

TOWN COUNCIL MEETING

MAY 28, 1996

6:30 P.M.

AGENDA

- Blessing - Rev. Dean Warburton - First Congregational Church
1. Roll Call and Pledge of Allegiance
 2. Consent Agenda
 - a. Consider and Approve Merit Increases (2) Approved by the Mayor
 - b. Consider and Approve Tax Refunds (#307-330) Totalling \$2,948.57 - Tax Collector
 - c. Consider and Approve a Transfer of Funds in the Amount of \$250 from Professional Services Acct. to Transportation Reimbursement Account - Inland Wetlands Commission
 - d. Consider and Approve a Transfer of Funds in the Amount of \$200 from Office Supplies Acct. to Dog Tags and Supplies Acct. - Town Clerk
 - e. Consider and Approve a Transfer of Funds in the Amount of \$6,500 from Laboratory Expenses to Purchased Water Account - Water Division
 - f. Approve and Accept the Minutes of the May 14, 1996 Town Council Meeting
 3. Items Removed from the Consent Agenda
 4. PUBLIC QUESTION AND ANSWER PERIOD
 5. SET A PUBLIC HEARING for June 11, 1996 at 7:45 P.M. to Approve a List of Municipal Projects to be Submitted to the State Under the Neighborhood Assistance Program
 6. Consider and Approve Confirmation of a Mayoral Appointment/ Re-appointment to the Personnel Pensions and Appeals Board for a Term of Five (5) Years to Expire 12/31/2000
 7. Discussion Pertaining to the Wallingford Firefighters Union Donation Request as Requested by Councilor Jerry Farrell, Jr.
 8. Report Out by the Public Utilities Commission on the Status of the Power Supply Situation in the State of Connecticut

9. PUBLIC HEARING on An Ordinance Amending An Ordinance Appropriating \$1,400,000 for the Acquisition of 6 Fairfield Boulevard and the Planning, Design and Construction of the Building's Conversion to a Town Recreation Center

(The Purpose of the Ordinance is to Amend the Appropriation from \$1,400,000 to \$2,554,000 to Provide for Costs of Construction of Building Conversion.)
10. Discussion and Possible Action on a Report Out by the Senior Center Building and Parking Expansion Study Committee on the Feasibility Study of Potential Sites for the Senior Center Expansion Project
11. Consider and Approve an Appropriation of Funds in the Amount of \$90,000 to Revenue: Taxes Overpaid Account and to Expenditures: Refund of Taxes Overpaid Account - Comptroller's Office
12. Consider and Approve a Transfer of Funds in the Amount of \$4,200 from Town Attorney - Regular Salaries and Wages Acct. and \$11,300 from Property Casualty Insurance - General Government Account for a Total of \$15,500 of Which \$4,500 is Transferred to Office Expenses and Supplies Account and \$11,000 is Transferred to Professional Services - Lawyers Account - Town Attorney
13. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes Pertaining to Pending Litigation - Town Attorney
14. Consider and Approve a Settlement of a Claim - Town Attorney
15. Consider and Approve a Transfer of Funds in the Amount of \$18,000 from Property & Casualty Insurance and Property & Casualty Education Account to Self-Insurance Claims Account - Town Attorney
16. Consider and Approve a Waiver of Bid to Hire Outside Legal Counsel for Pending Litigation - Town Attorney

TOWN COUNCIL MEETING

MAY 28, 1996

6:30 P.M.

SUMMARY

<u>Agenda Item</u>	<u>Page No.</u>
2. Consent Agenda - Items #2a-f	1
3. Withdrawn	
4. PUBLIC QUESTION AND ANSWER PERIOD - Bid Responses - Community Pool Project; Big Business Tax Incentives	2
5. SET A PUBLIC HEARING for June 11, 1996 at 7:45 P.M. to Approve a List of Municipal Projects to be Submitted to the State Under the Neighborhood Assistance Program	2
6. Confirm the Mayoral Re-Appointment of William Lyons, III to the Personnel Pensions and Appeals Board for a Term of Five Years to Expire 12/31/2000	2
7. Discussion Pertaining to the Wallingford Firefighters Union Donation Request as Requested by Councilor Jerry Farrell, Jr.	2-4
8. Report Out by the Public Utilities Commission on the Status of the Power Supply Situation in the State of Connecticut	4-14
9. PUBLIC HEARING on an Ordinance Amending an Ordinance Appropriating \$1,400,000 for the Acquisition of 6 Fairfield Boulevard and the Planning, Design and Construction of the Building's Conversion to a Town Recreation Center	15-16
10. Discussion on a Report Out by the Senior Center Building and Park Expansion Study Committee on the Feasibility Study of Potential Sites for the Senior Center Expansion Project	17-28
11. Approve an Appropriation of \$90,000 to Revenues: Taxes Overpaid Account and to Expenditures: Refund of Taxes Overpaid Account - Comptroller's Office	28
12. Approve a Transfer Totalling \$15,500 of Which \$4,500 is Transferred to Office Expenses and Supplies Account and \$11,000 is Transferred to Professional Services - Lawyers Account - Town Attorney	28

Town Council Meeting

May 28, 1996

<u>Agenda Item</u>	<u>Page No.</u>
13. Executive Session - 1-18a(e)(2) - Pending Litigation	28-29
14. Approve Authorizing the Town Attorney to Settle the Claim of Marguerite Larkin, et al v. Joseph J. Bevan	29
15. Approve a Transfer of \$18,000 to Self-Insurance Claims Account - Town Attorney	29
16. Approve a Waiver of Bid to Hire Outside Legal Counsel for Pending Litigation - Town Attorney	29

ADDENDUM

17. Withdrawn

TOWN COUNCIL MEETING

MAY 28, 1996

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, May 28, 1996 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:35 P.M. All Councilors answered present to the Roll called by Town Clerk Rosemary A. Rascati. Mayor William W. Dickinson, Jr., Town Attorney Janis M. Small and Comptroller Thomas A. Myers were also present.

A blessing was bestowed upon the Council by Reverend Dean Warburton of the First Congregational Church.

The Pledge of Allegiance was given to the Flag.

A Moment of Silence was observed in honor of Memorial Day.

ITEM #2 Consent Agenda

ITEM #2a Consider and Approve Merit Increases (2) Approved by the Mayor

ITEM #2b Consider and Approve Tax Refunds (#307-330) Totalling \$2,948.57 - Tax Collector

ITEM #2c Consider and Approve a Transfer of Funds in the Amount of \$250 from Professional Services Account to Transportation Reimbursement Account - Inland Wetlands Commission

ITEM #2d Consider and Approve a Transfer of Funds in the Amount of \$200 from Office Supplies to Dog Tags and Supplies Account - Town Clerk

ITEM #2e Consider and Approve a Transfer of Funds in the Amount of \$6,500 from Laboratory Expenses to Purchased Water Account - Water Division

ITEM #2f Approve and Accept the Minutes of the May 14, 1996 Town Council Meeting

Motion was made by Mr. Rys to Approve the Consent Agenda as Presented, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

ITEM #3 Withdrawn

ITEM #4 PUBLIC QUESTION AND ANSWER PERIOD

Pasquale Melillo, 15 Haller Place, Yalesville asked, why was the firm of Mitchell Ross with a bid of \$76,000 chosen over another firm from Boston, Ma. which bid \$50,000 for work at Community Pool?

Mr. Parisi responded, this item has not yet been brought to the table for the Council to review. He deferred the questioning to Tom Dooley, Director of Parks & Recreation.

Mr. Dooley responded, the article in the newspaper is a little bit inaccurate. No firm has been chosen as of this date.

Mr. Melillo stated his concerns regarding big businesses who receive tax incentives from municipalities and then move out to leave the taxpayers carrying the burden. He urged the Council to be very careful about giving tax breaks to industry and big business.

ITEM #5 SET A PUBLIC HEARING for June 11, 1996 at 7:45 P.M. to Approve a List of Municipal Projects to be Submitted to the State Under the Neighborhood Assistance Program

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

VOTE: All ayes; motion duly carried.

ITEM #6 Consider and Approve the Confirmation of a Mayoral Appointment/Re-Appointment to the Personnel Pension and Appeals Board for a Term of Five (5) Years to Expire 12/31/2000

Motion was made by Mr. Rys to Confirm the Re-Appointment of William Lyons, III to the Position for a Term of Five Years, seconded by Mr. Knight.

VOTE: All ayes; motion duly carried.

ITEM #7 Discussion Pertaining to the Wallingford Firefighters Union Donation Request as Requested by Councilor Jerry Farrell, Jr.

Motion was made by Mr. Rys to Hear Discussion, seconded by Mr. Farrell.

Mr. Farrell stated that a mass mailing was sent out to Town residents last week by the Wallingford Firefighters and I have received numerous calls from citizens to ask why the Wallingford Fire Department is soliciting extra funds from residents when their taxes pay for the service? I was also misled thinking that the mailing was from the fire department and not the firefighter's union. I ask that the Councilors take a careful look at how this mailing was worded. First, nowhere on the mailing does it say that

it is the firemen's union that is the soliciting organization. Instead it reads, "Wallingford Firefighters". The brochure exhibits a firefighter, surrounded by fire, with the caption "Your local firefighter, peace of mind only minutes away." Further on in the brochure there are two telephone numbers given; the 9-1-1 emergency number and the Fire Department Headquarters number. Again, it leaves one with the impression that it is the fire department who is soliciting the funds. The return address on the envelope is, again, town connected; the Municipal Credit Union at 88 South Main Street. Throughout the entire mailing one is led to think that it is the Town of Wallingford who is soliciting the funds. The reason that I put this on the agenda is that I think that we should make it clear that this is not the Town of Wallingford looking for extra dollars for the fire department. I would like to see the Town Personnel Director come up with some type of policy regarding this because it is a town-connected union, they are soliciting donations for their union. The appropriateness of this mailing is what I am questioning. I hope it is not something that is repeated in the future. At the very least there should have been a very large disclaimer on the mailing say that this is not from the Town of Wallingford.

Ms. Papale stated, I received it also at home and had a few questions regarding the solicitation. She immediately placed a call to the officers at the credit union for it appeared to her that the credit union was endorsing the fundraiser. After speaking with the staff at the credit union it was determined that the firefighter union had asked that the credit union be used as a mailbox; the credit union was not supporting the fundraiser.

Mr. Farrell asked the Mayor if this is something that the Personnel Department could look into? In the future when these mailings are conducted by town unions can some overview of this occur or some policy be put in place?

Mayor Dickinson responded, the Fire Chief reacted to this issue in the same manner for the telephone number on the brochure was the main number of the Fire Department and was inappropriate for the union to list. I am not sure that the Personnel Department is the office to handle it but I will speak with the director of the department. Anyone soliciting funds should not represent, in any way, that the funds are being solicited by the Town of Wallingford. There should always be a representation as to the particular group or organization involved. My office received several calls as well from people who were interested and concerned about what it (the solicitation) meant. The Fire Chief and a representative of the union are here tonight.

Mr. Parisi commended Mr. Farrell for bringing the issue to the table for he, too, also had questions on this matter.

Mr. Rys stated, I did notice the discrepancies that Mr. Farrell

brought to our attention but I also did call and speak to the individual who was involved with this as well as the Fire Chief. In the past this had taken place as a telephone solicitation and I must receive two or three telephone solicitations per evening from all different sources. We all know that when a solicitation outfit is collecting for you, you collect less funds because a lot goes towards the agency seeking the funding. Perhaps if they can clear this up, raise the funds the way they should be raised, this could be a good thing.

Mr. Knight asked, was this solicitation and the use of the credit union office and fire headquarter's telephone number something that was pre-arranged and cleared by your office, Mayor?

Mayor Dickinson answered, no. My office did not know anything about it nor did the Fire Chief. The credit union is not a town government department or agency so how they fit into this is really a matter for their Board.

Mr. Parisi stated, I question whether or not the Personnel Department is a policy-making department for the Town and therefore may be a suitable "clearing house"?

Mayor Dickinson responded, I will speak to Mr. Sullivan. Normally, they deal with the working conditions and terms of employment rather than the use of a government office or phone number, etc. I will speak to the Director of Personnel, Terry Sullivan, and we will work this out.

No action taken.

ITEM #8 Report Out by the Public Utilities Commission on the Status of the Power Supply Situation in the State of Connecticut

Mr. Rys read correspondence from the Commission into the record.

David Gessert, Chairman of the Public Utilities Commission displayed a map of CT. depicting Millstone's plants in Niantic which, under normal operation, produces 2700 megawatts and CT. Yankee nuclear plant which is still under review with some questions existing as to whether or not they will remain operative this summer. There is also an energy plant located in Bridgeport Harbor which is off line and therefore contributing 80 megawatts less to our supply of electricity as well. These entities are large pieces of the energy puzzle in this state and with the loss of four major power generators a variety of steps are being taken to investigate options, alternatives and strategies to minimize the effect of such a major setback to the energy supply in CT. Generators have been "barged" in to Devon which will replace approximately 160 megawatts; we have Wallingford which is not that big on the whole scheme of things in comparison to Millstone; Middletown is approximately 70-80 megawatts that will be brought

on line; Hartford will be another 40 megawatts being brought into the network as well. In addition to bringing on all these facilities there are plans underway to take lines that normally export power out of CT. and bring some power over the line from Rhode Island, from Massachusetts, some from New York State and, if their supply allows, bring some from Long Island as well. There is no guarantee that all these options will work as they are anticipated to. Some of the units that will be brought on line have not been operated on a regular basis for base generation, they are more of a peaking operation like Pierce Plant, so they will be put to the test. There is some question as to whether or not the capability is there to bring in the type of volume we need in electrical power when you look at the magnitude of what we had available to us. The Electric Division plans to meet and work with all the department heads to try and devise contingency plans for any problems that may arise during this difficult time. We will be looking to our industrial and residential customers to reduce consumption by practicing conservation measures such as turning air conditioners down a bit. There are a number of other plans that Ray Smith and Bill Cominos are working on, not only with our large users but government agencies. There are also a number of programs that we will be looking toward to address the needs of all members of the community. He turned the floor over to Raymond F. Smith, Director of Public Utilities.

Mr. Smith stated, Chairman Gessert summarized the issue very well. CT. is in dire straights for the summer. If you have not read any of the papers, it is real. The situation last Tuesday was precarious at best. Fortunately, the storm came upon us at mid-afternoon, took out some load due to lightning strikes and reduced load as a result in the drop in temperature. Tuesday was as close as we got to having to "shed load" (reduce consumption), rolling blackouts, that type of action. In the utility business, that is extreme; it is the last thing a utility ever wants to do is put someone in the dark if they do not have to.

Mayor Dickinson asked Mr. Smith to define "rolling blackouts".

Mr. Smith explained that each utility is responsible for determining which loads are less than priority loads. They take into consideration hospitals, emergency services, etc., and try to maintain those important customers so that if services are required they can respond. Then we look at the remainder of the group, not that they are less important but they are less critical, to determine which customers would have to be turned off. There are plans formulated to determine in what sequence customers are to be shut off. It is not as though they will be shut off for a prolonged period but the anticipation is one to two hours. One block of customers will be shut off for the one to two hours and then will be restored after which another block of customers will be shut off, etc. until such time as the load reduces to equal the generation. We have a plan that is not yet formulated for it needs

revision but we will go back and look at our feeders to see what part of our load has to be reduced in order to try and stabilize the system. If everyone shares in the "rolling blackout" theory then we can sustain the situation. Prior to doing that, and that is the final step in the operating procedures for NEPOOL (New England Power Pool) we have customer interruptions, customers that are on schedule to interrupt..on-call, CT. Steel is one of our interrupted customers in addition, this summer Northeast is arranging for additional users to sign up for this summer. It is called a temporary rider in which they will reimburse customers of 200 kw or more to either reduce load or go over into emergency generation. We did this with our water and sewer utilities last Tuesday, we shut down the sewer treatment plant and went over to emergency generation and we were able to sustain operation of the plant. We are contacting customers now and signing them up for voluntary "load shedding" and they will get reimbursed through Northeast Utilities, through CMEEC (CT. Municipal Electric Energy Cooperative) and we will reimburse them. This is a statewide program. United Illuminating (U.I.) is doing the same thing on their lines. It is felt with all these actions, given a substantial number of voluntary load curtailment, that will be marginal. If some other contingency fails, a major transmission line goes out of service; a generator that was planned to be on line suddenly fails; then you could get into the more significant situation of rolling blackouts.

Mr. Rys asked what Wallingford's peak usage was?

Mr. Smith responded, 116 megawatts last summer and that was without CT. Steel. To put things in perspective, we only hit 95 last week and we were in jeopardy.

Mr. Rys asked, what is the State's peak, 5,500 megawatts?

Mr. Smith responded, it is estimated to be 5,800 this year, after a number of these steps are taken, interruptable load.

Mr. Rys stated, once Northeast Utilities gets all of these little sub-plants such as Wallingford, what amount of megawatts would be available at that point?

Mr. Smith responded, less than 5,800....just about 5,700 with all of these conditions. If you lose a major piece of equipment then you have a shortfall.

Mr. Rys stated, in speaking with a representative of the public utilities department it was brought to Mr. Rys' attention that last Tuesday Northeast tried to import some electricity across from Massachusetts and that resulted in very, very hot lines and shutdown. Is that correct?

Mr. Smith answered, they did a number of things, they actually transferred some loads in CT. into Massachusetts and they imported what they could out of Massachusetts, Rhode Island, New York unfortunately had their own problems and was unable to come to the dance. What was envisioned in this plan was an ability to import significant amounts of power from New York. If New York has problems that is one contingency that disappears.

Mr. Rys stated, I am glad to see this item on the agenda for I think that it is important that the residents do realize that it is not just Wallingford but the entire State of CT.

Mr. Centner asked, what percentage of our total consumption or use is affected by the rolling blackout?

Mr. Smith responded, approximately 20%. The whole region will suffer the same, we won't be the only ones. When CONVEX (CT. Valley Exchange) calls for a 20% load reduction everyone takes a shot at it. You either sink or swim together.

Mr. Centner asked, did we have any "brown-outs" or reduced voltage on Tuesday?

Mr. Smith answered, one of the early steps is to reduce voltage which reduces load. There are a number of steps that is taken in sequence and what you do at each level. An early step is voltage reduction, we drop voltage by 5%.

Mr. Centner stated, when they offer you the first phase of this rolling blackout, that is a 20% drop, that comes off the grid we are tied to through the CMEEC..what is served to us here in Town. Where does the Pierce Plant figure into this? The Pierce is capable of 17 megawatts. There is talk of putting it on line and sending it up the grid but what about leaving it here in Town, firing it up and running it during this period of expected rolling blackouts, brownouts, what ever it is?

Mr. Smith answered, seventeen megawatts does not cover our needs. If everyone took that position then Middletown would have their lights on and other communities that do not have generators would be out. The fairness theory is that everyone has to share the suffering together. It would be inappropriate for us to want to leave our lights on and everyone else can suffer.

Mr. Centner responded, not every municipality has a facility sitting there not currently in use. I am looking for a better advantage for people within our Town boundaries. It is a Town-owned entity that is not being used now to be turned on and used in our area. I don't like a rolling blackout, I have a business at home and I got burned the other day. Right after the power came on, what came was not enough to support what I was doing anyway.

I lost a day's wage based on this kind of thing happening. If this is only the beginning then I have to make some kind of preparations. I am sure there are a number of other people who share the same kind of concerns.

Mr. Parisi asked, if you divert the power that you generate from Wallingford into Wallingford, what part of the town would it cover, figuratively speaking?

Mr. Smith responded, it would provide service to approximately 15% of the community.

Mr. Parisi asked, how much of an area would that be?

Mr. Smith answered, it would cover the needs of fifteen large customers, Cytex, Bristol Myers and Allegheny, that would be it.

Mr. Parisi wanted Mr. Smith to give everyone an idea of exactly what the Pierce Plant is capable of producing, it puts things into perspective. If we were to keep the energy produced by the Pierce Plant strictly in Wallingford and not cooperate with the rolling blackouts there would be a lot more lights out in Wallingford than on.

Mr. Centner remarked, my point was that the rolling blackout is a 20% change in power and the Pierce Plant is capable of coming up to 15% or 16% of it and with conservation measures we might be able to sustain it. It is not a request it is just to get a feel for the situation.

Mr. Smith added, again, it would be assumed that every other facility that is available within the State would be running along with Pierce. There have been pleas made via the media asking state residents to conserve energy. It is a dangerous condition when you get to the point where you have to cut load.

Mr. Centner responded, I understand...the contract as I know it did not require anything out of the Pierce Plant whatsoever. We were to be served by the power coming down our busbar power. So that is sitting there and before we offer it elsewhere I wanted to see how it would fit in, keeping it within the borders (of Wallingford).

Mr. Smith stated, if we ever do get to the point where we have rolling blackouts people should shut off their appliances, air conditioners, etc. because the starting surge, when it all comes back at once, could kick it right back out again. The in rush current can be significant.

Mr. Knight asked Mr. Smith to explain for the sake of the public what the terms NEPOOL and CONVEX stand for and what authority do

the two entities have to determine who receives power and who doesn't. We are somewhat unique in the State in that we have our own utility. We are not treated as one customer per se but we have to reduce our load as if we were another community. Who is going to decide in Meriden, for instance, how their rolling blackout will work as opposed to Wallingford? Is it local officials? Is it CL&P (CT. Light and Power)? Is this primarily done by the utility?

Mr. Smith responded, yes, it is done by any utility who has the responsibility to service the area. The Term NEPOOL stands for New England Power Pool and they are responsible for scheduling and coordinating all the electrical energy in New England. CONVEX (CT. Valley Exchange) is responsible for the activities within the state. The problem is not a New England problem but a Connecticut problem. There is power outside in Massachusetts and New Hampshire; they will not suffer as much as CT. will. Because of the loss of 2,700 megawatts and the potential of another 560 megawatts is significant. Of the 5,800 megawatts which supplies Connecticut's demand, Millstone supplied half of that. There is just not enough import capability under these extreme conditions. CONVEX is the agency who has the responsibility to coordinate the rolling blackouts to handle the orders or operational procedures, the seventeen steps; voltage reduction, voluntary curtailments, the interruptable customers; they would be the ones who have their fingers on the "trigger" to shut down certain sections. Because of the way substations are laid out, Meriden has two of them, they may be capturing portions of other communities when they shut down the east side substation in Meriden.

Mr. Farrell suggested that the utility utilize the Government Access and Public Access television channels in town to educate the public on this important issue. In terms of planning for this, is there some way we can reduce it to some rule of thumb that is sort of expectable by people, i.e., if the temperature reaches 90 degrees that you know that the Wallingford Electric Division is going to have to have a blackout somewhere and that we have a schedule that on Mondays, if it reaches 90 degrees, we take the Pond Hill section of town and black them out; so somehow people will know that their home or business is going to be affected on a particular day. Can we reduce it to that kind of expectable or semi-expectable thing?

Mr. Gessert responded, he has spoken with Scott Hanley, Manager of Government Access Television, and as soon as Scott and Dave can get together and come up with some dates Dave will be working with Bill Cominos, General Manager of the Electric Division and Raymond Smith to develop a television format to go on and make suggestions, discuss all the options and make the public aware so if they miss the Council meeting they will get the information at another time. We also expect to use newspaper publicity and we will probably send out a separate mailing to all of our customers making suggestions on what they can do to reduce consumption. With regards to the

blackouts, they probably will not be doing one section of the Town and then another section; if the people at CONVEX decide that it is Danbury's day to sacrifice a little bit in the early afternoon and then it will be Fairfield's turn late in the afternoon, Wallingford may move up the list to early afternoon the next day. I don't think that they are going to segregate this piece of town vs. that piece of town, I imagine it will be an entire community. There would be no discrimination in who sacrifices. There are certain agencies that will be needing special consideration and Mr. Cominos has been handling that aspect of this issue.

William Cominos, General Manager of the Electric Division explained that the potential for power interruption to the system is a real possibility. Regarding the Pierce Plant, Northeast Utilities has put up some funds in the neighborhood of \$250,000 - \$500,000 to repair the boilers, align the engines and generators to get Pierce up and running by the fourteenth of June. That gives them no financial interests in Pierce at all. It is still owned and operated by Wallingford. The reason that they are doing this is to assure that the electric is somewhat stable during the summer; that is 15 megawatts of generation. When looking at the three facilities the Pierce generation could support, in taking one of the three highest users in town, the electricity used by them would equate to 3,000 - 4,000 homes at 15 megawatts. Our priorities will be hospitals, nursing homes, police, fire, central services, we want the businesses open in town so one can get food, supplies, do what they have to do. If we get into rolling blackouts we are talking a specific time period perhaps once every two hours for each section that we do so the odds of you being without electricity more than once in a twenty-four hour period is very slender. The critical point is between 11:00 a.m. and 4:00 p.m. We will expound upon the facts during the television programming and try to keep everyone informed by via, television, newspaper, etc. If anyone has any questions with regards to this issue they may call me at my office. I would like to talk to you (Mr. Centner) regarding your voltage problem, you can get below 114 with a 5% voltage reduction so you should not have a problem. I would like to further discuss that with you. We are working with it, we are putting a plan together; we will be working together with the Mayor and department heads tomorrow and see what a central services town needs and how we can also help in preventing power interruptions this summer.

Ms. Papale asked Mr. Cominos to explain the difference between a "brownout" and a "rolling blackout".

Mr. Smith explained that a "brownout" occurs when the power company reduces voltage; you may not even notice it in certain cases but your air conditioner may struggle a little more. A "blackout" is a complete loss of power.

Ms. Papale stated that she did not realize how bad the situation is and is surprised to hear that there will be rolling blackouts.

Mr. Cominos responded, the potential is there.

Mr. Zappala stated, I cannot believe what I am hearing. Only a few months ago we were talking about the abundance of electricity that everyone was trying to sell to us. Since we do have power near us, Massachusetts, and we do own a distribution station, is there any way we can work something out to bring the electricity to our plant?

Mr. Smith responded, there is plenty of power around us, the problem is that there is only a limited amount of transmission lines that can bring it into the State. Normally, we export. One transmission line is so critical that the road that it crosses over will have to be shut down because the line will be sagging so badly from the load and heat that it will be carrying. Those are the type of conditions that they are anticipating this summer. I hope that at the end of the summer I can come back here and say that we got over it - nothing happened; but we would be remiss if we didn't warn you that this is the situation. All the power in Niagara Falls is not going to help us if we can't get it here. There are also restrictions on the State borders.

Dave Canto, 4 Meadows Edge Road asked, if there is a danger of over-heating these power lines bringing power into the State, how come there was no problem when we were sending power out of the State?

Mr. Smith responded, we would not be exporting power at the same magnitude that we would have to import with the loss of 3,500 megawatts.

Mr. Canto stated, one hand has to wash the other or they will both stay dirty; that means that if we have helped other states in times when they needed extra power and we had excess power and when we need the power we can't get it, then we should not sell them any more power next time they need our excess.

Mr. Cominos explained, regarding the transmission lines coming into CT., if you relate them to water lines and we import 5,000 gallons of water a minute over that line and that is the line's capacity, we will not be able to export 10,000 gallons through that line. It is not the fact that someone is restricting us from out of State of using their power; the actual conduit coming into CT. is the restriction. That line is owned by Northeast Utilities.

Mr. Canto stated, even with a mild summer that may have one heat wave, we are not going to be able to handle it.

Mr. Cominos stated, we had two days; a Sunday and a Monday; where we hit 90 degrees and we were in a world of grief in Connecticut. We were ready to go into rolling blackouts that Tuesday. The frustrating part of all of this is that it is 1996 and for me, as a utility manager, to look at you and say that I cannot supply you with enough power this summer is ridiculous.

Albert E. Killen, 150 Cedar Street asked if this Council has agreed to sub-lease the Pierce Station to Northeast?

Mr. Parisi responded, no, we are not sub-leasing it.

Mr. Killen asked, what are we doing with it?

Mr. Smith responded, Northeast Utilities has agreed to pay what ever costs there are in putting the plant back in to operation through CMEEC.

Mr. Killen remarked, the last we knew the Pierce Plant was going to be dismantled.

Mr. Smith stated, that's right, that was our anticipated strategy but they felt that 15 megawatts was important enough to invest that kind of money into it for the summer.

Mr. Killen stated, that was all part of the deal that we entered into with CL&P to be our major supplier and now you are changing the terms of that contract.

Mr. Parisi pointed out that the contract is with CMEEC.

Mr. Killen responded, the bottom line is that it is CL&P. This Pierce Plant belongs to the electors. Everything having to do with the electric division belongs to the electors and the only way a decision can be made is if it is brought before the P.U.C. before any contract is entered into. I was against the current contract we have in force and I still believe that we should have taken the alternate one. Let's not give away the rest of the store, please.

Mr. Parisi responded, we are not giving it away, Northeast will be using it and paying for the privilege to do so.

Pasquale Melillo, 15 Haller Place, Yalesville asked, will the Pierce Generation Station be open temporarily?

Mr. Cominos responded, we are looking to cover the generation period of June 15th to September 15th.

Mr. Melillo asked, why should it be temporary? I feel it should be open permanently.

Mr. Cominos responded, it is not reliable, it is a 1952 vintage power plant that needs a lot of t.l.c. The cost to operate that plant; the labor, repairs, maintenance, overhead; that plant was not designed to turn on and turn off just when you need power. It is a steam plant that is designed to go on line and stay on line for a very long time. The plant has deteriorated and we are going to limp through this summer with the plant, trying to maintain some kind of continuity of running the plant through the summer so it is not going to be easy. The \$250,000 - \$500,000 Northeast Utilities is spending to operate that plant is minor compared to what it cost to operate the plant 365 days out of the year.

Mr. Killen asked if the Council will be holding a meeting on the terms of the contract with CL&P on the use of the Pierce Plant at which the public may be heard?

Mr. Parisi responded, if that is what the public wants then that is what we will do.

Mr. Killen asked, do you, Mr. Parisi, know what the terms are?

Mr. Parisi responded, no, not exactly.

Mr. Killen asked, do any of the Councilors know the terms of the contract?

Mr. Parisi remarked, I don't think they do.

Mr. Killen answered, if it requires your blessing I would think by now that all of you would be digging into it and making sure that before another step forward is taken, the Council's blessing is sought.

Mr. Parisi responded, I am sure we will get it.

Mr. Smith commented, if we have to approach you we will come forward and request that information.

Mr. Zappala stated, you said there were no strings attached; they were going to spend \$250,000, there is no contract.....

Mr. Smith reiterated that the agreement we had with CMEEC assigns the generation value and capacity to CMEEC. CMEEC, through Northeast Utilities, is having the work done to make it operable for the summer.

Mr. Zappala asked, we did not sign a contract that says they will be using anything that we own, right?

Mr. Smith responded, right.

Mr. Parisi stated, we don't have a contract, we don't need a contract.

Mr. Smith stated, the CMEEC agreement calls for us, as part of the deal, to assign the value of the capacity of Pierce to CMEEC.

Mr. Parisi asked for a copy of the CMEEC agreement.

Mr. Doherty asked, will there be situations occurring whereas you will have to be shutting off power to the school system? Will we be sending students home? Will we have to let everyone go?. Parents would like to be informed of that type of a situation.

Mr. Smith remarked, I had a meeting with Dr. Cirasuolo last Friday and we discussed the situation that it could be dangerous and we would try to get them as much advance notice as we can. Obviously, if we have two, three consecutive hot days that is where the danger lies and that is where the chances of shut down could occur. We will continue to keep other agencies and Town departments notified, including the Board of Education. Hopefully the hot spells will not coincide with the school year as they did last week.

Frank Wasilewski, 57 North Orchard Street stated, I have not heard anything yet on conserving electricity in Wallingford. What do we have planned to conserve on electricity? If we cut the amount down now, we are less apt to have a serious problem if it comes up. That is what Wallingford should start addressing, how to conserve. Maybe we don't need all of these lights in this auditorium; maybe we will have to lower the temperature on the air conditioning in the Town Hall; maybe we should look at how many ball fields are lit every night that may not need to be; maybe we should not have the lights on Doolittle Park tennis courts all night long. I have been trying for years to get them to put those lights out even when we are in the middle of a blizzard. These are measures that the P.U.C., Mayor and Council and all department heads should be sitting down now to conserve on electricity right now.

Mr. Gessert reiterated that the issue will be a major topic of discussion at tomorrow's meeting with the department heads. Mr. Smith has already been in touch with our largest customers to discuss conservation with them and with educational plans outlined earlier we hope to communicate that importance to every user in town. We appreciate the public's input on this matter also.

Mr. Wasilewski stated, the commitment to conserve has to be statewide, not just in Wallingford.

Mr. Parisi thanked the P.U.C. for their presentation.

ITEM #9 PUBLIC HEARING on an Ordinance Amending an Ordinance Appropriating \$1,400,000 for the Acquisition of 6 Fairfield Boulevard and the Planning, Design and Construction of the Building's Conversion to a Town Recreation Center.

The purpose of the ordinance is to amend the appropriation from \$1,400,000 to \$2,554,000 to Provide for costs of construction of the building conversion.

Motion was made by Mr. Rys to Approve the Amended Ordinance and to Append a Copy of the Ordinance to the Minutes of this Meeting, seconded by Ms. Papale (Appendix I).

Henry McCully, Director of Public Works stated this project was presented to the previously elected Town Council who voted to move forward on it. The building was purchased at a price of \$1,093,000; architectural fees to date are \$87,000 (Lazarus & Sargent); out of the \$1,400,000 appropriation only \$211,000 is unencumbered. Our low bid from LaRosa Company of Meriden meets all the qualifications to be awarded the project at a price of \$1,295,000. I am proposing a \$70,000 contingency fee for this project which equals 5.4% which is far below what is usually incurred in jobs like this. If we proceed with this tonight and gain the Council's approval we should be able to sign a contract with the company in the second week of July; LaRosa can start working on their shop drawings; construction can begin in August and we are looking at a six month completion date of January or February of 1997. The original cost estimate proposed to the previous Town Council was \$2,456,000. With the contingency we are now up to \$2,554,000; a 3.9% increase over the last two years.

Dave Canto, 4 Meadows Edge Drive stated that he is in favor of the recreation center. It does not sound as though the costs are overrun, there will be a long time delay or structural defects have been found which would be the three reasons for not supporting the project.

Frank Wasilewski, 47 N. Orchard Street stated, when this project first started we were going to move right in, right in. It is now one and one-half years later and we are still outside. I hope that there are no overruns in the project. Even with the \$70,000., we are supposedly just putting the money aside but I know as sure as I am standing here we are going to spend that money. You should come up with a definite figure right now with no overruns and stick to it. I don't think the building is worth the money and by the time we occupy it, it will be ten years old. We could have built a new recreation center for the same amount of money and it would have been completed by now.

Mr. Parisi agreed with Mr. Wasilewski stating, I think that this overrun business is getting out of hand in the construction trade.

It seems to be an automatic situation that we have to plan for a contingency fund which always seems to be spent. It makes you wonder why it wasn't in the price in the first place. We must be sure of what we are doing. Nail the price in and make darn sure we stay with that price. I would hope we make an extra special attempt to keep the price in line and maybe not have to use the contingency fund.

Mr. McCully responded, I can assure you that between myself, the architect and Mr. Dooley, we will be watching everything very closely.

Mr. Parisi stated, I have no doubt that you will, Mr. McCully but what I am saying is that it is becoming a way of life now, we just say that it is a low contingency. Yes, it is by comparison but what I am saying is that if everyone does their job in the planning stage there should not be any contingency.

Pasquale Melillo, 15 Haller Place, Yalesville asked, why is this request for over \$1 million more for the building?

Mr. McCully responded, the first ordinance was to provide for the purchase of the building, these additional funds being requested tonight are for the renovation work.

Mr. Melillo stated, one of the hardest things for people to do is admit they made a mistake. All of those Town officials who are responsible for this project should admit they made a mistake and one of the biggest mistakes they made is they took a company off the tax rolls.

Mr. Wasilewski stated, if you vote this down this evening that will be the end of the project.

Mr. Centner asked, are any monies appropriated for equipping the facility or are these funds being requested tonight strictly to be used for design and construction.

Mr. McCully responded, for design and structure and some is for equipment.

Mayor Dickinson responded, the funds are for fixtures, not equipment; everything that is not removable otherwise there is money in the new budget year addressing some equipment. There are also funds to be utilized for the television studio. Equipment would not properly be the subject of bonding.

VOTE: All ayes; motion duly carried.

ITEM #10 Discussion and Possible Action on a Report Out by the Senior Center Building and Parking Expansion Study Committee on the Feasibility Study of Potential Sites for the Senior Center Expansion Project

Motion was made by Mr. Rys to Hear the Discussion, seconded by Mr. Centner.

Dianne Saunders, Chairperson of the Building and Parking Expansion Study Committee; Carol Ryan, Chairperson of the Committee on Aging and Steve Lazarus of Lazarus and Sargent were present for the discussion.

Ms. Saunders stated, this committee began its work approximately two and one-half years ago; charged with the task of finding more space and parking for the senior citizen center. We were charged with the task of looking at overall the long range needs of the senior center for the next fifteen years. We conducted a broad, open-minded search, we think. We first started with looking at trying to save the current building, add on to it, deal with it, looked at the past efforts that had been done in that regard and there were several. We looked at acquiring satellite sites, renting or leasing other facilities and finally, building a new site with no forethought as to which way the committee would go ultimately. Within a very short time we came to a conclusion that to try to keep working in the present facility was not all that realistic for the following reasons; the sheer demographics of population growth with this age group; needs for future programming; additional space requirements; flexibility in the use of space available. The purpose in addressing the Council tonight is to report back on the study performed. This committee appeared before the previous Council in October and had mailed a preliminary report ahead of time for their review. Newly elected Councilors were also mailed copies of the report in an effort to keep everyone informed of the progress the committee was making. Copies of the report are on file in the Town Clerk's Office as well as the reference desk of the public library. The committee determined that they would require 20,000 sq. ft. of space and parking to accommodate 150 vehicles. Four town-owned sites were considered by Lazarus and Sargent and the committee reviewed private sites as well. Our purpose this evening is not to request that the Council vote on a particular site, we are not at that point yet. We are here looking for the Council's recommendations, to give the architect's report back to the Council and to see what the Council wants the committee to do next. The committee unanimously agreed with the recommendations brought forth by Lazarus and Sargent which confirmed what the committee had been thinking after all of their research.

Carol Ryan, President of the Committee on Aging stated, the committee took a look at the feasibility study and voted to accept

the recommendation of Lazarus and Sargent and to leaving options open to study other sites as they become available.

Steve Lazarus, Architect stated, it was our charge to look at the four sites and determine the suitability of each for a one-story, 20,000 sq. ft. facility with a minimum of 150 parking spaces. In reviewing the sites we did so taking into consideration the community characteristics (how accessible the site is), neighborhood characteristics (how well would the center fit in with surrounding uses), traffic generation, site access, property size, visibility of the site and on-site parking. Based on the work that would be required in order to build a facility on each of the four sites, we also put together a preliminary estimate for the project. In conclusion, none of the four sites meets all of the requirements that a senior center would ideally have. We did put together a list of the ideal requirements for a senior center and then we measured each one of the sites against that ideal.

At this point Mr. Lazarus briefly reviewed the four sites with the Council, measuring them against the ideal sites to gain some sense as to why the sites were ordered the way they were and why his firm ultimately came up with the Wooding/Caplan property recommendation. He commended the parking expansion committee for their hard work and thorough review of all facts and figures associated with this project. He stated, it may very well be the rational conclusion that none of the four sites is the appropriate site for the senior center.

1. Wooding/Caplan Site (Architect's choice as the most appropriate site)

Pros

- a. dead center, centrally located
- b. readily accessible to the entire community
- c. walking distance to many establishments for the seniors
- d. barely meets the requirement of space to accommodate a one-story, 20,000 sq. ft. bldg. and 150 parking spaces with challenges.

Cons

- a. access is not perfect - limited width of present roadway (behind Caplans and next to package store)
- b. property is a jumble of fences, parking areas, a barn, unsightly buildings
- c. no room for expansion
- d. view from facility is far from ideal - looks into the back of unattractive areas

Mr. Lazarus stated, if there was a consensus that this area could be developed in cooperation with the private property owners who surround the Town-owned property then it could be a wonderful

place with a park-like setting that meets everyone's needs. That same cooperative effort would have to be taken around the issue of access.

2. Simpson School

Pros

- a. centrally-located
- b. easily accessible
- c. in the heart of a senior housing community
- d. boasts lovely old school building on site
- e. significant room at back of property to accommodate 150 vehicles

Cons

- a. no establishments very near by for seniors to walk to and from (drug stores, grocery market, library)
- b. irregular property site - zig-zag property lines
- c. has one of the most awful school building additions ever seen

Mr. Lazarus suggested tearing down all of the single story school building behind the two story school with the possible exception of the gym building which could possibly be used as part of the senior center or some other use. This means a core building in the front of the property which is problematic. A two-story building is far down the list for senior center use. It is possible but not ideal. A significant amount of money would be spent on a solution that was not so terrific if the Town chose to utilize the Simpson School property. This site has much the same opportunity as the Wooding/Caplan site if a cooperative effort were made with the Savage Commons area. There is a large piece of property behind Simpson School which could conceivably allow for construction of a new facility for seniors and the two story building in the front could be converted to senior housing; a kind of "swap" of property. It is an option that can be examined by others at another point in time.

3. Fairfield Boulevard Site

Pros

- a. fresh site - nothing in the way
- b. level
- c. street access is good
- d. services in the street
- e. easy place to build a building

Cons

- a. isolated from all community services
- b. located in the corner of the town

4. Washington Street Site

Pros

- a. centrally-located

Cons

- a. no community services nearby - possibility in future as the hope of restoring Community Lake increases
- b. building is set at bottom of a cliff
- c. very little possibility for expansion that proves useful
- d. too close to wetlands and Community Lake

Mr. Lazarus stated, in order to develop this property he strongly recommends that the two large garage structures located on the site be torn down for if they were it would be possible to gain as much as 120 parking spaces.

Mr. Zappala stated, I was rather surprised to hear that the senior center wanted to move from their present location. I could not find anything more suitable for them to have than where they are now. In visiting the center several times over the past few weeks I have not yet found a senior who has said that they would like to move from where they are now. I find it surprising that you should say that.

Ms. Ryan responded, the Committee on Aging is looking at programs and services for all seniors, not just the ones who are at the center but ones who perhaps are not at the center because there is not enough room.

Mr. Zappala stated that he did not see the need for parking. When he visited the site today which is usually the busiest day of the week due to the bingo games, he counted about fifteen empty spots in the parking lot. Upon entering the center he found many empty seats in the hall where bingo was being held. Again, he spoke to some of the seniors playing bingo and no one expressed a desire to go uptown near the fire, police and gas stations. It is a quiet place that they are in now and they like that; it is an ideal site for the center. Some of the buildings could be taken down to allow for a modest expansion and with the prospect of Community Lake being restored he could not imagine moving the center elsewhere. He is opposed to relocating the center.

Ms. Saunders replied, the individuals who comprise the "daily core group" of seniors definitely like the building. That is indigenous to any group that has occupied a building for eighteen years and has put a lot of love and attention into it. They also liked when they were located in the railroad station. We almost had a riot when we moved to Washington Street. Once they got there they loved it and wondered why we had not done that sooner. Because the senior center has occupied the building for eighteen years, originally the building was slated to meet the needs of the population for five years. We tried desperately, by changing programming schedules and offerings, to entice the seniors back to the center after it reached its peak usage in 1985/1986 and then dropped off. Focus groups were held at the senior center asking the seniors what they wanted, as daily users of the center. Their responses were a bigger building, more space, more comfort, less crowding, etc., a more convenient operation. The senior population of today are much more active, they want to volunteer, ride an exercise bike, take a class that is quiet, etc. There are no quiet rooms to hold classes in; the dance class has been meeting in the dining room for many years. The center desperately needs the younger senior citizens to do things for the older segment of the group. The center has witnessed a drop in fund raising. The seniors over the years have raised all the money for every bit of furniture in the building and every program offered. We have never had a town budget item for even a copy machine until this year. Programming has not grown over the past ten to fifteen years because the facility has not allowed it to grow. If something very creative could be done at the Washington Street site to get us the square footage and parking that is needed, I can't see why the study committee and the Committee on Aging would not be 100% behind that. The building is in excellent condition.

Mr. Zappala had no doubt that the center required more room to better serve their guests but a few years ago he was seeking the use of the Civil Defense building located at the same site and was met with strong opposition by the expansion committee and the reason was that the committee wanted it for the expansion of the center. From that point on the committee never utilized the space. If the center was in such desperate need of room why didn't they use the Civil Defense space they so strongly objected Mr. Zappala's group using?

Ms. Saunders responded, at that time we were looking for a site for these frail, older people for a semi-adult day care situation. At that time we were able to obtain a federal grant with Southington, Meriden and Wallingford combined to have a central site in Meriden so we did that. There was no other funding for the expansion committee to use the Civil Defense building at the time. On the heels of that Mr. Fratini was successful in securing funds to fix up the building and did so. To staff a second building would also be expensive. The rooms in the building are small and the greatest

need the senior center has right now is for a large, multi-purpose room that we can seat 200-300 people in. We have guest speakers that draw large audiences and it is a shame to turn people away at the door. The elderly nutrition program has had problems over the years in that it has dwindled. There is a need for a more flexible meal site where people can come in for only a sandwich or cup of coffee and salad. In many other facilities across the State the elderly nutrition program is the most important of all programs. The present kitchen facility at the center is far behind the times with regards to building codes.

Mr. Parisi stated, if you had a larger room you would still have the same problem of setting up the room for a speaker and then re-setting it for lunch.

Ms. Saunders responded, if the room were bigger a dividing wall would allow for a speaker on one side and lunch on the other.

Mr. Doherty asked, Ernest Frattini, Civil Defense Coordinator and Richard Doll, Traffic Maintenance Officer to come forward for input on their use of the space adjacent to the senior center. He asked Mr. Frattini, how much was done to the building with regards to renovations?

Mr. Frattini responded, the roof and all the upstairs windows were replaced and we are now starting on the downstairs windows. Approximately \$100,000 in renovations have been performed to date.

Mr. Doherty asked, how often is the building used by Civil Defense?

Mr. Frattini responded, two to three times per week.

Mr. Doherty asked, how many people are involved in that?

Mr. Frattini answered, there are 100 members.

Mr. Doherty asked, what takes place at the meetings?

Mr. Frattini responded, the radio communication members are in training and they have to perform exercises required by the State of CT. We have to practice with and without power. Two or three times per year they have to attend weekend maneuvers. It does set off the senior center's alarm system many times. The building houses the radio equipment, short wave, ham, high band radios, etc.

Mr. Doherty asked, what type of situations have the Civil Defense been involved in emergencies in Town?

Mr. Frattini answered, floodings, snowstorms, they help at the parade. The facility also has to have a place for staff to stay overnight which is located downstairs. The D.A.R.E. program

occupies the basement space with their equipment and the crises management team stores some of their equipment in one room downstairs.

Mr. Doherty asked, are you coordinated with the Public Works Department, becoming involved with them during emergencies?

Mr. Frattini responded, my job is to coordinate all town agencies to come together and utilize everything they have. The past flood was a perfect example of coordinating services.

Mr. Doherty asked, if you were moved out of the building how large a space would you need? What if you were moved over towards the Public Works and Engineering Departments?

Mr. Frattini responded, they don't have room for me. At one time we were there in the space which is now their locker room. With regards to the Washington Street site, every one of our garages is occupied but even if they became available each garage houses only one car so I don't understand how Mr. Lazarus comes up with the space for 100 cars.

Mr. Lazarus responded, if the garages were taken down and the parking was laid out in a rational order..right now it is a terrifying ordeal to drive into that parking lot. There is not much of an order, if any, to it. If the garages were taken down it would be possible to fit better than 100 parking spaces on that site. Yes, the grass and trees would have to go for the site would have to be paved.

Mr. Frattini stated, then that dispels the statement made earlier that the Washington Street site is serene in its natural state. Trees and grass areas will be destroyed to gain parking area.

Mr. Doherty asked Officer Doll, what equipment is being housed for the traffic division?

Mr. Doll responded, we house traffic poles, signs, trailer, cones, etc. in three of the overhead garages. I am separated from the Police Department solely because of lack of room. The traffic office was established twenty years ago and to my knowledge has been there prior to 1983 when I started working with the Town.

Mr. Doherty asked, are the garages used for any other purposes?

Mr. Doll answered, Civil Defense has equipment that both he and Mr. Frattini share from time to time.

Mr. Doherty stated, I have been told that the garages are used from time to time by sheriffs who make evictions. Is that correct?

Mr. Doll responded, that is correct. Three of the overhead garages are used by Public Works for the storage of furniture, etc. The two end units located near the entrance were being used by the Parks and Recreation Department to house their games and equipment.

Mr. Doherty thanked Mr. Frattini and Officer Doll for appearing on short notice this evening. He wanted to get an idea of what was stored on the site. Washington Street is his favorite site for the center and the Wooding site runs second place. Ms. Papale, Mr. Zappala and Mr. Doherty asked a professional land development firm to visit the site for an objective opinion on this matter. He read the findings of the report into the record (Appendix II).

Ms. Saunders responded to the consultant's findings by saying that the firm raised every single point that the Committee on Aging has been raising since 1985. Every single one of those issues was attempted to be addressed by the Committee on Aging; we bargained twice to no avail to a flat out "no" with Yankee Gas Co. We have talked to the neighboring properties next door in 1986 with no results. With regards to utilizing the hill behind the building, it is easy to say that parking can be created there but we don't feel it is workable because the hill is very steep. To decide who is going to walk that hill is a difficult issue. The seniors currently complain about the distance they walk in the level parking lot to the center. They have no interest in climbing the hill. With regards to the frontage on the lake, yes, that is an attractive view and that was the greatest thing that this committee tried to save was the view of the lake, undoubtedly. In terms of talking about serenity at a senior center, some of us had the same idea that it would be nice for older, retired people to sit down and see a pretty view but I think it is a minority of the senior population that would like that. It is almost a cliché that older people want to sit and look at the view. Most people who visit the senior center do so to be active. Most of the other senior centers that the committee visited, i.e., New Britain which had an indoor courtyard built into their addition which has not been used; Shelton is located in an outlying area with a beautiful lake at the bottom of the hill and the seniors do not use the back windows to even look out at - they are so busy with what is going on inside the building that they don't have time to look at the view; Norwich is on the grounds of a community college with a beautiful location in the suburbs - their participation mushroomed when they moved there because they had ample parking close by on level ground which leads into the building which boasts a large all-purpose room. We need to put in perspective the fact that the Committee on Aging has fought with those very issues since 1985. It comes down to an issue of stop gap measures vs. taking a long look at the overall needs of the population. This committee is trying to do that. The committee surveyed 400 people who do not use the senior center and asked them why they do not. The common response was that the program was of no interest to them; they want active programs; they do not want to be jostled and stand in line to get a lunch ticket;

they don't want to stand in a line at the door to get into the nurse, etc. It may sound petty to people here tonight but in all actuality it is a place that they go everyday, it is a place they learn to love, they take care of - they have taken very good care of the building that they are in. The people who are left using that building really are the lucky ones because the program has catered to them. We realize, as a committee, that we are not serving the overall elderly population. There are hundreds of people in our community that would be using a facility if the facility were conducive to their needs. We are bringing this issue to the Town Council and it is your job to balance the cost to the taxpayers and what you wish to provide the elderly segment of the population. The committee is simply looking for direction from the Council tonight.

Mr. Parisi stated, the committee's purpose this evening was to report out on the topic and the Council is present to give their opinions. He did not feel that the opinions have to be debated. Mr. Doherty expressed a view that he favors and feels may represent someone else and that is fine. That view is noted on the record and is there for everyone to consider at the appropriate time.

Mr. Doherty stated, he favors expansion of the existing center for two reasons; it appears as though funds are available in Hartford and have been designated for the restoration of Community Lake; and he can accept a \$1.9 million cost for expansion vs. \$4.4 million to construct a new center on the Wooding/Caplan property. He arrives at the figure of \$4.4 million by taking into consideration the \$2.9 million to build the center and the \$1.5 million that was paid to purchase the Wooding/Caplan site.

Ms. Saunders pointed out that the \$1.9 million quoted in the study is the cost for 10,500 sq. ft. which is half the size of the building.

Mr. Lazarus reminded everyone that the Washington Street site only works with the acquisition of additional property. Parking at the top of the hill is an elevation difference of better than twenty feet. It is problematic. He applauded the effort of trying to retain the site for it is beautiful, however, expansion of the existing building toward the lake is a real problem. Building within fifty feet of wetlands or any body of water is something that does not happen at all or rarely, it is a difficult proposition. If additional property were acquired he would suggest building toward the front.

Mr. Zappala stated, in talking to the seniors he has found that the neighbor next door is willing to sell their property. He visited the person's home today to verify the information but he was not at home.

Ms. Saunders stated, the committee left that aspect up to the Mayor

to negotiate.

Mr. Farrell agreed with Mr. Doherty and stated, I don't think that we can abandon the Washington Street site as a possibility this early. I think you really need to look into whether the Silk Street properties can be purchased, whether Choate is willing to either sell or donate the boathouse property. They have built a new boathouse in Guilford and he doubts they would want to come back to Wallingford. Do not, however, purchase Yankee Gas Property, anyone from Washington Street can tell you that is where they poured all of the tar into.

Walt Hahnel, Expansion Committee Member stated that the committee has spent an enormous amount of time researching this issue. He likes the Wooding property for it has a lot of advantages, it is in the center of Town. He has a problem with access to the site, however. Wallace Street is very narrow and something would have to be done, possibly purchasing a business or two and rendering the small business owner out of business. With regards to the Simpson School building, upon looking at the front of the building you can almost see a three-bay firehouse in that spot. The present firehouse uptown accommodates one piece of equipment. Whenever we need an ambulance on the east side of town, it comes from the west side of town. If the present firehouse on North Main Street could become available as a driveway to the Wooding/Caplan property that would solve the problems of access. With regards to Washington Street, expansion is possible at the site but one of the problems that will be encountered is disruption of the present operations. What do you do with the construction equipment and the worker's cars and trucks? It is too congested as it is now. With the acquisition of the private properties available he can envision the construction of an entirely new building on the site.

Pasquale Melillo, 15 Haller Place, Yalesville stated that there is no way you can find an ideal site. The seniors that he has spoken to are very happy with the present building and site.

Albert Killen, 150 Cedar Street stated that the Wooding/Caplan property was bought with a specific purpose in mind; the expansion of the Police and Fire headquarters and possibly uptown parking. Uptown currently is in violation of all our rules and regulations. He squirms when watching people appear before Zoning Board of Appeals asking for a permit and they are one parking space shy of what is required by ZBA for their business and those people are put through the ringer for how they will produce that one additional space needed. There is not one business uptown that meets any of our demands for how many parking spaces that should be there. They rob three from this merchant who signs for another who has loaned two from the third merchant. If the senior center was to move to the Wooding property access is one issue and egress from it is another. You would be emptying on to two very, very busy streets.

Young people have enough of a tough time trying to egress onto Main and Center Streets with the traffic that flows there, he cannot imagine how the seniors would handle it. He believes that the Washington Street site is the option to go with. With Community Lake possibly being restored soon, it would be a shame not to keep the senior center there.

Lester Slie, 18 Green Street commended the committee for their hard work. He does not visit the senior center often but when he has the staff has done a wonderful job with their programs. There is not room for programs presently. They used to have a good woodworking program that has been eliminated due to lack of room. He hoped that someday the Town will give the seniors a larger facility.

Mr. Knight stated that he has had the opportunity to work closely with the committee over the past few months and has found an extremely thorough and hard working organization. They have been concerned with wanting to get direction from the Council for several months. Whether or not the committee is getting an absolute direction they are witnessing how the process works. He hopes to stay involved with the committee. He asked Mr. Doherty who authored the study?

Mr. Doherty responded, he just received the study late this afternoon and it is authored by a Land Development Consultant from Cheshire by the name of David Carson. He will provide copies of the study for all Councilors.

Ms. Papale stated, this report has proven that something has to be done. I have been a supporter of the seniors and their center for years, long before I became a senior citizen, myself. I do believe that something very creative can be done at the Washington Street site. We have to research everything carefully; the Civil Defense needs; Traffic Maintenance needs, etc. I do appreciate the hard work by the Committee on Aging and the Expansion Committee. My mind has not yet been made up to this point. In serving on the Police Department building committee I recall that the building was only good until the year 2005 and that was why the Wooding/Caplan property was purchased, to allow for expansion of the department. Civil Defense and Traffic Maintenance should be located uptown with the rest of the police services. I cannot imagine the vehicles that would be coming and going from the Wooding/Caplan property for the amount of parking spaces needed (150). I cannot think of what would happen, for safety reasons, with the fire trucks trying to gain access to the senior center through Wallace Street should the need occur. This issue still requires a great deal of research and I will keep an open mind on the issue. When this committee appeared before the Council a few years ago it was with the idea that they were looking for an expansion sub-committee. The idea at the time was not to buy another piece of property but to expand.

I remember very clearly when the homeless shelter was interested in the property at Washington Street they were told that it was there for the expansion of the senior center. There is a need and with a little more patience and information hopefully in the not too distant future a vote will be taken. Too many questions remain unanswered at this time.

Mr. Parisi thanked the committee for their presentation this evening.

Ms. Saunders thanked Mr. Knight for serving as Council liaison to the committee and Mr. Lazarus for this work.

Chairman Parisi declared a five minute recess at this time.

ITEM #11 Consider and Approve An Appropriation of Funds in the Amount of \$90,000 to Revenue: Taxes Overpaid Account and to Expenditures: Refund of Taxes Overpaid Account - Comptroller's Office

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

VOTE: All ayes; motion duly carried.

ITEM #12 Consider and Approve a Transfer of Funds in the Amount of \$4,200 from Town Attorney - Regular Salaries and Wages Account and \$11,300 from Property Casualty Insurance - General Government Account for a Total of \$15,500 of Which \$4,500 is Transferred to Office Expenses and Supplies Account and \$11,000 is Transferred to Professional Services - Lawyers Account - Town Attorney

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

Mr. Parisi asked, is this foreclosure business in conjunction with the delinquent accounts in the Water/Sewer Divisions?

Attorney Small responded, it is a combination of Water/Sewer and Tax Departments.

VOTE: All ayes; motion duly carried.

ITEM #13 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes Pertaining to Pending Litigation - Town Attorney

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

VOTE: All ayes; motion duly carried.

Present in Executive Session were all Councilors, Mayor Dickinson

and Town Attorney Janis Small.

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

VOTE: All ayes; motion duly carried.

ITEM #14 Consider and Approve a Settlement of a Claim Town Attorney

ITEM #15 Consider and Approve a Transfer of Funds in the Amount of \$18,000 from Property & Casualty Insurance and Property & Casualty Education Account to Self-Insurance Claims Account - Town Attorney

ITEM #16 Consider and Approve a Waiver of Bid to Hire Outside Legal Counsel for Pending Litigation - Town Attorney

Motion was made by Mr. Rys to Authorize the Town Attorney to Settle the Claim of Marguerite Larkin, et al, v. Joseph J. Bevan, to Approve the Transfer of Funds in the Amount of \$18,000 and to Approve a Waiver of Bid to Hire Outside Legal Counsel for Pending Litigation, seconded by Mr. Knight.

VOTE: All ayes; motion duly carried.

ADDENDUM ITEM #17 - Withdrawn

Motion was made by Mr. Rys to Adjourn the Meeting, seconded by Mr. Knight.

VOTE: All ayes; motion duly carried.

There being no further business the meeting adjourned at 10:20 P.M.

Meeting recorded and transcribed by:

Suzanne Rourke

Suzanne Rourke (recording)
Interim Secretary

Kathryn F. Milano

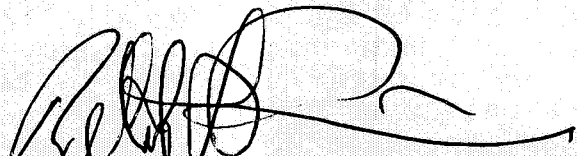
Kathryn F. Milano (transcription)
Town Council Secretary

Town Council Meeting

30

May 28, 1996

Approved by:



Robert F. Parisi, Chairman

Date

June 11, 1996



Rosemary A. Rascati, Town Clerk

Date

6-12-96

AN ORDINANCE AMENDING AN ORDINANCE APPROPRIATING \$1,400,000 FOR THE ACQUISITION OF 6 FAIRFIELD BOULEVARD AND THE PLANNING, DESIGN AND CONSTRUCTION OF THE BUILDING'S CONVERSION TO A TOWN RECREATION CENTER AND AUTHORIZING THE ISSUE OF \$1,400,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. An ordinance entitled "An Ordinance Appropriating \$1,400,000 For The Acquisition Of 6 Fairfield Boulevard And The Planning, Design And Construction Of The Building's Conversion To A Town Recreation Center And Authorizing The Issue Of \$1,400,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issue Thereof The Making Of Temporary Borrowings For Such Purpose", enacted by the Town Council on January 17, 1995 and approved by the Mayor on January 18, 1995, is amended to increase the appropriation and bond authorization by \$1,154,000, from \$1,400,000 to \$2,554,000, to provide for costs of construction of building conversion, thereby making the title of said ordinance read as follows:

"AN ORDINANCE APPROPRIATING \$2,554,000 FOR THE ACQUISITION OF 6 FAIRFIELD BOULEVARD AND THE PLANNING, DESIGN AND CONSTRUCTION OF THE BUILDING'S CONVERSION TO A TOWN RECREATION CENTER AND AUTHORIZING THE ISSUE OF \$2,554,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE"

Section 2. Section 1 of said ordinance is amended by substituting the figure \$2,554,000 for the figure \$1,400,000 therein, thereby making said Section read as follows:

"Section 1. The sum of \$2,554,000 is appropriated for the acquisition of land and real property located at 6 Fairfield Boulevard, Wallingford, Connecticut, including a building containing approximately 43,200 square feet, a parcel of land of 3.79 acres, more or less, together with any other improvements thereon, as described in Volume 776 at Page 16 of the Wallingford Land Records, Property ID No. 020 002 003C, and for the planning, design and construction of renovations and improvements to convert said building to a Town recreation center, including surveying, testing, closing costs and fees, design development, final design, preparation of bid specifications, architects' and engineers' fees, and for administrative, printing, legal and financing costs related thereto."

Section 3. The first sentence of Section 2 of said ordinance is amended by substituting the figure \$2,554,000 for the figure \$1,400,000 therein, thereby making said sentence read as follows:

"Section 2. To meet said appropriation \$2,554,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date."

Section 4. Said ordinance is further amended by the addition thereto of Section 6, as follows:

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



LAND DEVELOPMENT CONSULTANTS
2091 HIGHLAND AVE. (RTE. 10) CHESHIRE, CONNECTICUT 06410
TEL: (203) 290-PLAN (7526) FAX: (203) 271-ASAP (2727)

May 28, 1996

Wallingford Democratic Town Committee
Attention: Mr. Bill Fisher

Re: Wallingford Senior Center Expansion

Dear Sirs:

This past Friday I was requested by my partner, George Cotter, on behalf of Bill Fisher, to provide a feasibility study for the possible expansion of the Wallingford Senior Center, at its present location on Washington Street, for review at your May 28th meeting.

Unfortunately, it is not possible to perform such a study in that time frame. I have, however, reviewed the available mapping, inspected the site over the weekend, and made a cursory analysis of the development potential of this location.

First and foremost, one is immediately struck by the serenity of the site. Upon closer examination, it becomes apparent that this serenity is the by-product of historic structures nestled unobtrusively between stately trees and a quiet lake. As I walked around to the rear of the main building, I was overcome by the peacefulness of the lake (shared only by myself and a lone swan). As I stood there looking out over the lake, I could not help but feel the serenity and exhilaration one experiences when touched by nature.

Without a second thought, I began to envision a two story addition to the main building extending out toward the lake. A glass enclosure filled with senior citizens who have toiled endlessly during their lives, now given the time to sit back and enjoy some of Mother Nature's handiwork. Too often, in the everyday struggle to make ends meet or the chasing of our elusive dreams, we fail to take time to see the beauty all around us.

Certainly, as a community, we owe this simple gift to our senior citizens in their retirement years. The Town of Wallingford is fortunate to be in the position to provide such a gift with this Washington Street site. All the ingredients are present; only insight, design and implementation are lacking.

Page Two

The obvious steps toward full utilization of this site as a premier senior center are as follows:

- ✓ 1. Relocation of the Traffic Division and Civil Defense Offices to more viable locations.
2. Exclusion of all uses and/or facilities not specifically related to the senior center.
- ✓ 3. Demolition of the garage housing the Traffic Division and the long garage paralleling the entrance drive.
4. The shorter garage tucked into the hillside and the Civil Defense building might be worked into an overall expansion plan; but, could possibly also require demolition.
5. Reconfiguration of the entrance drive and main parking area off Silk Street to optimize parking.
6. Acquisition of the adjacent residential lot, either now or in the future, to provide additional parking and/or facilities.
7. Acquisition of the lake front lot at the end of Silk Street; or, at least, the small portion which extends behind the Civil Defense building.
8. Creation of an overflow parking area on the Yankee Gas property across Silk Street.
9. Creation of a viable parking area on the upper plateau adjacent to Washington Street.
10. Possible expansion of such a parking area onto the Choate Boat House property; either by joint use, lease, or partial acquisition.
11. Expansion of the main building toward the lake (approx. 48 feet in depth by its entire length).
12. Further expansion of the main building to the south; either by connection to or demolition of the Civil Defense building.

Implementation of these preliminary concepts, without any additional property acquisition, could result in an expanded structure of approximately 20,000 square feet with parking for a maximum of approximately 120 cars.

A leased portion of the Yankee Gas site could easily generate an additional 120 spaces or more. Utilization of a portion of the Choate property, without significant impact, could generate an additional 60 spaces. And, acquisition of the adjacent residential lot would also generate an additional 60 spaces.

Regardless of the ultimate parking layout, acquisition of the rear portion of the lakefront lot and grading rights on the Choate property would substantially benefit the overall design flexibility of the site.

In summation, the viability of expansion of the Senior Center at its present location is primarily a question of the community's desire and commitment. The site is apparently capable of supporting approximately 20,000 sq. ft. and numerous avenues are available for exploration with regard to providing ample parking. Further analysis of this perceived viability will require the review of feasible alternatives, specific building requirements, as well as an economic assessment of the individual elements of any proposal.

Hopefully, this preliminary review will assist you in your efforts to make an informed decision as to the ultimate fate of the Senior Center.

Respectfully submitted,

David V. Carson

David V. Carson, Land Planner
Pres. of OCC Group, Inc.