Mayor, William W. Dickinson, Jr., duly authorized, this _____ day of _____, 1986.

Signed Sealed and Delivered in the presence of:

THE WALLINGFORD COMMUNITY DAY CARE CENTER, INC.

BY: _____

TOWN OF WALLINGFORD

BY: _____

VOTE: Unanimous ayes; motion duly carried.

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ITEM 6. Consider approval of 1987-1988 Annual Budget of The Wallingford Community Day Care Center, Incorporated.

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Kathleen Queen, Executive Director, explained that the budget before the Council is a proposed estimated amount and the reason an actual budget figure is that there is none yet available because the allocation process has changed and the State Department of Human Resources that provides the funding is responding to legislative action taken in 1985, a 28 page omnibus bill that changed the whole process and the entire policy structure had to be redone. Ms. Queen said that have not come up yet with definitive policy statements and an allocation level and rumor from California has it that we will receive 9½% over last year; however, those allocation letters have not yet been issued and the purpose in coming to the Council ahead of getting the allocation level ascertained was because it is no longer necessary to have a definitive dollar amount in order to come to the Council.

Ms. Queen said the budget includes a 10% increase which is what they were told to expect and her understanding now is that it will be 9½%. Mr. Killen is bothered by the time constraints mandated by Hartford.

Ms. Queen included in the information to the Council a letter from the State and the last paragraph states that the State has waived filing requirements because of their delays

Mrs. Bergamini moved approval of the 1987-1988 Annual Budget of The Wallingford Community Day Care Center, Incorporated, seconded by Mrs. Papale.

Mr. Polanski wanted everyone to know how much of Wallingford's taxpayer dollar goes into this program and Ms. Queen said there is no cash outlay of Wallingford money, per se, and this is all in-kind, other than the fees paid by parents who are taxpayers.

VOTE: Unanimous ayes; motion duly carried.

ITEM 6(b). Mrs. Bergamini read and moved a resolution permitting borrowing from the Town of Wallingford, to be repaid immediately upon receipt of State Grant, seconded by Mr. Rys.

RESOLUTION appears on pages 25, 26 and 27 of these minutes.

RESOLUTION

WHEREAS, The Wallingford Community Day Care Center, Inc. is a designated agency of the Town of Wallingford funded by the State of Connecticut through the Town of Wallingford for service to pre-school children and their parents; and

WHEREAS, The Wallingford Community Day Care Center, Inc. has been commended for both the level of service and the fiscal responsibility with which it has performed during its years of operation; and

WHEREAS, The Wallingford Community Day Care Center, Inc. is supported by State funds, voluntary contributions of time, money and material, including in-kind contributions by the Town of Wallingford; and

WHEREAS, The Town of Wallingford has not found it necessary to provide direct financial support as is done in most other towns providing Day Care service; and

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WHEREAS, The Wallingford Community Day Care Center, Inc. is continually in operating difficulty because of the delay in actually receiving funds approved by the State.

NOW THEREFORE, BE IT RESOLVED:

1. That The Wallingford Community Day Care Center, Inc. be permitted to borrow from The Town of Wallingford amounts necessary to meet the essential operating expenses of the Center between the time that the Center's program is approved by the State of Connecticut through its Department of Human Resources and the actual funding is received, but in no case to draw more than the amount approved and budgeted by the State for the period of operation as set forth in the 1987-1988 budget.

2. The Wallingford Community Day Care Center, Inc. will repay the amount so borrowed immediately upon receipt of the State grant for the period for which the funds were borrowed.

C E R T I F I C A T I O N

Certified a true copy of a resolution duly adopted by the Town of Wallingford at the meeting of the Wallingford Town Council on August 11, 1987, and which said resolution has not been rescinded or modified in any way whatsoever.

Dated at Wallingford, Connecticut this _____ day of August, 1987.

ROSEMARY A. RASCATI
Town Clerk
Town of Wallingford

Mr. Rys asked how quickly the State repaid the funds borrowed from the Town and Ms. Queen said that, generally speaking, the issue of timely payments has come up repeatedly in all grant monies as you might expect, but DHR has in fact started to address that issue and they have not been nearly as delayed as they used to be and there is about a two week turnaround time.

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Mr. Killen referred to the fourth paragraph of the resolution and Ms. Queen pointed out that towns were at one time required to provide 20% in-kind services and most towns also found it necessary to provide cash outlays, averaging between \$10,000 and \$20,000 a year for a program of this size and this has gone up because of salary increases. Mr. Killen asked if there was a chance that state funds would be available in time and Ms. Queen said their original budget was April 1 and because of that, the last two quarters didn't coincide with the state or federal fiscal year and there were delays at those levels and now that they are on an October 1 system, state money is available July 1 and federal money is available October 1 and the money will be in place. Mr. Musso asked what the budget amount was and he was told \$264,000 and Mr. Myers keeps 6 or 7 sets of books, a significant amount of work. (626)

VOTE: Unanimous ayes; motion duly carried.

ITEM 6(c). Mrs. Bergamini read and moved adoption of the following resolution, seconded by Mr. Rys.

R E S O L U T I O N

WHEREAS, pursuant to Chapters 133 and 300a of the Connecticut General Statutes, the Commissioner of Human Resources is authorized to extend financial assistance to municipalities and human resource development agencies; and

WHEREAS, it is desirable and in the public interest that the TOWN OF WALLINGFORD make application to the State in order to undertake a Child Day Care Program and to execute a Grant Action Request therefor. It is understood that the Local Agency will provide a local grant-in-aid, where applicable, in accordance with the requirements of Chapters 133 and 300a of the Connecticut General Statutes, as appropriate.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WALLINGFORD:

1. That it is cognizant of the conditions and prerequisites for State assistance imposed by Chapter 133 and 300a of the Connecticut General Statutes.
2. That it recognizes the responsibility for the provision of a local grant-in-aid to the extent that it is necessary and required for said program.
3. That the filing of an application by the Local Agency for such funds as may be available is hereby approved, and that William W. Dickinson, Jr., Mayor of said Town of Wallingford, is hereby authorized and directed to execute and file such

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application with the Commissioner of Human Resources, to ⁶²⁷ provide such additional information, to execute a Grant Action Request with the State of Connecticut for state financial assistance if such an agreement is offered, to execute any amendments, recisions and revisions thereto, and to act as the authorized representative of the Local Agency.

C E R T I F I C A T I O N

Certified a true copy of a resolution duly adopted by the Town of Wallingford at the meeting of the Wallingford Town Council on August 11, 1987, and which said resolution has not been rescinded or modified in any way whatsoever.

Dated at Wallingford, Connecticut this _____ day of August, 1987.

ROSEMARY A. RASCATI
Town Clerk
Town of Wallingford

VOTE: Unanimous ayes; motion duly carried.

ITEM 7. Mrs. Bergamini moved to waive the bidding procedure for Modems with Gas Protectors, Police Department, seconded by Mrs. Papale.

Betty Herman commented that the main reason the waiver of bid is being requested is that she understands that the Building Committee has opted for SNETCo. equipment and to be compatible, SNETCo. equipment is necessary and they may not be the low bidder. Mr. Gessert noted for the record that he will not be voting on this since he is an employee of SNETCo.

Mr. Polanski asked if this were necessary now and Mrs. Herman said that Gertrude Brady of the Electric Division would like to have it in place now because of the chance of electrical storms which are now manually disconnected now to avoid information being lost and with the gas protectors, information will be protected.

Mr. Killen is concerned about how much leeway is being given without the benefit of several bids and Mr. Gessert pointed out that SNETCo. cannot charge the Town of Wallingford more than another customer would be charged, by law, PUC tariffs.

Mr. Rys asked about the protector device with the modem and Mrs. Herman could not provide the technical answers since Lt. Mikulski who did all the basic backup work on this is on vacation. Mr. Gessert explained that gas protectors protect the line in case of a large electrical surge and they prevent the surge from going through and the modem uses telephone wires to convert a signal.

VOTE: Mr. Gessert abstained from voting; all other Council Members voted aye; motion duly carried.

ITEM 8. Mr. Rys moved a transfer of \$6,500 from COLLECT Data System to Computer Programs and Development, Police Department, seconded by Mr. Holmes. 628

Mrs. Herman said \$5,000 was requested in the budget and \$3,500 was approved and on April 27, 1987, the State notified the department that monies were available and the request was approved on June 15, for a minimum of \$10,000 so with the \$3,500 budgeted and a \$6,500 transfer, the State Grant could be matched. Mr. Killen pointed out that the grant award is \$10,000, not \$20,000.

Mr. Gouveia asked what would be done with this money and Mrs. Herman said all accident reports will be computerized since they are not now and arrest information will be put on a computer, evidence, payroll and records retrieval would be more efficient with a computer.

Mr. Rys said this is being taken from Patrol COLLECT Data System and last year's expenditure was \$18,000 and Mrs. Herman said that since budget workshops, they have been notified that the State will pick up part of that cost and the Police Department will have to pay for the use of the system and the cost should be about \$8,000 to \$10,000.

Mrs. Herman said there will be enough money left in that account after this transfer is made.

VOTE: Unanimous ayes; motion duly carried.

ITEM 9. Mr. Rys moved approval of a request to place a commemorative stone at the junction of Quinnipiac and Ward Streets, in the west corner of Wallace Park, seconded by Mrs. Bergamini.

Mr. Killen asked if this item was approved at the P & Z meeting held on August 10, 1987 and Mayor Dickinson thought they did but if they didn't it would be on the next meeting agenda and basically, this is a 4 x 8 x 1 foot pad of concrete which would have to be placed at the vortex of Quinnipiac and Ward Streets, a stone originally dedicated to Robert Wallace, founder of Wallace Silver, dedicated to him on the 100th anniversary of the founding of the company in 1935. This will be located in Wallace Park which certainly seems appropriate. The town will put the concrete down and the stone will be put in place. Mr. Killen felt that the site represented the place where the first silver spoon was produced in America. Mayor Dickinson said that Mr. Floyd Wallace, Sr. would have been present tonight but he is out of state.

Mr. Gouveia asked if the Mayor agreed with the location and the Mayor did.

VOTE: Unanimous ayes; motion duly carried.

ITEM 10. Mr. Holmes moved a transfer of \$3,000 from Design Fee/Oak Street Bridge to Reserve for Emergency, seconded by Mr. Rys.

Mayor Dickinson explained that this will be funded by the Water Division so this \$3,000 is being moved back to Reserve for Emergency.

VOTE: Mr. Killen voted no; all other Council Members voted aye; motion duly carried.

ITEM 11. Mrs. Bergamini moved a transfer of \$3,000 from Prior Retained Earnings to Outside Services, Water Division, seconded by Mrs. Papale.

Mr. Gouveia asked Mr. Smith if this money could be taken from the present budget rather than Prior Retained Earnings and Mr. Smith said that this was not planned on and Mr. Denison doesn't feel there is any place to take it from and hopefully, this may be reimbursed. Mr. Killen pointed out that this must be signed by the Mayor and Comptroller. Mr. Smith said this was just approved and signed at the PUC meeting this evening.

VOTE: Unanimous ayes; motion duly carried.

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ITEM 12. Mrs. Bergamini moved establishment of account #920-001 Sick Leave Reimbursement for Retirees, Water and Sewer Divisions, and appropriation of \$5,140 from Estimated Unappropriated Balance to Sick Leave Reimbursement due Retirees, Water Division, and appropriation of \$3,430 from Estimated Unappropriated Balance to Sick Leave Reimbursement Due Retirees, Sewer Division, seconded by Mrs. Papale.

VOTE: Unanimous ayes; motion duly carried.

Mr. Polanski asked about the status of the Water Department hiring procedures and shortages and Mr. Smith replied that Mr. Mascia is gone and the search firm is trying to make a couple tentative appointments for the end of this month, outside the region candidates who will probably have a cost of living problem. Mr. Smith felt that the Personnel Department closed on the superintendent position as of Friday with posting and some lower eschalon jobs have been filled, along with a shuffling of people with Mr. Priester's leaving and some positions have been upgraded. Mr. Smith said there are six shortages now and Mr. Polanski wanted everyone to be aware of this shortage when problems arise.

ITEM 13. Mrs. Bergamini moved approval of waiving the bidding procedure for purchase of replacement instrumentation and control items at Pierce Station, Electric Division, seconded by Mrs. Papale.

Mrs. Bergamini read Mr. Walters' memo to Mr. Smith in this regard. Mr. Killen asked if this letter referred to Foxboro or did it include other items? Mr. Walters said this is specifically for an item in this year's budget to replace items listed in the last paragraph, a group of instruments. Mr. Walters said the oil burner controls are fine and the items to be replaced are the 35 year old Republic and Foxboro items, several levels of technology different now.

VOTE: Unanimous ayes; motion duly carried.

ITEM 14. Mrs. Bergamini moved to note for the record the Director's Report, Department of Public Utilities, for the month ended June 30, 1987, seconded by Mrs. Papale.

Mr. Killen asked where the figures were and Mr. Smith said he has not yet received this financial statement.

VOTE: Unanimous ayes; motion duly carried.

ITEM 15. Consider adopting resolution appointing a resident of Wallingford to serve as an Ad Hoc member of Connecticut Resources Recovery Board of Directors.

Mr. Holmes read and moved the following resolution:

RESOLVED: That the Town Council of the Town of Wallingford hereby request the Governor to appoint _____, a resident of Wallingford, to serve as an Ad Hoc member of the Connecticut Resources Recovery Board of Directors as one of the two Ad Hoc members representing the Wallingford Resource Recovery Project area, seconded by Mr. Polanski.

Mrs. Papale asked if there were a name and Mr. Musso volunteered. Mrs. Bergamini felt that the resolution would allow an appointment and the Governor will appoint. Mr. Killen felt that the resolution calls for a recommendation and he would prefer to make a recommendation and have it turned down since it might cost something if a recommendation is not made.

Mrs. Papale asked if the Mayor had someone in mind and the Mayor said he didn't have anyone in mind particularly and there is no necessity to provide a name to the Governor and it should be on record that he should have to appoint someone from Wallingford and anyone appointed will have to go through a fairly extensive examination by the State Police, fiscal and otherwise.

Mr. Gouveia quoted from Mayor Dickinson's August 4, 1987 letter and he is disturbed that Hamden already has someone appointed and he felt that they moved quicker. Mayor Dickinson wanted the Council to keep in mind the right to insist upon someone from Wallingford being appointed doesn't become effective until October 1, 1987. The resolution can be sent

and from October 1, the Governor is bound by it and at the next vacancy, someone from Wallingford must be appointed. Mayor Dickinson stressed that October 1 is the effective date of this legislation and prior to that, it's of no consequence.

630

Mr. Gouveia felt that the resolution is extremely weak and he felt the Council should go on record as being the project site and be afforded the opportunity to have some local people oversee both the construction and the operation of the plant. Mr. Polanski said that before this, the Governor could appoint two people of his choice and this ruling will allow someone from this community, if desired, but that does not go into effect until October 1. Mr. Gouveia's recommendation is to adopt a strong resolution to send the Governor a clear message that we want someone from Wallingford on the board. Mr. Polanski said this must be in the form of a request. Mr. Holmes felt that this resolution will serve the purpose but a letter should also be sent from the Council or the Mayor's Office expressing our desire to see someone from Wallingford. . . Mayor Dickinson said that is not necessary and a cover letter will be sent with the resolution and he has already spoken with Dave McQuade in the Governor's Office about all this. Mayor Dickinson doesn't understand the concerns and this resolution can be passed indicating our interest. Mr. Gouveia felt that it is a big deal if the Governor is going to appoint someone before October 1 and the Mayor said that legally, he can. Mr. Gouveia felt that we can demand it and Mr. Polanski pointed out that he has dealt with the Governor and he will do what he wants regardless of what Mr. Gouveia says.

Mr. Killen wants Mr. Gouveia to understand that the Governor has certain powers, just as the Council has, and he doesn't have to listen to every municipality and he will gain nothing by spiting Wallingford.

Vincent Avallone, 1 Ashford Court asked if the resolution went to the Governor after the law is passed and Mr. Gessert said the law has been passed and the legislature is out of session and the effective date is October 1. Mr. Avallone agreed with Peter that a demand or stronger request be made and he does not believe it is politically expedient for the Governor to get a request from the host town and appoint someone else and he felt that the town should go on record strongly. Mr. Gessert felt that the Mayor's letter will express the concerns in that regard.

Tony Gouveia felt that the people who have to breathe that air should be appointed, and the Governor doesn't have to breathe the air.

Mr. Killen asked who drafted the resolution and Mayor Dickinson said that Don Roe may have and Mr. Killen said that grammar plays an important part in laws, . . . to appoint _____, "a resident of Wallingford. . . and Mr. Killen says this begs for a name to be put in there. Mayor Dickinson said that the request can be made for the Governor to appoint someone and not supply a name; the difficulty is that whoever is suggested has to go through a fairly involved screening by the State Police and is involved with financial disclosures and other aspects of the whole appointing process in state service, an involved process as the result of some of the problems that have occurred in the last several years with people who had aspects of their lives which weren't perfect, from the state governmental standpoint and now there is a whole screening that has to be done and there may be people who don't want to go through all of that, for perfectly good reasons, but it does involve some exercise of disclosure. Mayor Dickinson felt that for that reason, this resolution shouldn't be sent with a name and people who are interested can supply their name and a list can be given to the Governor who can select one name. Mr. Killen's point is that now we can be prepared to vote and decide whether or not we want to send one name, a series of names and we were voting before in the blind. Mayor Dickinson said that he mentioned earlier that there is a State Police disclosure (see page 34 of minutes) and Mr. Killen felt that everyone felt that we didn't have a

right to put a name in and Mr. Killen felt that we have a right to put a name in and he wants the Council to be aware of this prerogative.

631

Mrs. Papale asked if Mr. Killen felt the resolution should be sent without a name; her opinion is that it should be sent without a name, to get it in the mail. Mr. Killen has no problem with that but he wanted everyone to be aware that the opportunity is here and you can speak now or hold your piece and it is now a matter of record that it has been discussed. Mr. Musso again suggested his name. Mr. Avallone would like to know if it is the position of the Council to submit a list of names and Mr. Holmes felt that a list will be made of people who come forward. Mr. Avallone felt that it would be representative if the Council took the responsibility of submitting a list of names and the individual can decide if they wish to come under scrutiny.

Mrs. Bergamini said she wants the option of submitting names but that decision cannot be made tonight and Mr. Killen's point is well taken. Mr. Killen recommended amending the resolution.

Mr. Killen moved the following amendment to the resolution, "RESOLVED: That the Town Council of the Town of Wallingford hereby request the Governor to appoint a resident of Wallingford, to be named at a later date, by the Town Council,"

and Mayor Dickinson felt that the language should be left as it is which pretty much mirrors the statute and the blank line in the resolution should be eliminated. Mr. Gessert said a followup letter could be sent listing the people who have indicated their willingness and interest to serve in the position, relative the resolution passed. . .Mr. Killen doesn't understand why we can't request. . .Attorney Mantzaris explained that the part, to be named at a later date, may not comply with what the legislation permits. Mr. Killen isn't sure that the resolution was taken from state statutes.

Mayor Dickinson explained that if the language, "resident of Wallingford, to be named" and the Governor's Office decided not to be bound by that and the statute does not require that the resident of Wallingford that the Governor's Office wants to name must be named by the Town Council or anyone else, therefore the resolution itself is ineffective and the Governor could appoint anyone else he chooses. Mr. Killen felt that the ambiguity is in the act itself and it becomes a matter of interpretation. Mayor Dickinson agrees totally with Mr. Killen and felt this cannot be amended to say it has to be someone named by the Town Council and Mr. Killen said it will be suggested but the name is not coming with the resolution now.

Mayor Dickinson again explained that if the resolution is amended to say, the Governor to appoint a resident of Wallingford, to be named by the Town Council, it means that he can only appoint the person named by the Town Council which does not conform with the statute. Mr. Killen referred to the resolution and asked what is the difference if the name is put in the resolution or named at a later date, a name is still being named and he doesn't follow the reasoning. Mr. Holmes pointed out that it's the Governor's appointment, not the Council's appointment and Attorney Mantzaris felt that the resolution should comply with the statute and the statute does not say to be named at a later date by the Town Council and after October 1, the Governor must appoint someone from Wallingford.

Mr. Gouveia asked what is to stop the Council to pass another resolution with a list and Attorney Mantzaris suggested that this be done through the Mayor's Office when dealing with the head of the State of Connecticut.

Mr. Avallone suggested that the Council recommend a name and Mr. Holmes would like to pass the resolution as it is and obtain a list of names and have the Mayor forward that information to the Governor. Mr. Killen felt that the Governor will or will not pay attention.

VOTE: Councilman Killen voted no; all other Council Members voted aye; motion duly carried. 632

ITEM 16. Mrs. Bergamini moved to removed from the table the minutes of July 2, 1987, seconded by Mr. Rys.

VOTE: Unanimous ayes; motion duly carried.

Mrs. Bergamini moved acceptance of the July 2, 1987 Town Council Meeting Minutes, seconded by Mrs. Papale.

VOTE: Messrs. Gessert, Gouveia and Killen passed; all other Council Members voted aye; motion duly carried.

ITEM 17. Mrs. Bergamini moved acceptance of the Town Council Meeting Minutes of July 21, 1987, seconded by Mrs. Papale.

VOTE: Council Members Bergamini, Killen and Rys passed; all other Council Members voted aye; motion duly carried.

ITEM 18. Mr. Rys moved acceptance of the Town Council Meeting Minutes of July 28, 1987, seconded by Mrs. Papale.

VOTE: Council Members Bergamini and Killen passed; all other Council Members voted aye; motion duly carried.

ADDENDUM:

Mrs. Bergamini moved to set a public hearing date for AN ORDINANCE AMENDING ORDINANCE #348 BY INCREASING THE AUTHORIZED APPROPRIATION FOR THE RENOVATION AND CONVERSION OF ROBERT EARLEY SCHOOL TO MUNICIPAL OFFICES FROM \$2,500,000 TO \$2,630,000 AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES TO DEFRAY SAID APPROPRIATION, set for September 8, 1987 at 7:45 p.m., seconded by Mr. Rys.

Mrs. Papale asked someone from the committee what this additional money is for and Mr. Gessert explained that it covers everything from water pipes, lights for sidewalk, a whole list. Mr. Killen asked why this had to be bonded.

Mayor Dickinson explained that this is not in any way an exhaustive list of additional expenditures and the Mayor is repeating now that additional funds over the \$2.5 million are absolutely necessary and we do not know right now how much has to be borrowed. Mayor Dickinson said that in the \$2.5 million, there is no money for borrowing, no money for the issuing of bonds, no money for interest payments, no money for borrowing in the \$2.5 million and that alone means money will have to be added and he will let Mr. Myers address that issue.

Mrs. Bergamini said the money must be appropriated up front because you can't spend what you don't have and Mr. Myers said that at this point, it's just an authorization.

Mayor Dickinson explained that the reason you can't tell now how much you will have to borrow is that you have an Oak Street Bridge at \$1,000,000 and he doesn't know when the cash flow will start on that; there is a Handicapped Access and Asbestos Committee with dollars that must be paid to contractors and the project completed with the money available to complete, time unknown, the whole sewer plant construction, many expense items out there and until you know exactly when the work will begin and the contractor needs the first, second, third and completion payments, it's impossible to say what the cash flow will be and Mr. Myers needs that for borrowing.

Mr. Myers asked the Council to weigh against that the Tax Reform Act from Washington, a hopeless mishmash of legal and financial strings. Mayor Dickinson added that ultimately, money will have to be added to the ordinance just for financing and parking is not included in this \$130,000. Mr. Killen is in no hurry to authorize issuance of bonds and notes.

Mr. Gessert felt that it has been pretty well stated that this entire project will not be bonded and some of the cost of the project will come of surplus and a good portion will come out of the sale of the municipal buildings, \$850,000, and we know

that at least \$850,000 will decrease what needs to be borrowed for Robert Earley. Mr. Killen asked if that has been voted since he doesn't believe that we did. 633

Mr. Myers explained that what you are really dealing with in an ordinance is an authorization to proceed with a project; you can authorize a project but if you don't finance it, it doesn't go anywhere and right now, we are using an accounting technique called cash flow to pay bills but the financing scheme has not yet been designed and when the financing scheme comes about, it must be folded in with all of the other projects this community is facing--Parker Farms, asbestos, Handicapped, Water & Sewer Plant, etc., major projects.

Mr. Gessert asked if it was not the intent of the Council and the Mayor that the proceeds from the sale of the buildings would be put toward reducing the cost and Mr. Myers said that it absolutely was and those funds would be appropriated at the time they are received and they have not yet been received. At the time the move is made to Robert Earley, Mr. Cooke takes title to 350 Center Street, gives the town a check for \$850,000 and at the next Council meeting, the \$850,000 can be appropriated to the Robert Earley account to pay at least that portion of it for cash and there may be other funds available to pay part of Robert Earley in cash and it may be a more important decision to pay for some other project and to bond part of Robert Earley or more of Robert Earley because it's a cleaner bond--it might be a better bond that's accepted in the market than a bond to remove asbestos, etc.

Mr. Myers said these decisions will be faced in the future and this cannot be guessed at now, up front. Mayor Dickinson wanted some of the context of this understood and, hopefully, understood by everyone--the Mayor had been somewhat reluctant to come in with just \$130,000 because the Mayor knows and he thinks everyone here should be aware that this is not the total amount. The Building Committee for Robert Earley met and there are items that have to be dealt with in terms of construction in the very near future and for us to wait for one item such as parking which is not resolved as of right now would mean that the construction could not continue at the pace it should, continued the Mayor. For that reason, the Building Committee felt that an additional \$130,000 should be requested now so construction won't be delayed and the construction timetable is the reason for coming in, not the total picture on what the costs are. Once this motion is voted, at some point, Mayor Dickinson would like the authority to talk with the American Legion and make an offer to them for the purchase of their property for the fair market appraised value and preliminary indications aren't very positive but a written proposal can be taken up with them. Mayor Dickinson explained that this is not an agenda item since he just learned this today and Rule V must be waived to discuss this.

VOTE: Mr. Killen voted no; all other Council Members voted aye; motion duly carried.

Mr. Gouveia requested an itemized list of the items for which the additional money is being requested for Robert Earley and Mr. Gessert will be happy to provide this.

Mrs. Bergamini said that her request to have the platform lowered at Robert Earley for the Council table and chairs was outvoted and the stage will now be extended by six feet and two rows of chairs removed and there will be needed a railing all around the stage. Mrs. Bergamini asked everyone to picture the audience looking up at the Council on stage and all who have presentations to make with maps, etc. going up and down stairs to the stage. Mrs. Bergamini felt that this was a very big mistake and she feels that one of the first things done will be to vote money to knock it out and the handicapped are precluded from making presentations because of the stairs--Mr. Gessert mentioned that handicapped have access through the hallway and the rear of the stage. Mr. Polanski pointed out that the Building Committee voted this and not the Council.

Mrs. Bergamini said that area is to conduct town business, a population of 41,000 and she would have preferred removing four rows of seats and there are four schools with stages in Wallingford in the event they are needed and she thinks the whole attitude on this is wrong. 634

Mr. Gouveia said a consensus was taken of the Council and Mr. Rys felt that the consensus was that the Council didn't want to be on stage. Mayor Dickinson felt that the only way this can be judged is to be in the auditorium and look at the space available.

Mayor Dickinson said there is no an easy solution if the stage is left the way it is since it isn't wide enough and if you leave the stage the way it is and bring the Council down, you will lose 4 or 5 rows of seats which places the seating almost back to where the balcony is and you lose a lot of seating and there were concerns about losing so much seating and no matter what direction you do, you have problems. Mrs. Bergamini said it was measured and you would have lost two rows of seats and ignored the stage, per se, and the Council would sit on a carpeted platform. Mayor Dickinson suggested going over to look at it because it's not easily expressed.

Mrs. Bergamini moved to waive Rule V to discuss parking at Robert Earley, seconded by Mrs. Papale.

VOTE: Unanimous ayes; motion duly carried.

Mayor Dickinson felt that it would really be in the interest of the town to purchase the American Legion property, if at all possible. Mr. Killen felt that Rule V was discussed to discuss parking and he said many people would be present to discuss a purchase and it will have to be rehashed again to present the reasoning and he does not intend to ignore the public.

A motion to adjourn was duly made, seconded and carried and the meeting adjourned at 11:17 p.m.

Meeting recorded by:
Susan M. Baron, Council Secretary

Meeting transcribed by:
Susan M. Baron and Delores B. Fetta

Approved

David A. Gessert
David A. Gessert, Chairman

9-22-87
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

9-22-87
Date