

SPECIAL TOWN COUNCIL MEETING

MAY 15, 1990

7:00 p.m.

A Special Meeting of the Wallingford Town Council was held on Tuesday, May 15, 1990 in Council Chambers and called to order by Vice-Chairman Edward Bradley at 7:13 p.m. Answering present to the Roll called by Town Clerk, Kathryn J. Wall, were Council Members Bradley, Duryea, Gouveia, Parisi & Zandri. Council Woman Papale arrived at 7:17 p.m. Mayor Dickinson arrived at 7:24 p.m. Town Attorney Adam Mantzaris and Comptroller Thomas A. Myers were also present. Council Members Holmes, Killen and Solinsky were absent.

The Pledge of Allegiance was given to the flag.

ITEM #1 Discussion of the Revaluation Project as requested by the Comptroller's Office.

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

VOTE: Holmes, Killen & Solinsky were absent; all others, aye; motion duly carried.

Mr. Bradley thanked everyone for coming for such an important issue this evening. He explained that Council Chairman Albert E. Killen was out of Town and would not be in attendance this evening. He contributed the large turnout of the public to the large advertisements that appeared in the newspaper. He felt that it is important for the taxpayer, as well as the Council who are also taxpayers, to understand the Revaluation process to make sure that you, the taxpayer of the Town of Wallingford, do receive a fair and just evaluation. He stated that the taxpayers should know the process to go through if they felt that they failed to receive a fair evaluation process. The agenda this evening will cover three topics:

1. Introduction
 - company overview
 - project outline, public relations video, system overview
2. Question & Answer Period
3. Other Considerations
 - computer software
 - video imaging & contract monitor.

At this point in time, Mr. Bradley then turned the next portion of the discussion over to Mr. Thomas A. Myers, Comptroller.

Mr. Myers also extended his appreciation of the interest displayed by the residents and taxpayers of the Town of Wallingford present at the meeting. He went on to say that this process is a Statutory Requirement of all municipalities within the State of Connecticut to revalue all property, taxable and non-taxable every 10 years. He then gave a brief background on what has been accomplished today, and how the Town has arrived to where it is today.

May 15, 1990

He went on to say that the Finance Department of the Town of Wallingford has formed a committee of six, full-time professional employees of the Town of Wallingford. The purpose of these professionals is to plan, monitor, and coordinate the revaluation process. More importantly to inform the elected officials of the community, the Town Council and the Mayor, and equally as important, the public. To inform everyone each step of the way. The Town is committed to keeping everyone abreast of this process as it unfolds. It is a very lengthy, time-consuming project which spans over a period of almost 2 years. An individual who collects data could review property in July or August of 1990, and the final results of that review, prices inclusive, would not be available to the property owner until November/December of 1991. The Town does not want people left with questions or guessing what is happening, therefore, the Town plans to keep each and every citizen and taxpayer of the Town of Wallingford informed every step of the way through direct communication, via mail, to homes, businesses, etc., through public information sessions, such as is taking place here this evening. Additional meetings of this nature will be held as the process unfolds. Mr. Myers introduced the members of the Revaluation Committee as:

Frank Barta, Assessor
Dennis Hlavac, Chief Appraiser, Assessor's Office
Norman Rosow, Tax Collector
Eva Lamothe, Deputy Comptroller
Robert Ronstrom, Internal Auditor
Thomas A. Myers, Comptroller

and stated that these individuals will oversee and monitor the project as previously explained. In December 1989, the committee reported to the Mayor and Town Council requesting that both approve the hiring process for a contractor. Many hours were spent by the committee reviewing and interviewing four (4) revaluation firms. The interviews lasted 4 hours minimum and the committee met following the interview to review questions and answers and technical qualifications of each firm. It was a unanimous decision of the committee to select the firm Cole-Layer Trumbull. That firm was present at the meeting to present a project overview. The representatives from that firm were later introduced. Mr. Myers then turned the next portion of the meeting over to Frank Barta, Assessor, Town of Wallingford.

Mr. Barta thanked the Town Council for holding this special meeting and introduced the members of the firm of Cole-Layer Trumbull as follows:

Angelo Marino, Senior Vice President, Cole-Layer Trumbull
for Business Development
Larry Labarbara, Project Manager for Wallingford Revaluation Proj.
Paul Ferguson, Vice President, Cole - Layer Trumbull New
Englandary Operations

Mr. Marino then took the floor to explain each member of the firm's role in this process. Mr. Labarbara and Mr. Ferguson would be the individuals who would be interacting the most with the committee and the taxpayers and project staff as the project nears completion. Mr. Marino went on to say that the three members listed above comprised over 60 years of appraisal experience.

His company is the largest and oldest mass appraisal firm in the country. They are the leader in industry technology and for the most part set the trend when it comes to appraisal technology. This firm was one of the pioneers to use the laser video disk technology to assist revaluation efforts. During the year 1989 four communities were serviced by this company, with less than 10% resulting in hearings for the most part, and in some, in the 5 & 6% range of taxpayer hearings. The firm has instituted its own quality assurance monitoring program. Mr. Marino went on to explain the steps that will be taken throughout the entire process. They are:

1. Data Collectors will visit taxpayer's homes, ask if the property can be inspected, visit the entire property, noting physical characteristics. This will constitute the physical record which will be placed on a computer file. At the same time a sales analysis will be performed. The indication of what any individual will pay for a piece of property is a very important part of this process to the firm. Those indications derived from the taxpayers will be interpreted and applied back to the rest of residential property population. The same applies to commercial properties to establish a fair market value for those properties as well. Once the cost schedules are selected to use in the replacement cost tables the firm will apply those schedules to all the real properties in the Town of Wallingford, calculate value, add the value to the land value and then the property will be re-viewed to assure that no errors were made.
2. The next step will consist of a taxpayer review. A notice will be sent to taxpayers informing them of what the value is of their property, and allowing the property owner to ask questions of the firm for explanation of what had taken place during the revaluation process. If the taxpayer so desires, all information regarding their respective property(ies) will be open and available to them.

Mr. Paul Fergusan offered additional information with regards to this entire process. He stated that prior to step 1 listed above, the property owner will receive a letter in the mail informing them that the Data Collector will be visiting the property soon. That letter will also give basic information about what the process includes. If a property owner is not at home, an attempt will be made three (3) separate times to inspect the property. Every effort is made to fairly inspect everyone's property. If this fails, a letter will be sent to the owner of record via certified mail indicating there have been three (3) failed attempts to inspect the property. This letter requests that the property owner please contact the office and telephone number listed to schedule an appointment to have the property inspected. Once both of the steps above have been completed, a Data Mailer will be sent to the property owner. The mailer will include such information as, how old the property is, what type of property it is, how large is the lot, # of bathrooms, bedrooms, what type of heating system, etc. The intent of the form is to provide the property owner with knowledge of what it is that is currently on file with regards to their property.

May 15, 1990

It also gives the property owner the opportunity to disagree with what information is on the form and return it for follow-up. The property owner is involved throughout the entire process. Local realtors, brokers, appraisers will be consulted throughout the program since they are the ones that best know the real estate market, locally. Every means possible will be used to determine why properties buy, sell and/or rent the way that they do in Wallingford.

Mr. Ferguson continued to explain the notification process which will happen approximately November 25, 1991. Property owners who wish to question, disagree and request a conference with Cole-Layer Trumbull will be given the opportunity to do so. Any property owner who comes in to talk with the company about their values, will be notified via certified mail as to the result of that informal review. This is an additional, valuable, contracted step. Every measure will be taken to properly notify property owners. Mr. Ferguson then turned the conversation over to Mr. Marino once again.

Mr. Marino stated that Cole-Layer Trumbull will be more than happy to attend meetings of any local group, service clubs or church, neighborhood and/or civic groups to answer any questions anyone may have. Press kits and mass media releases will be assisted by the firm as well.

At this time a video taped interview and information session with town officials of Merimack, New Hampshire was shown. Merimack was one of the four (4) communities serviced recently by Cole-Layer Trumbull.

A second video produced by the Assessor of Rochester, New York was shown detailing the success of their massive Revaluation Project recently performed.

Mr. Bradley opened the meeting to the public for any/all questions/comments they may have.

Tim Cronin, 47 S. Ridgeland Road was the first to speak. He stated that he was very impressed with the videos, however, the end result of the entire process, the shift from the commercial and industrial property owners, the burden of taxes, onto the residential property owner in Wallingford made him very nervous. He requested an open forum, whereas the Town would provide actual numbers to the public so they can compare the shift that will take place. Mr. Cronin stated that he wanted a breakdown of revenues received by the Town for the fiscal year 1988-89, and 1989-90, according to categories of commercial, industrial, residential and personal, and also all State and Federal Aide in one category as well. He wanted the figures expressed in actual dollar figures and to have them broken down into percentages also. He felt that these figures could be obtained quickly and easily from the Assessor.

Mr. Myers appreciated Mr. Cronin's request and stated that it is the intent of the Town of Wallingford to prepare the 1990-91 Grand List as if revaluation has not taken place, and Cole-Layer Trumbull Company will prepare the new, revalued list. For the Grand List dated, October 1, 1991, the Town will have two (2) documents, one prepared prior to revaluation, Cole-Layer Trumbull will turn over a 1991 revalued Grand List. At that time, the comparisons referred to by Mr. Cronin can be made. Mr. Cronin would like a copy of the video sent to State Legislators.

Mr. Cronin felt that models, or examples should be utilized to show the true effect this revaluation will have on the average property. He also suggested this be done with American Cyanamid.

Mr. Marino stated that informational meetings will be scheduled and perhaps this can be considered.

Ms. Irene Sunday, 60 Grandview Avenue asked if both the slump in the real estate market and the fact that people cannot sell their property for what it is worth, would have an effect on the Revaluation?

Mr. Marino stated that current market conditions will be used. The entire year of October 1, 1990 through October 1, 1991 of trends in the market, those sales during that year, will be used to get indications of values.

Ms. Sunday addressed the question of, has there been any discussion or consideration given to the fact that after the evaluation is complete, will the revaluation be deferred or phased out over a period of time?, to the Town Council.

Mr. Bradley answered no, not at this point. He felt that it was a very good question, but the Council has not discussed this as a whole yet at this point in time.

Mayor Dickinson stated that no formal decisions have been made at this time, but he was aware that any time period that this project is put off means that, very possibly, more money has to be spent to update previously developed figures. This is a factor to consider.

Dave Canto, 4 Meadow Edge Drive asked if, assuming that fair market value is your criteria, as of what date is the fair market value assessed?

Mr. Marino answered October 1, 1991.

Mr. Canto made the assumption that if his home is inspected in June, 1991 and conditions change between June and October of 1991, the changes will be reflected in the assessment.

Mr. Marino confirmed that, as long as those changes are made known to Cole-Layer Trumbull, the changes will be reflected. Final reviews will be made approximately late July, beginning of August for a fairly close finish to the October 1, 1991 date. The initial inspection is done in June and the values are set at the end of 1991.

Michael Rocheleau of 17 Nod Brook Road was the next to approach the microphone. His question concerned how the real property vs. the personal property would be handled, primarily the commercial sector.

Mr. Barta answered that personal property is assessed, currently, at current market value. Real property is assessed on a 1981 level of value, so there will be a dramatic shift.

May 15, 1990

Mr. Rocheleau asked Mr. Barta if there have been efforts on the part of the Assessor's Office to assure that the taxpayers have proper, accurate declared values in the commercial and industrial sectors?

Mr. Barta answered that we currently have an audit program underway which the Town does audit. He went on to say that hopefully, all accounts will be audited by the completion of revaluation.

Mr. Myers added that the audit program has been in effect for the past four years. The same condition exists for motor vehicles. They are at fair market value or current value each year. Personal property and motor vehicles parallel each other.

Mr. Rocheleau stated that if you look back at the late 1970s or early 1980s at the problems in Hamden and West Haven, you will see that the dramatic shift was the root of the problems.

Mr. Myers stated that personal property and motor vehicles, those two segments of the grand list, do not enter the reappraisal process. Cole-Layer Trumbull will not be considering these two segments.

Mr. William Dreissen, 16 Williams Place was the next to speak. He asked if the video system shown in the videotape was to be used in the revaluation process here in town.

Mr. Marino answered that a separate proposal has been made to the Town by Cole-Layer Trumbull in hopes that the Town will purchase the video system used to photograph the property during the revaluation process.

Mayor Dickinson added that, at this point in time, he is not in favor of the video system. It costs approximately \$65,000.00 and requires an additional annual cost for updating the system each year. It only records a picture of the property from the street, which could present a problem when properties have a great deal of frontage to them or are obscured by foliage. The Mayor failed to see the value of this aspect of technology for the Town of Wallingford. He reiterated his opposition to this system.

Mr. Rocheleau questioned the exemption for elderly property owners referred to in the first video in Merimac, New Hampshire.

Mr. Marino stated that New Hampshire does offer its elderly population this exemption. Connecticut does not have legislation enacted at this time on this particular issue.

Frank Barta suggested that the Town of Wallingford may wish to enact local legislation on this issue.

Mr. Gouveia acknowledged Mr. Rocheleau's questions with regards to personal property and the fact that a reduction in the mill rate is necessary when the grand list jumps due to revaluation. When the mill rate is reduced, although personal property is taxed at the current level, approximately 50% of the taxes will be generated with the reduced mill rate. This causes a tremendous vacuum in revenues that someone has to replace.

Mr. Gouveia's concern is that, a residential taxpayer who will already suffer from the so-called "shift" from the commercial and industrial to the residential property is going to receive a very small reduction in his tax bill on his personal property. A company such as Bristol-Myers, however, that has thousands and thousands of dollars worth of equipment will reduce their personal property tax substantially. He essentially felt that the residential taxpayer is not going to receive a fair shake from this revaluation. Not only will they have to pay a higher percentage of taxes than in previous years, they will also pay a higher percentage of taxes on their personal property as well. He asked Mr. Marino if there was any special provision that could be enacted that would attach some sort of surcharge to business and industry to assure equal treatment for all parties?

Mr. Marino was not aware of any type of classification in the State of Connecticut that allows the Town of Wallingford to set the levy limits of a particular class of property pre-revaluation to post-revaluation to set them equally.

Mr. Gouveia informed Mr. Marino that in the past, he (Mr. Gouveia) had questioned incorporating two separate mill rates, one for residential and the other for personal property to help try to equalize this situation, but found this cannot be done.

Wallingford has experienced a tremendous growth in industry within the past 10 years. Many of these commercial and industrial newcomers received tax abatements or breaks to entice them to our community. Not only has the Town had to undertake major improvements to our infrastructure, i.e., Water Treatment Plant, roads, Sewer Treatment Facility, etc., but now we are asking the residents to pay more in the way of taxes to fill the vacuum - Mr. Gouveia.

Mr. Marino stated that the Town of Wallingford does have other avenues open to them to overcome this problem. Mr. Marino's firm will be happy to discuss these other alternatives with the necessary individuals who request this information. An administrative plan can be a coordinated effort with the Assessor's Office and Cole-Layer Trumbull and perhaps a sub-committee who will report back to the Town Council. Mr. Marino suggested that now is the time to act upon trying to institute local legislation with regards to an exemption for elderly residents.

Mr. Tim Cronin, 47 So. Ridgeland Road approached the microphone to make these additional remarks: He presented a newspaper article that stated residential property taxes can be subjected to a "cap" of 1.5% of market value. It applies to all residential property, not to elderly residents exclusively. Mr. Cronin showed this article to Mayor Dickinson.

Mr. Barta commented on the above-mentioned option made by Mr. Cronin. He stated that this option was utilized by the City of Hartford but in a much different way. They "capped" their spending to 1.5% of the grand list. This is a budgetary process that should be considered by the Town of Wallingford. It has nothing to do with revaluation.

Mr. Myers offered to look into this further and get back to the Council on this matter.

May 15, 1990

Ms. Papale questioned the reason behind the data collectors visiting properties twice.

Mr. Marino explained that it is not for the sake of inspecting twice. The second visit will be to verify that the information collected the first time is accurate, by driving by, not re-inspecting. It is to assure that the information collected matches the property visually, and also the quality grade that is assigned the property, dovetails with the other properties in the area. The individual who collects the data is not the appraiser.

Mr. Zandri expressed what he thought to be a genuine concern of the townspeople regarding proper identification of the data collectors who would be inspecting the individual properties, in particular the interiors of the residential community.

Mr. Marino stated that photo identification cards, along with a letter of identification, will be produced by each data collector prior to entering any residential or commercial property. The motor vehicles utilized by these collectors will be registered with the Wallingford Police Department. Each data collector has been briefed on the procedure of waiting outside the home until an identification check has been performed, via the property owner calling the police department, if the owner feels the necessity to do so. The newspaper will publish a schedule of times and locations that the data collectors will be performing the inspections. The property owners can thereby check for the date and time that the collectors will be inspecting their property.

Mayor Dickinson stated that, without a doubt, this is a very troublesome and difficult subject. The attendance this evening verifies his statement. He felt that the Revaluation Committee should review some suggestions made this evening to hopefully help provide a clear outline of what is possible in the way of new policies or directions to alleviate some of the concerns. To this end, the Revaluation Committee can present their findings on what the pros and cons are of these suggestions to the Council and public at a future meeting similar to this one.

He went on to state that the Town of Wallingford did propose to its legislators this year to re-finance, provide funding, for a program that the State of Connecticut had until last year. This program provided approximately \$250 to \$500 per residential owner to offset initial impact of revaluation. Cheshire was the last community to participate in this program. The Town requested a continuation of the program without success, due to the shortage of funds at the State Capital. The effort to mitigate the effect of this, should continue. Perhaps other alternatives could be outlined to provide a similar effect.

Mr. Parisi questioned whether the data collectors will be employees hired locally, or will Cole-Layer Trumbull be providing the work force?

Mr. Labarbara responded that, normally the project staff (group leaders, project supervisor, etc.) would be brought in from existing staff. On the local level, advertisements are placed in the newspapers to hire data collectors.

Mr. Parisi's concern is that if a residential property owner has a problem, is there a complaint line (telephone) that they will have the number of?

Mr. Labarbara answered that, yes, a telephone number for that specific purpose will be published in all news releases, on all identification cards, correspondence, etc. The individual answering the calls will be housed in the Town Hall.

Mr. Parisi asked if each attempt to enter a particular residence will be documented?

Mr. Labarbara stated, yes. The next step will be the notice requesting inspection of the property sent via certified mail.

Mr. Bradley asked what specific type of credentials or qualities Cole-Layer Trumbull will be looking for in the individuals who will be hired for the collection of data?, and will there be an actual interview process and background screening?

Mr. Labarbara stated most definitely in response to the interview process and background check. He went on to say that normally, an individual with an appraisal background is a good choice for the position.

Mr. Bradley questioned where the majority of the workforce is obtained from?, the Town of Wallingford?

Mr. Labarbara answered that the residents of Wallingford are not necessarily given first preference, it is the best qualified candidates who are hired, whether Town of Wallingford residents or not.

Mr. Bradley clarified that he was curious as to what the trend was in the hiring of applicants.

Mr. Marino stated that, due to the amount of traveling and the use of a vehicle, the majority of data collectors do live locally. There are no statistics that show any particular percentage of data collectors hired reside in the specific town that is currently being revaluated.

Mr. Myers explained the entire process from start to finish of the revaluation to all present, once again for clarification purposes.

Mr. Gouveia proposed to have a future meeting of the Contractor, Revaluation Committee, the Town Attorney and the Council on all the options available to the Town, to help soften the impact of this project on the residential taxpayer. He would like to investigate the State Statute on Real Estate Tax Relief for the Elderly as one option. This would only serve to help all involved better understand the process. He felt all/any review of suggestions/information should begin fairly soon.

May 15, 1990

Mr. Marino agreed with Mr. Gouveia but felt that it should be in the form of a work session and not a formal meeting such as this is tonight.

Mr. Barta offered to make the necessary arrangements to have a representative from the Office of Policy and Management be present at the work session.

Mr. Bradley asked Mr. Myers when the next meeting on this issue was scheduled?

Mr. Myers felt that a meeting could be scheduled as frequently as the Council or the public felt necessary. He personally felt that the next meeting involving the public should occur late summer early fall after some of the data collection has taken place. In the meantime, the Revaluation Committee and Cole-Layer Trumbull can begin to compile all of the options available to the Town.

Mr. Bradley questioned the "exemptions applied" that was referred to in the video. The first notice to the residential taxpayer would not have this noted on it, however, subsequent notices would note it (exemptions applied). How would this be noted? In verbiage and also dollars?

Mr. Barta stated that we will have impact statements which will show the assessed property minus the exemptions, giving a net revaluation.

Mr. Bradley wanted to know if there would be any notification, other than the bottom line number, so that veterans, for instance, will know they have received an exemption?

Mr. Barta stated that the assessment will be broken down by category, totalled, and will first show a gross assessment, what type of exemption currently being received, and the net revaluation. It will show the exemption.

Mr. Bradley opened the questions to the public once again.

Mr. Ben Luongo, 38 Ridgecrest Road was the first to speak. His first comment was the temperature of the room being extremely cold (which was entirely true!). He detailed a personal experience he had in the past with a data collector inspecting his property. There was mutual agreement between Mr. Luongo and the data collector that certain items were non-taxable. When the tax bill arrived, however, these items were taxed - these items were placed back on the list of taxable items without any consultation or explanation to him.

Mr. Marino could not extend any information to Mr. Luongo with regards to his past personal experience. He did explain that the residential taxpayer will be involved in the process through the function of the data mailer. The data mailer will provide exactly all information regarding the property. If the taxpayer is in disagreement with any/all of this information, they will call the telephone number on the mailer and schedule an appointment to view all the data collected on the property. All errors will be addressed.

Mr. Luongo questioned the right of a spouse to deny an interior inspection of the property until a later date when both spouses will be available.

Mr. Marino answered yes, the taxpayer will have this right. He did ask that the taxpayer be considerate in rescheduling the inspection, that they try to accommodate the data collector during the next visit to the neighborhood. An inspection cannot be scheduled on a specific date and time.

Mr. Parisi asked if the data mailer is a simplified form or one that will create confusion?

Mr. Marino stated that his company has used this type of form over the past ten years. During that time, through trial and error, they have learned to display and organize the information to make it as "user-friendly" as is possible. It will be a joint effort between Cole-Layer Trumbell and the Assessor's Office to design the mailer.

Mr. Parisi wanted to make sure that the telephone number is clearly printed and a friendly voice will be responsive to all questions and complaints.

Mr. Marino guaranteed a friendly voice will respond on the telephone.

Donna Sprague of 5 Stegos Drive, Wallingford questioned the specific hours to expect the data collectors to visit.

Mr. Marino answered normally, 9:00 a.m. - 5:00 p.m. There will be some "flex" time where the data collectors will work from approximately 11:00 a.m. to 7:00 or 8:00 p.m. Some Saturdays will be included.

William Dreissen, 16 Williams Place came forward to question if the same individual will visit the property both times?

Mr. Marion answered no, most likely not. A second pair of eyes will catch what the first pair did not.

Mr. Dreissen was concerned with hiring strangers for this job.

Mr. Marino stated that the data collectors will attend classroom training, supervision will be required every step of the way to assure accurate information. There is a very extensive training process they will be subjected to. The Assessor's Office has the right, by contract, to ask that a data collector be removed from the work force if he/she is not performing up to standard.

Mr. Robert Ennis, 103½ Highland Avenue spoke next. He questioned why each house had to be visited? What is the company looking for?

Mr. Marino answered with the particulars, how many bathrooms, bedrooms, etc., and to assure accurate property values.

Mr. Ennis credited the Assessor's Office with having the most accurate records on properties located in Town than any other town.

May 15, 1990

Mr. Marino and Mayor Dickinson stressed that this process "cleanses" the existing property record.

Mr. Parisi clarified that what the Revaluation will do is find the many improvements that have been performed over the years and have not been reported.

Ms. Papale asked if the existing records will be taken with the data collector at the time of the inspection to compare the property 10 years ago with the current property? Do you ask the property owner if any improvements have been made?

Mr. Marino, yes.

Ms. Papale asked if this company is the same one who appraised us 10 years ago?

Mr. Marino: yes.

Mr. Bradley thanked the public for attending the meeting this evening and asked that they watch the newspapers for announcement(s) of future meetings on this issue.

Mr. Marino summarized that the executed agreement, as it now stands, is to perform a traditional cost-approach Revaluation. The Town has been given the option to purchase software and video equipment. The options remain on the table for the Town to exercise. The option is for Cole-Layer Trumbull to install the software on the Town's computer for appraisal and grand list purposes. Mr. Marino urged the Council to consider these options. He pointed out that these are valuable tools for the Assessor to use in the future. This will make the next Revaluation cycle that much easier.

Mr. Bradley did sit with a few of the representatives from Cole-Layer Trumbull to review the software and felt that it is an opportunity to bring the Assessor's Office state-of-the-art equipment to perform their job for Revaluation and also on a yearly basis. Now is the time to go forward with software purchases, not 2 or 3 years later.

Mr. Marino thanked the Revaluation Committee and the Town Council for the opportunity to introduce themselves and outline what the company will do for this town. He looks forward to working with the Town of Wallingford.

Mr. Bradley thanked Mr. Marino and his staff once again and the public as well.

Motion was made by Mr. Bradley to adjourn the meeting at 9:20 p.m., seconded by Mr. Parisi.

VOTE: Holmes, Solinsky, Zandri & Killen were absent; all others, aye; motion duly carried.

There being no further business, the meeting adjourned at 9:20 p.m.

Meeting recorded and transcribed by:

Kathryn F. Milano
Town Council Secretary

Approved by:

Edward R. Bradley, Vice-Chairman

Date

Kathryn J. Wall, Town Clerk

Date

RECEIVED ON FILE MAY 29 1990
AT 11:50 A.M.
ATTEST Kathy Wall
TOWN CLERK