

TOWN COUNCIL MEETING

MAY 13, 1997

6:30 P.M.

AGENDA

Blessing - Rev. William Huegel - First Baptist Church

1. Pledge of Allegiance and Roll Call
2. Consent Agenda
 - a. Consider and Approve Tax Refunds (#328-341) Totalling \$2,804.97 - Tax Collector
 - b. Approve and Accept the Minutes of the April 8, 1997 Town Council Meeting
 - c. Approve and Accept the Minutes of the April 14, 1997 Public Hearing on the F.Y. 1997-98 Budget of the Town of Wallingford
 - d. Approve and Accept the Minutes of the April 22, 1997 Town Council Meeting
 - e. Approve and Accept the Minutes of the May 1, 1997 Special Town Council Meeting
 - f. Consider and Approve a Transfer of Funds in the Amount of \$1,600 from Finance Department Purchased Services Collection Agency Acct. #001-1401-901-9009 of Which \$1,000 is Transferred to Office Expenses Acct. #001-7010-401-4000 and \$600 is Transferred to Purchased Services - Clerical Acct. #001-7010-901-9000 - Town Planner
 - g. Consider and Approve a Transfer of Funds in the Amount of \$300 from Regular Wages & Salary Acct. #001-7011-101-1000 to Transportation Reimbursement Acct. #001-7011-300-3201 - Environmental Planner
 - h. Consider and Approve a Transfer of Funds in the Amount of \$4,000 from Health Insurance Acct. #001-8035-800-8300 to Professional Services - Employment Exams Acct. #001-1600-901-9009 - Personnel
 - i. Consider and Approve an Appropriation of Funds in the Amount of \$45,000 to Taxes Overpaid Acct. #001-1090-090-9040 and to Refund - Taxes Overpaid Acct. #001-1401-800-8910 - Comptroller

(OVER)

- j. Consider and Approve a Transfer of Funds in the Amount of \$100 from Office Supplies Acct. #001-6030-401-4000 to Continuing Training and Education Acct. #001-6030-501-5700 (new account) - Town Clerk
3. Items Removed from the Consent Agenda
 4. PUBLIC QUESTION AND ANSWER PERIOD
 5. Consider and Approve Adopting the 1997-98 Budgets of the Town of Wallingford and Setting a Rate of Tax for F.Y. 1997-1998
 6. Continuation of a PUBLIC HEARING on a Proposed Ordinance Entitled, "Demolition of Older Buildings or Structures" - 7:45 P.M.
 7. Report Out by the School Building Expansion Committee with Regard to the Completion of the Middle School Additions as Requested by Councilor Stephen W. Knight
 8. Consider and Approve an Appropriation of Funds in the Amount of \$19,800 From Appropriation of Cash Acct. to Customer Overpayments Acct. #461-001 - Water Division
 9. Consider and Approve a Transfer of Funds in the Amount of \$4,000 from Substation Maintenance Acct. #592 to Substation Operation Acct. #582 - Electric Division
 10. Consider and Approve a Transfer of Funds in the Amount of \$13,700 From Supr. & Engineering Acct. #580 and \$10,900 From Supr. & Engineering Acct. #590 for a Total of \$24,600 to Meter Maintenance Acct. #586 - Electric Division
 11. Consider and Approve a Transfer of Funds in the Amount of \$4,000 from Overhead Lines Maint. Acct. #593 to Customer Installations Acct. #587 - Electric Division
 12. Report Out by the Director of Public Works on the Status of the Following Town Properties:
 - Wooding Property
 - Lacey Property
 - American Legion Property
 - Fairfield Boulevard Recreation Center
- As requested by Councilor David J. Doherty
13. Executive Session Pursuant to Section 10-153d; 1-18a(e)(5) and 1-19(b)(9) of the Ct. General Statutes with Respect to Collective Bargaining - Personnel

14. Discussion and Possible Action on Ratification of the Consolidated Pension Plan for Management and Supervisory Employees of the Town of Wallingford Effective 2/5/95 to 6/30/2002
15. Discussion and Possible Action on Ratification of an Agreement Between the Town of Wallingford and Fire Union Local 1326 - Personnel
16. Consider and Approve a Transfer of Funds in the Amount of \$90,793 from General Government Acct. #001-8050-800-3230 to Various Accounts Within the Fire Dept.'s Budget to Fund the Firefighter's Contract for F.Y. 1996-97 - Personnel
17. Consider and Approve a Transfer of Funds in the Amount of \$187,733 from Accrued Expenses Acct. #001-8050-800-3230 to Various Accounts Within the Fire Dept.'s Budget to Fund the Firefighter's Contract for F.Y. 1997-98 - Personnel
18. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Strategy and Negotiations With Respect to Pending Litigation - Town Attorney
19. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Strategy and Negotiations With Respect to Pending Litigation - Town Attorney

TOWN COUNCIL MEETING

MAY 13, 1997

6:30 P.M.

SUMMARY

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5. Approve Adopting the 1997-98 Budgets of the Town and Setting a Property Tax Rate of 24.8 Mills for F.Y. Beginning 7/1/98	5-16
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8. Approve an Appropriation of \$19,800 to Customer Over-Payments Acct. - Water Division	21
9. Approve a Transfer of \$4,000 to Substation Operation Acct. - Electric Division	21
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19. Executive Session - 1-18a(e)(2) - Pending Litigation	28

TOWN COUNCIL MEETING

MAY 13, 1997

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, May 13, 1997 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:30 P.M. All Councilors answered present to the Roll called by Town Clerk Rosemary A. Rascati. Mayor William W. Dickinson, Jr. arrived at 6:35 P.M. Corporation Counselor Adam Mantzaris and Comptroller Thomas A. Myers were also present.

A blessing was bestowed upon the Council by Rev. William Huegel of the First Baptist Church.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Consent Agenda

ITEM #2a Consider and Approve Tax Refunds (#328-341) Totalling \$2,804.97 - Tax Collector

ITEM #2b Approve and Accept the Minutes of the April 8, 1997 Town Council Meeting

ITEM #2c Approve and Accept the Minutes of the April 14, 1997 Public Hearing on the F.Y. 1997-98 Budget of the Town of Wallingford

ITEM #2d Approve and Accept the Minutes of the April 22, 1997 Town Council Meeting

ITEM #2e Approve and Accept the Minutes of the May 1, 1997 Special Town Council Meeting

ITEM #2f Consider and Approve a Transfer of Funds in the Amount of \$1,600 from Finance Department Purchased Serviced Collection Agency Acct. #001-1401-901-9009 of Which \$1,000 is Transferred to Office Expenses Acct. #001-7010-401-4000 and \$600 is Transferred to Purchased Services - Clerical Acct. #001-7010-901-9000 - Town Planner

ITEM #2g Consider and Approve a Transfer of Funds in the Amount of \$300 from Regular Wages & Salary Acct. #001-7011-101-1000 to Transportation Reimbursement Acct. #001-7011-300-3201 - Environmental Planner

ITEM #2h Consider and Approve a Transfer of Funds in the Amount of \$4,000 from Health Insurance Acct. #001-8035-800-8300 to Professional Services - Employment Exams Acct. #001-1600-901-9009 - Personnel

ITEM #2i Consider and Approve an Appropriation of Funds in the Amount of \$45,000 to Taxes Overpaid Acct. #001-1090-090-9040 and to Refund - Taxes Overpaid Acct. #001-1401-800-8910 - Comptroller

ITEM #2j Consider and Approve a Transfer of Funds in the Amount of \$100 from Office Supplies Acct. #001-6030-401-4000 to Continuing Training and Education Acct. #001-6030-501-5700 (new account) - Town Clerk

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

PUBLIC QUESTION AND ANSWER PERIOD

Pasquale Melillo, 15 Haller Place, Yalesville passed an article along to the Council for review on municipal bond investment probes and investigations going on around the country. He felt that this could inadvertently affect Wallingford at some point in time.

With regards to the proposed changing of the 911 system, Mr. Melillo asked what the status of the matter was. He has received a lot of telephone calls from individuals who have stated that they want the system to stay the way it is presently. He asked if there were any new developments in the matter?

Mr. Parisi responded, we will be dealing with the matter very soon.

Mr. Melillo asked if the Town has received any offers from potential buyers of the Durham property?

Mr. Zappala responded, the Conservation Commission is looking to replace the open space we have in Durham to satisfy the requirements of the State. We are supposed to be selling it and using the money from the purchase to buy open space in Wallingford. Durham has been holding discussions on the property and they seem to have had a change of heart with regards to the construction of a golf course. At this point the land is up for sale.

Mr. Melillo asked if there have been any new developments with regards to Community Lake? Has anyone been studying the balance or imbalance of microbes, bacteria or germs in the water of the lake?

Mr. Parisi responded, the committee is still working with the State. If there is any additional information I am not aware of it. The State is determining how much progress is made on the issue.

Philip Wright, Sr., 160 Cedar Street stated that the front of the Town Hall is very attractive with its plantings and monuments. It is a shame that the monuments obscure some of the flowering shrubs. He suggested that as many citizens as possible come up and take a look around, it is very pretty and well-cared for.

With regards to the matter of the interim computer system for the Electric Division, Mr. Wright stated that he was sorry that Councilor Knight was absent from the meeting at which the topic was discussed. He was certain that Mr. Knight would have had quite a bit to say about the request for the money for the computer. Mr. Wright was sorry that the \$25,000 bid waiver was granted, especially since there did not seem to be anyone who spoke from the Council who approved waiving the bid. Everyone who spoke from the Council stated that they were uncomfortable about waiving the bid and then went ahead to do so. Subsequent to that the Council then approved the expenditure of \$221,000 for a computer system. It seemed to Mr. Wright, as he read the minutes of the meeting, that the theme was that this had to be done now for if we don't the sky is going to fall. Too often this is the way things are approached, particularly by the P.U.C. The argument always seems to be that if we don't do it now it is going to cost us more money, it will delay it, it will be a big mess, etc., he stated.

Mr. Wright went on to say, when we are in that kind of position and that is our strongest point, it says to me that somebody or somehow we did not do our homework right. We should not be in a position where we are under the gun all the time and have to for almost emergency reasons, approve money. It is not treating the Council properly to come before you under those conditions.

Mr. Parisi responded, I have been on the Council off and on for twenty-three years and I have been complaining about being under the gun for those twenty-three years as others have. For what ever the reason we do seem to end up in that situation on probably more occasions than I prefer. As the explanation went, and there are members of the Council who are far more computer literate than I and I did, in fact, trust their judgement and did support the issue because as it was explained to me, it was the right thing to do at the time.

Mr. Wright commented, you, Mr. Parisi, are also one of the Councilors who has often spoken against waiving bids. This was a pretty big one that we waived, too. The only way you are going to stop this, as the only way you are going to stop increases of hourly employees or approval of contracts...we always say, we don't

like it but we had to do it.....just don't do it.

Mr. Wright referred to page 11 of the Town Council minutes of April 22nd, particularly Mr. Parisi's comments, "...with all due respect, I don't believe that they are doing what we are doing because they are not in the same pickle as we are. This should not have happened in the first place."

Mr. Wright asked, I am wondering what you mean that we should never have gotten into this pickle in the first place?

Mr. Parisi responded, I have spoken at other meetings that I did not feel that we should have went with Unisys in the beginning. That is what I referred to.

ITEM #5 Consider and Approve Adopting the 1997-98 Budgets of the Town of Wallingford and Setting a Rate of Tax for F.Y. 1997-1998

(see inserted pages which follow for individual motions on budget)

ITEM #5 Consider and Approve Adopting the 1997-98 Budgets of the Town of Wallingford and Setting a Rate of Tax for F.Y. 1997-1998

Town of Wallingford
Annual Budget Adoption
For the Fiscal Year Beginning July 1, 1997

I. Mr. Rys

MOVED: TO ADOPT THE TOTAL GENERAL FUND REVENUE BUDGET OF \$89,146,286 FOR THE FISCAL YEAR BEGINNING JULY 1, 1997.

Mr. Centner seconded the motion.

Discussion: Mr. Doherty commented that at a meeting on the budget the committee added state revenue money to reduce the tax rate, but we should have cut money off the expense side and had a tax reduction not stay with the same tax rate. For that reason he can not support several of these motions.

Phil Wright, 160 Cedar Street, not knowing how this is going to evolve with a \$89 million budget on the floor. From previous meetings it was stated that there is \$4 million of town money available for appropriation by the Mayor. And \$6 million at the DPUC Electric Division, that \$10 million would go a long way towards reducing the budget. You need to take a good long look at this budget before you pass it.

Pasquale Melillo, 15 Haller Place, asked the Councilors if they took the time to study and scrutinize all the most important areas involving Town Government and the people who have to pay for them.

Mr. Parisi responded that there was no tax increase and no tax reduction.

Mr. Melillo feels that a lot of people are upset about no decrease. Mr. Parisi stated that he and many other Councilors are pleased.

The vote: 8 yes and 1 no, Mr. Doherty.

II. Mr. Rys

MOVED: TO ADOPT THE TOTAL GENERAL FUND EXPENDITURE BUDGET OF \$89,146,286 FOR THE FISCAL YEAR BEGINNING JULY 1, 1997.

Mr. Farrell seconded the motion.

Discussion: Mr. Zappala stated that most years we have a budget surplus, he would like to see the money used for street repair. Eliminating a \$3 million surplus at year end.

The vote: 8 yes (Mr. Renda changed from no to yes) and 1 no, Mr. Doherty.

III. Mr. Rys

MOVED: ESTABLISH THE PROPERTY TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 1997 AT 24.8 MILLS.

REAL ESTATE AND PERSONAL PROPERTY TAXES IN EXCESS OF \$100 SHALL BE MADE IN TWO INSTALLMENTS, THE FIRST OF WHICH IS DUE JULY 1, 1997, PAYABLE ON OR BEFORE AUGUST 1, 1997. THE SECOND INSTALLMENT SHALL BE DUE JANUARY 12, 1998, PAYABLE ON OR BEFORE FEBRUARY 1, 1998. REAL ESTATE AND PERSONAL PROPERTY TAXES OF \$100 OR LESS SHALL BE PAID IN ONE INSTALLMENT DUE JULY 1, 1997 AND PAYABLE ON OR BEFORE AUGUST 1, 1997 AS PROVIDED BY CONNECTICUT GENERAL STATUTE, CHAPTER 204, SECTION 12-144.

MOTOR VEHICLE TAXES SHALL BE MADE IN ONE INSTALLMENT DUE JULY 1, 1997 AND PAYABLE ON OR BEFORE AUGUST 1, 1997 AS PROVIDED BY CONNECTICUT GENERAL STATUTE, CHAPTER 204, SECTION 12-144A. DELINQUENT MOTOR VEHICLE TAXES SHALL BE PAID ONLY IN CASH OR BY CERTIFIED CHECK OR MONEY ORDER AS PROVIDED BY CONNECTICUT GENERAL STATUTE, CHAPTER 204, SECTION 12-146.

CHECKS IN PAYMENT OF PROPERTY TAXES WHICH HAVE BEEN RETURNED BY THE BANK SHALL BE SUBJECT TO A FIFTEEN DOLLAR (\$15.00) HANDLING FEE.

Mr. Knight seconded the motion.

Discussion: Mr. Doherty commented that this tax rate is too high. As residents we are expected to contribute to the growth of Wallingford, as a Wallingford resident I pay more than \$4 thousand tax annually and feel that this tax rate is way too high.

The vote: 8 yes and 1 no, Mr. Doherty.

IV. Mr. Rys

MOVED: TO ADOPT THE FOLLOWING RESOLUTION:

RESOLVED: a. THAT THE TOWN COUNCIL DEEM IT TO BE IN THE BEST INTEREST OF THE TOWN TO WAIVE THE BIDDING PROVISIONS OF CHAPTER VII, SECTION 4, SUB-PARAGRAPH 8 OF THE TOWN CHARTER, IN THE SELECTION AND HIRING OF THE FOLLOWING;

TOWN AUDITOR

b. THAT THE COUNCIL HEREBY APPROVES THE APPOINTMENT OF Levitsky and Berney AS THE TOWN AUDITOR FOR THE FISCAL YEAR BEGINNING JULY 1, 1997.

Mr. Renda seconded the motion.

Discussion: Pasquale Melillo, 15 Haller Place, wanted to know why the Council wanted to waive the bid process. He feels that they should have competition.

Mr. Parisi asked Mr. Meyers how many accounting awards the town has won. The Comptroller and myself are satisfied with this company and feel no reason to change.

M. Meyers stated that we have won 9 consecutive years. The Auditor plays an intricate part in the towns accounting and finance systems.

Phil Wright, 160 Cedar Street, asked how many years we had this accounting firm and how much are we paying them?

Mr. Meyers responded that we have had this firm since 1983 and are paying them \$80,000 approximately for all funds. Other towns using this firm are City of North Haven, Orange unsure of any others.

Mr. Wright feels that we may never know if they are doing a good job unless we try another firm. Competition may produce something better.

Mr. Meyers stated that they are examining our Financial statements, by standards set by the Certified Accounting profession and by standards set by the State of Connecticut.

Mr. Wright replied that he reads their report every year and does not understand why they do not make suggestions as to how we might change things, improve things.

Mr. Meyers commented that we in Government have a strict set of standards to follow. These are set by the Governmental Accounting and Standards Board. The books are voluminous and when they send out new standards we seek review with our auditors if we have any questions.

The vote: 8 yes and 1 no, Mr. Farrell.

V. Mr. Rys

MOVED: TO ADOPT THE BUDGETS OF THE DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES FOR THE FISCAL YEAR BEGINNING JULY 1, 1997 AS HEREIN STATED:

Electric Enterprise Fund

Operating Revenues	<u>41,417,700</u>
Operating Expenses	<u>40,012,730</u>
Operating Income (Loss)	<u>1,404,970</u>
Non-Operating Revenue	<u>500,650</u>
Non-Operating Expenses	<u>134,787</u>
Net Income (Loss) Before Operating Transfers in (Out)	<u>1,770,833</u>
Operating transfers In (Out)	<u>(1,790,642)</u>
Net Income (Loss)	<u>(19,809)</u>
Working Capital: Sources of Funds	<u>5,714,656</u>
Uses of Funds	<u>5,714,656</u>

Water Enterprise Fund

Operating Revenues	<u>5,738,339</u>
Operating Expenses	<u>4,372,737</u>
Operating Income (Loss)	<u>1,365,602</u>
Non-Operating Revenue	<u>415,529</u>
Non-Operating Expenses	<u>1,028,505</u>
Net Income (Loss)	<u>788,626</u>
Working Capital: Sources of Funds	<u>2,696,310</u>
Uses of Funds	<u>2,696,310</u>

Sewer Enterprise Fund

Operating Revenues	<u>4,069,002</u>
Operating Expenses	<u>4,683,732</u>
Operating Income (Loss)	<u>(614,730)</u>
Non-Operating Revenue	<u>608,372</u>
Non-Operating Expenses	<u>464,440</u>
Net Income (Loss)	<u>(470,798)</u>
Working Capital: Sources of Funds	<u>2,518,604</u>
Uses of Funds	<u>2,518,604</u>

Mr. Centner seconded the motion.

Discussion: Pasquale Melillo, 15 Haller Place, requested a more detailed explanation of these funds.

Mr. Parisi stated that he can not do that.

Phil Wright, 160 Cedar Street, questioned how they can project a loss, wouldn't that mean a rate increase.

Mayor Dickinson, responded that utilities books are kept in accordance with Enterprise Fund Accounting principles and under those principles a net income is not necessarily the measure of the financial health of the organization or department. With the Sewer Division there is a factor in the rates called Depreciation and that factor raises money that shows up in Retained Earnings and can be made use of. If this money is not used then the rates would be higher than necessary.

Mr. Meyers backed up the statement made by the Mayor.

The vote: 9 yes.

VI. Mr. Rys

MOVED: TO ADOPT THE BUDGET OF THE CAPITAL AND NON-RECURRING EXPENDITURES FUND FOR THE FISCAL YEAR BEGINNING JULY 1, 1997 IN THE AMOUNT OF \$2,572,546 REVENUES AND \$2,572,546 EXPENDITURES.

Mr. Farrell seconded the motion.

Discussion: Mr. Doherty stated that this fund should be used for other purposes and not just roads. Some suggestions are Community Pool, Community Lake and renovations at the Senior Citizen Center these projects should have money set aside in the Capital and Non-Recurring Expenditures Fund.

The vote: 8 yes and 1 no, Mr. Doherty.

VII. Mr. Rys

MOVED: TO APPROVE SPECIAL FUNDS OF THE BOARD OF EDUCATION OF THE TOWN OF WALLINGFORD FOR THE FISCAL YEAR BEGINNING JULY 1, 1997 AS ATTACHED HERETO AND MADE A PART HEREOF.

Mr. Knight seconded the motion.

The vote: 9 yes.

VIII. Mr. Rys

MOVED: TO APPROVE SPECIAL FUNDS OF THE TOWN OF WALLINGFORD FOR THE FISCAL YEAR BEGINNING JULY 1, 1997 AS ATTACHED HERETO AND MADE A PART HEREOF.

Mr. Centner seconded the motion.

The vote: 9 yes.

TOWN OF WALLINGFORD, CONNECTICUT

SPECIAL FUNDS BOARD OF EDUCATION - SUMMARY

YEAR ENDING JUNE 30, 1998

	FY 6-30-96 ACTUAL	1-31-97 ACTUAL	1996-97 APPROVED	1997-98 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
CAFETERIA						
Revenue	1,309,711	728,535	1,542,096	1,465,134	1,465,134	
Expenditure	1,238,130	711,641	1,542,096	1,465,134	1,465,134	
CHAPTER I						
Revenue	197,075	160,000	197,075	200,830	200,830	
Expenditure	187,708	175,965	197,075	200,830	200,830	
ELEMENTARY SCIENCE GRANT (Bristol Myers)						
Revenue	20,000	20,000	20,000	0	0	
Expenditure	1,657	0	20,000	0	0	
ENERGY GRANT						
Revenue	5,000	4,000	5,000	0	0	
Expenditure	4,698	0	5,000	0	0	
CREDIT UNION GRANT						
Revenue	1,200	0	0	0	0	
Expenditure	1,200	0	0	0	0	
TITLE V (Chapter 11)						
Revenue	33,661	1,500	33,661	25,797	25,797	
Expenditure	21,446	527	33,661	25,797	25,797	
TITLE II (Eisenhower Math & Science)						
Revenue	16,856	15,000	16,856	17,224	17,224	
Expenditure	11,192	9,553	16,856	17,224	17,224	
TITLE IV (Drug Free Schools)						
Revenue	28,770	15,000	28,770	28,060	28,060	
Expenditure	15,630	10,611	28,770	28,060	28,060	
VOCATIONAL ED (PERKINS)						
Revenue	38,264	15,000	38,264	33,072	33,072	
Expenditure	37,326	8,630	38,264	33,072	33,072	
ADULT ED TUITION						
Revenue	112,298	69,057	100,000	88,984	88,984	
Expenditure	99,868	50,273	100,000	88,984	88,984	
LONG ISLAND SOUND GRANT						
Revenue	500	450	500	0	0	
Expenditure	193	60	500	0	0	
ADULT BASIC EDUCATION						
Revenue	215,857	142,305	215,329	192,164	192,164	
Expenditure	215,785	68,811	215,329	192,164	192,164	
ADULT ED ACTIVITY						
Revenue	2,000	1,000	2,000	2,000	2,000	
Expenditure	2,000	1,000	2,000	2,000	2,000	
FAMILY LITERACY						
Revenue	24,500	20,000	25,000	25,000	25,000	
Expenditure	24,212	8,791	25,000	25,000	25,000	
PRIVATE INDUS COUNCIL						
Revenue	22,401	12,564	22,480	22,480	22,480	
Expenditure	21,752	8,956	22,480	22,480	22,480	
IDEA - PART B						
Revenue	255,960	175,000	255,960	245,525	245,525	
Expenditure	233,571	192,904	255,960	245,525	245,525	

TOWN OF WALLINGFORD, CONNECTICUT

SPECIAL FUNDS BOARD OF EDUCATION - SUMMARY

YEAR ENDING JUNE 30, 1998

	FY 6-30-96 ACTUAL	1-31-97 ACTUAL	1996-97 APPROVED	1997-98 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<u>SNET GRANT</u>						
Revenue	5,000	0	0	0	0	0
Expenditure	2,066	0	0	0	0	0
<u>PRE-SCHOOL HANDICAPPED</u>						
Revenue	23,100	15,000	23,100	24,144	24,144	24,144
Expenditure	15,168	0	23,100	24,144	24,144	24,144
<u>VO-AG EQUIPMENT</u>						
Revenue	120,424	0	0	0	0	0
Expenditure	120,424	0	0	0	0	0
<u>OUTSIDE SERVICES</u>						
Revenue	41,421	45,716	25,000	41,000	41,000	41,000
Expenditure	55,557	55,304	25,000	41,000	41,000	41,000
<u>SUMMER SCHOOL</u>						
Revenue	12,605	15,185	13,010	26,400	26,400	26,400
Expenditure	12,162	16,060	13,010	26,400	26,400	26,400
<u>DRIVER EDUCATION</u>						
Revenue	13,910	0	27,600	31,200	31,200	31,200
Expenditure	14,451	7,251	27,600	31,200	31,200	31,200
<u>ACHIEVEMENT GRANT</u>						
Revenue	30,306	8,106	8,106	0	0	0
Expenditure	30,306	0	8,106	0	0	0
<u>SCHOOL TO CAREER GRANT</u>						
Revenue	0	20,000	22,000	22,000	22,000	22,000
Expenditure	0	1,574	22,000	22,000	22,000	22,000

SPECIAL FUNDS TOWN GOVERNMENT - SUMMARY

YEAR ENDING JUNE 30, 1998

	FY 6-30-96 ACTUAL	1-31-97 ACTUAL	1996-97 APPROVED	1997-98 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<u>SCOW</u>						
Revenue	32,707	14,048	54,300	55,000	55,000	55,000
Expenditure	32,707	23,166	54,300	55,000	55,000	55,000
<u>SSBG</u>						
Revenue	5,327	2,753	5,507	4,526	4,526	4,526
Expenditure	5,327	2,750	5,507	4,526	4,526	4,526
<u>YSB (DCYS)</u>						
Revenue	214,238	14,747	206,674	211,513	211,513	211,513
Expenditure	214,238	112,474	206,674	211,513	211,513	211,513

TOWN OF WALLINGFORD, CONNECTICUT

SPECIAL FUNDS TOWN GOVERNMENT - SUMMARY

YEAR ENDING JUNE 30, 1998

	FY 6-30-96 ACTUAL	1-31-97 ACTUAL	1996-97 APPROVED	1997-98 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<u>COUNCIL ON SUBSTANCE ABUSE</u>						
Revenue	17,019	846	12,500	12,500	12,500	
Expenditure	10,886	1,160	12,500	12,500	12,500	
<u>IA (SERVICE CONTRACT GRANT)</u>						
Revenue	25,291	21,300	28,400	29,200	29,200	
Expenditure	25,291	11,868	28,400	29,200	29,200	
<u>TOWN AID ROAD</u>						
Revenue	186,235	92,890	186,235	186,140	186,140	
Expenditure	188,704	149,122	186,235	186,140	186,140	
<u>DRUG ENFORCEMENT PROGRAM</u>						
Revenue	25,777	18,500	37,000	37,000	37,000	
Expenditure	25,777	1,964	37,000	37,000	37,000	
<u>SMALL CITIES</u>						
Revenue	784	0	0	0	0	
Expenditure	784	0	0	0	0	
<u>LOCAL CAPITAL IMPROVEMENTS</u>						
Revenue	72,214	0	306,434	304,057	304,057	
Expenditure	72,214	180,571	306,434	304,057	304,057	
<u>MEALS ON WHEELS</u>						
Revenue	16,568	0	19,000	15,000	15,000	
Expenditure	7,159	0	19,000	15,000	15,000	
<u>REATION DEPT PROGRAMS</u>						
Revenue	304,118	148,889	374,753	400,898	400,898	
Expenditure	304,118	180,920	374,753	400,898	400,898	
<u>MUNICIPAL LIGHTING GRANT</u>						
Revenue	0	0	11,435	0	0	
Expenditure	0	0	11,435	0	0	
<u>DEP RECYCLING GRANT</u>						
Revenue	57,624	0	0	0	0	
Expenditure	57,624	0	0	0	0	
<u>FORESTRY MANAGEMENT PROGRAM</u>						
Revenue	0	4,750	20,850	30,950	30,950	
Expenditure	7,281	99	20,850	30,950	30,950	

TOWN OF WALLINGFORD, CONNECTICUT

SPECIAL FUNDS TOWN GOVERNMENT - SUMMARY

YEAR ENDING JUNE 30, 1998

	FY 6-30-96 ACTUAL	1-31-97 ACTUAL	1996-97 APPROVED	1997-98 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<u>OFF SYS LOCAL ACCIDENT REDUCTION PRGM</u>						
Revenue	0		0	0	0	0
Expenditure	6,698	9,620	0	0	0	0
<u>NARCOTICS FORFEITURE</u>						
Revenue	11,576	3,684	0	0	0	0
Expenditure	0	0	0	0	0	0

IX. Mr. Rys

MOVED: TO AUTHORIZE THE CHAIRMAN TO SIGN THREE COPIES OF THE FINALIZED BUDGET, TWO TO BE FILED WITH THE TOWN CLERK AND ONE TO BE PLACED ON FILE IN THE WALLINGFORD PUBLIC LIBRARY.

Mr. Renda seconded the motion.

The vote: 9 yes

ITEM #7 Report Out by the School Building Expansion Committee with Regard to the Completion of the Middle School Additions as Requested by Councilor Stephen W. Knight

Mr. Knight stated that he requested this because they are so close to completion, he wanted to inquire as to what work was left to be done and have the opportunity to get some input on their general observations made as they carried out their work on the expansion project.

Don Harwood responded that this has been a long aggressive project. We are 5 years into this. It has been a rewarding and successful project for the team. Success from both a fiscal standpoint and a response standpoint in meeting the goals and targets that we had set. Yalesville School was occupied in September and that has been operating just fine. There were some warranty issues that are consistent with any major project that we had to address. We have a couple items that are outstanding one of which we are working with Yankee Gas. They are having a little problem meeting the demand that is required in the area this they are trying to resolve. Having enough pressure to run certain equipment. The final change order for the project will be submitted for approval next week so then we will be able to close that down. We had an Open House in Yalesville last summer which was very successful and will be having Open Houses at the Middle schools in August. We had hoped to have an open house for the public prior to the close of school but prefer to wait till the projects are complete so we can showcase what we has been done. And that would be a good time to show new students coming in and parents who would like to see the school, it would be a nice time to show it off. We are excited about that and both Principals are working towards that goal.

John Wolworth reported on the Middle schools that most of the work has been confined to school breaks in September and April. Progress has been going on but it does not take the leaps and bounds that you have when you are able to work through the entire summer. We are about 85% through with the items which are required after substantial

completion. We have a miscalculation on the water temperature up at the kitchens so we probably have to put in another supplemental water heater. And we have had admittedly one problem with site work contractor so when you drive by the Middle schools the flowers are not popping as we had hoped. But a number of times have been performed successfully, we had great reaction from the staff on the colors and the lighting selections done in the new rooms. And the furniture that was ordered by the Board of Ed and the staff is now being implemented and we would welcome the opportunity to take some of you (the Councilors) and any others that you would like through the school even during the summer before the ground breaking. I think that you would be very pleased with how we have tried to join the older school with new construction. We do have observations on the schools and the community having had the opportunity to work on three but also visit most of the schools in the town in our first scope of services. And we would like the time to share with you some observations and some concerns. Because I believe that maybe the community feels that now the we have completed these schools that we are done with expenditures on schools. I do not feel this to be the case. We have seen code issues, light issues and storage and a number of other issues that really need to be addressed. One was a structural issue that you have seen a couple of weeks ago in one of the schools. That is no to say that the schools are in a state of deterioration, Jay Powers works very hard with a very limited budget to keep up on the maintenance that is required to keep those running. Please allow us to give you the advantage of thousands of hours of our time and perhaps make your next School Building Committees time a little bit less or the staffs time a little bit less. And help them anticipate some of the things that we have gone through, we would really love to do that.

Don Harwood commented on the budget, that we are very pleased that we will end the project with a favorable balance in excess of a half million dollars which is a nice way to close out. Including the bonding money. But we were also able to address issues as we went along. We were able to upgrade items and add a great deal of value to the buildings. The icing on the cake was an award that we received for the Yalesville school. It was a team award given by Connecticut Building Congress. The award reads "The Connecticut Building Congress Inc. 1997 Project Team Award Presented to the Town of Wallingford for the Yalesville Elementary School".

Mr. Knight hoped that we could learn from the hurtles that this committee faced for future committees, in hopes to make them run more smoothly. Wanted to make sure they got proper recognition for their efforts as a voluntary committee.

Mr. Doherty agreed with Mr. Knight in the way things were handled. It was brought in under cost and on time. They deserve the award not the construction company.

Mr. Zappala commended them for the fine job that they did. But he is disappointed in the Dag Hammarskjold driveway. Changing the driveway to the school causes confusion and is almost dangerous when it rains.

John Walworth stated the situation seems to be resolving itself, he was told from Superintendent Cerisola. The Mr. Pritelli, the Principal, responded to the Superintendent that as people are becoming more familiar with the driveway the problems are resolving themselves. We have checked the flow patterns and reconfigured some of them also we have faculty directing the flow of traffic. We have changed the directions on the roadway in hopes to not cause confusion.

Don Harwood requested to leave the Award in the Town Hall on display for everyone to see.

Mr. Parisi asked the Mayor if there is a place in the Town Hall to display it.

Mayor Dickinson stated that we intend to build a display case in the lobby where it can be shown in the future and now it can be displayed in the Mayors office.

Don Harwood offered that the committee may provide the display case.

I

ITEM #6 Continuation of a PUBLIC HEARING on a Proposed Ordinance Entitled, "Demolition of Older Buildings or Structures" - 7:45 P.M.

Town Attorney Manzaris researched the issue of the propriety or legality of this Ordinance. I have obtained a copy of the legislative history of the section from the state librarian and indeed the reason for the enactment as spoken to by proponents at the State Legislature was to allow communities a period of time to preserve older historic type building from being demolished. Some 35 communities in Connecticut have adopted a similar demolition ordinances, these have been on the books since 1985. The original Ordinance contained a reference to the Wallingford Preservation Trust and I think that it was the consensus that a private organization not be in an ordinance. I have provided a copy of a revised Ordinance, except for a change removing the Wallingford Preservation Trust from notification and requiring the building inspector to retain a list of persons interested in learning of buildings to be demolished which satisfy this 100 year requirement, I think I included an exception of when the building inspector requires a building be demolished due safety issues. The new proposal is stated as an amendment to the Ordinance.

Mr. Farrell wanted to make a motion to amend the proposed Demolition of Older Buildings or Structures Ordinance as follows:

Motion to amend the proposed Demolition of Older Buildings or Structures Ordinance as follows:

1. To delete from Section 1 everything after the word "statutes" in the fifth sentence and substitute "herewith authorizes the imposition of a waiting period before such buildings or structures may be demolished " in place of the deleted language.
2. To delete anything after the word "platforms" in the third sentence of Section 2c and substitute "radio towers, storage tanks, towers, trestles, piers, wharves, coal bins, bridges, boilers, shelters and display signs. The term 'structure' shall not include outbuildings which, in the opinion of the Building Inspector, have no historical or social significance" in place of the deleted language.
3. To delete from the first paragraph in Section 3 the words "documentary or anecdotal".
4. To delete from Section 3a everything after the word "demolished" in the seventh sentence and substitute "the address of the building or structure to be demolished; and any other information deemed necessary by the Building Inspector to describe the location of said building or structure." in place of the deleted language.
5. To add the following at the end of Section 3b "The Building Inspector shall maintain on file a list of the names and addresses of persons who wish to receive notice of an application to demolish such building or structure."
6. To delete Section 3e in its entirety.
7. To renumber Section 4 as Section 5 and to add "not more than" between the word "fined" and the word "Five".
8. To add a new Section 4 to read "This ordinance shall not apply to buildings or structures deemed to be unsafe under the Building Code and ordered taken down by the Building Inspector."

DRAFT - 5/6/97

ORDINANCE NO. _____

DEMOLITION OF OLDER BUILDINGS OR STRUCTURES**BE IT ENACTED BY THE TOWN COUNCIL IN SESSION:****SECTION 1. POLICY DECLARATION**

The Town Council finds that the preservation of older buildings and structures situated within the Town of Wallingford which may have historical or social significance to this community is a desirable and significant objective. To accomplish that end, the Town Council, pursuant to the authority of Section 29-406(b) of the General Statutes, herewith authorizes the imposition of a waiting period before such buildings or structures may be demolished.

SECTION 2. DEFINITIONS

a. "Building" means any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

b. "Demolition" means any wrecking activity directed to the disassembling, dismantling, dismembering and/or razing of any structure. Demolition, however, shall not include the ordinary maintenance or repair of any exterior architectural feature which does not involve a change in the appearance or design thereof.

c. "Structure" means an assembly of materials above or below ground level forming a construction for occupancy or use including, but not limited to, buildings, stadiums, platforms, radio towers, storage tanks, towers, trestles, piers, wharves, coal bins, bridges, boilers, shelters and display signs. The term "structure" shall not include outbuildings which, in the opinion of the Building Inspector, have no historical or social significance.

d. "Person" means an individual, a corporation or partnership.

SECTION 3. PROCEDURE, WAITING PERIOD

No permit shall be issued to any person for the demolition of any building or structure which is more than 100 years old, as verified by the Grand Lists of the Town of Wallingford, the Assessor's Field Cards, the Land Records or other credible evidence, except as follows:

a. Upon application for a permit to demolish such building or structure, the Building Inspector, within 10 days of the filing of such application, shall publish a legal notice in a newspaper having a substantial daily circulation in the Town of Wallingford, which notice shall be entitled "Older Building Demolition Permit Application" and recite the following information: the name and address of the owner of

ORDINANCE NO. _____

the building or structure to be demolished; the address of the building or structure to be demolished; and any other information deemed necessary by the Building Inspector to describe the location of said building or structure.

b. Within said 10 day period, the Building Inspector shall send a copy of the newspaper notice by certified mail, return receipt requested, to the to the owners of land which abut the land upon which the building or structure to be demolished is situated, and to any other person that has registered with the Building Inspector to be notified of such demolition permit applications. The Building Inspector shall maintain on file a list of the names and addresses of persons who wish to receive notice of an application to demolish such building or structure.

c. If no objection to the application for said demolition permit is filed with the Building Inspector within 15 days of the publication of said legal notice, then the Building Inspector may issue the permit forthwith.

d. If written objection to the application for said demolition permit, stating the reason for such objection, is filed with the Building Inspector by any of the persons listed above within 15 days of the publication of said legal notice, then the Building Inspector shall delay issuance of the permit for a period of 70 days from the filing of the application.

SECTION 4. EXEMPTION

This ordinance shall not apply to buildings or structures deemed to be unsafe under the Building Code and ordered taken down by the Building Inspector.

SECTION 5. PENALTY

Any person who violates this ordinance shall be fined not more than Five Hundred Dollars (\$500.00).

I HEREBY CERTIFY that this Ordinance was enacted by the Town Council of the Town of Wallingford this _____ day of _____, 1997, in accordance with the provisions of the Charter of the Town of Wallingford.

Rosemary A. Rascati
Town Clerk

APPROVED: _____
William W. Dickinson, Jr., Mayor

DATE: _____

A motion was made by Mr. Rys to accept the ammended Ordinance, seconded by Mr. Doherty.

Discussion from the public:

Mr. Wasilewski, North Orchard Street, on South Main Street across from Ed Laughlin's office there is a shed in back that is one of the original outhouse and I think it is pretty historical and should be preserved.

Mr. Melillo, 15 Haller Place, I would like to see this Ordinance rejected. If this is approved then you are violating the rights of the residents of the Town of Wallingford.

Mr. Loughlin, 150 and 158 South Main Street, stated that this was discussed last month and it is an invasion on peoples rights. If the Town of Wallingford or the objector would like to bear the expense then they should have a say. Prepare a list of homes that you might be interested in and distribute it and people have the option of contacting you first before sale or demolition consideration.

Rosemary Rascati, speaking as a private citizen not as the Town Clerk, I feel that it is a blatant example of Government interfering in the lives of private citizens. We pay taxes for the privilege of living in Wallingford and I for one feel that I should not have to ask permission to do what I please with my property. And be subject to the wishes of a handful of people who like to pass laws so that everyone conforms to the way they feel. Why should anyone who owns a home one hundred years or older have more restrictions than anyone else. We do not need another Ordinance on the books that dictates to the tax payer. Most of us who have bought older homes, and mine is only 75, have refurbished them and now we can not do what we please. I hope that you vote down this Ordinance. (applause)

Mr. Frazzina, 35 Simpson Avenue, wanted to speak in favor of this Ordinance, I cannot see how this is a hardship to anyone. In New Haven you have to wait 90 days for all structures not just some. Other Commissions can hold you up 65 or more days. I hope that the council see it the way I do and adopt this Ordinance.

Mr. Parisi closed the PUBLIC HEARING and asked for comments from the Council.

Mr. Renda feels that government is not treating the people right.

Mr. Rys asked Attorney Mantzaris if this Ordinance delays someone in the sale of a home, causing loss of money or sale, can the Town be held liable.

Attorney Mantzaris stated that this Ordinance would not pertain, it only effects the demolition of an older home not the sale. We can be sued of course, but there can be no liability for imposing a waiting period for demolition of a home.

Mr. Rys can not see how it can be enforced to cause a person to wait to demolish their home and possibly have no one care to purchase it. He would rather pay the \$500. fine.

Mr. Farrell wanted to be on record as being in favor of this Ordinance. As a member of the Ordinance Committee, I feel that the we drafted an Ordinance that fairly balances our desire to save historic building along with the property rights that are involved. What the Ordinance does is give the community notice that a building of historic value will be demolished. If there is no historic value then the property owner will get his permit within 15 days. If the building has historic value and is salvageable or moveable this gives the community an additional 55 days to look at alternatives. These may include and individual buying and moving the building or historical groups to come in and photograph and document the building before demolition, possibly making recommendations so the building does not have to be demolished. The bottom line is that after those 70 days have passed the property owner is free to demolish the building anyway.

Ms. Papale commented that Mr. Farrell made quite a few interesting comments and I know how hard you work for the preservation of Wallingford, and I commend you for it. I am also interested in the preservation of historical structures, but I feel that this is infringing on the towns people. I do not feel that people should be told what to do with our property. The state does things similar to us as a town and now we want to do this to our people. I will not be able to vote for this Ordinance.

Mr. Knight thanked Iris for the praise to their committee. I am speaking in support of it. The primary reason is that I have seen the importance of these historical buildings in our society. Comparing our town to Colonial Williamsburg and how they started. Our Ordinance has no teeth, I someone wants to tear down their building they can. All we ask is that they pause and think about the possibility that it has historical value to the community.

Mr. Zappala remarked that Steve said it all, what good is an Ordinance if you cannot really enforce it. I do not feel this government should be involved in saying what can be done with taxpayers property. I do not feel this should be passed.

Mr. Centner agreed with Iris' comments. I have a question on the definition in "Section 2b. "Demolition" means any wrecking activity directed to the disassembling, dismantling, dismembering and/or razing of any structure. Demolition, however, shall not include the ordinary maintenance or repair of any exterior architectural feature which does not involve a change in the appearance or design thereof". I have seen many changes that are pleasing but do not fall under these guidelines. The changes I am making to my home would fall under this Ordinance.

Mr. Doherty reflected that in the past we have tried to make a historic district and that did not pass. The Policy Declaration should be looked at more closely. You are giving people a waiting period not eliminating the demolition of anything.

VOTE: 3 yes and 6 no. Motion does not pass.

ITEM #8 Consider and Approve an Appropriation of Funds in the Amount of \$19,800 From Appropriation of Cash Acct. to Customer Overpayments Acct. #461-001 - Water Division

In order for the Public Utilities Commission to issue refunds to customers voted on at their April 1st meeting they need funds transferred as noted.

Motion made by Mr. Rys, seconded by Mr. Renda.

Mr. Knight questioned who was getting the refund.

This related to firehydrants that were billed for many years to tenants of Hallmark Hill Condominiums that should no longer have been billed this way.

Mr. Zappala questioned if this had happened there before.

This did happen prior but not at this Condominium.

VOTE: All ayes ; motion duly carried.

ITEM #9 Consider and Approve a Transfer of Funds in the Amount of \$4,000 from Substation Maintenance Acct. #592 to Substation Operation Acct. #582 - Electric Division

Note: increased activity in operations is due to distribution (substation) line switching associated with reconductoring and decommissioning of 5 kv substations. Substation maintenance has declined due to the decommissioning of seven (7) 5 kv stations over the last several years.

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

DPUC discussed the upgrading of the system. We have eliminated 7 substations and are working to decrease liability.

VOTE: All Ayes; motion duly carried.

ITEM #10 Consider and Approve a Transfer of Funds in the Amount of \$13, 700 From Supr. & Engineering Acct. #580 and \$10,900 From Supr. & Engineering Acct. #590 for a Total of \$24,600 to Meter Maintenance Acct. #586 - Electric Division

Note: Activity in customer service changes has risen as well as activity in meter testing. Supervision and Engineering funds are available due to the vacancy created by the retirement of the Distribution Superintendent.

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

Discussion : Frank Wasilewski, 57 North Orchard Street, I know that you are going to transfer this money, but can you tell me how much money you have left in the Meter Maint. Acct. that you budgeted \$179 thousand for.

Mayor Dickinson stated that there was no money left in this account.

DPUC stated that there is usual meter maintenance.

Pasquale Melillo, 15 Haller Place, requested a detailed explanation of these transfers.

DPUC responded that they are just transferring money from one account to another.

Mr. Melillo asked if this work is being done by town employees or by outside contractors.

DPUC stated that these transfers are pertaining to town employees.

VOTE: All ayes; motion duly carried.

ITEM # 11 Consider and Approve a Transfer of Funds in the Amount of \$4,000 from Overhead Lines Maint. Acct. #593 to Customer Installations Acct. #587 - Electric Division

Note: We have experienced increased activity in meter tampering/energy diversion investigations as a result of the meter test program. Funds are available for transfer from Overhead Line Maintenance due to favorable distribution operations and reduced incidence of emergency line repair.

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

Mr. Parisi discussed with the DPUC the increase of the tampering and diversion. And the consequence or penalty to those caught. Currently there are several that are being worked on. They are charged for damages and loss charges.

Mr. Knight asked if there is increased activity or are they just getting better at catching them.

DPUC stated that there is a certain percentage of people who will try to beat the system. We can account for the incoming electricity and know the percentage of loss and can tell when there is non-accounted for electric. We are mainly looking to catch them and retrieve all our money and losses, then we do not prosecute. Once they are caught then they generally do not repeat. We do have corporate offenders, but we do present them with a bill. We are much more vigilant with corporate accounts.

PUBLIC: Mr. Wright, 160 Cedar Street, asked how much money is in acct #593?

DPUC stated that he did not have figure available.

Mr. Wright asked how much was in acct #587 at the beginning of the year?

DPUC stated that it was obviously not enough.

Mr. Wright asked how much was spent on catching these offenders.

DPUC stated that he was unsure. It included his time and his supervisors and meter testers and sometimes line section. One account could be up to \$4,500 worth of labor. We are working on one account, about \$2,500.

Mr. Wasilewski, 57 North Orchard Street, back to these two accounts that you cut. I do not feel that you should cut on overhead line maintenance by \$50,000, but you did raise customer installations.

VOTE: All ayes; motion duly carried.

ITEM #12 Report Out by the Director of Public Works on the Status of the Following Town Properties:

- Wooding Property
- Lacey Property
- American Legion Property
- Fairfield Boulevard Recreation Center

Henry McCully spoke: The Wooding property, has two buildings that are standing, the old CF Wooding Office building has no water or heat. It is being used by Mr. Vecchito and his theatrical group for props. The other building is the brick building known as 390 Center Street, next to the Shell gas station. This building is unoccupied and has no utilities for over 2 years. All the planting and fencing has been installed. The ground is rough graded.

Mr. Doherty enquired about Acct. #999-9103 Demolition of Wooding Property shows an appropriation of \$89,700 of which you only spent \$86,100 leaving a balance of \$3,500 or so.

Mr. McCully responded that any final things would be done and the accounts closed at the end of the year.

Mr. Doherty enquired about dumping on this property.

Mr. McCully stated that SNET and Department of Public Works used this property as a temporary fill holding area. But this has been removed. Some material for work downtown was stored there temporarily.

Mr. Doherty enquired as to the impound yard. Is there any plans in the works for razor wire fence or security lights.

Mr. McCully stated that he has no idea, he only maintains the lot.

Mayor Dickinson commented that he was not aware of any razor wire, certainly there is a need for an impound area for the Police Department, but that is on hold until their plans for the total lot. There was an application placed with Planning and Zoning, but they did not want to act until then knew the plans for the whole property.

Mr. Doherty stated that there is nothing in the new budget for this property.

Mr. Zappala enquired as to the possible rental of the property on Center Street.

Mr. McCully responded that it was not his decision as to whether the Town wanted to be a landlord. It needs major renovations to bring it up to code, ie. new electrical. It was in poor repair when we acquired this property.

Mr. Zappala asked the Mayor if he had any intentions for this property.

Mayor Dickinson has received informal estimates in the hundreds of thousands of dollars for renovations. No the Town does not have any plans for the building. The future of the building will depend on the use for the entire property. As a government to rent this property it would have to meet all codes. There have been some very informal contact with other property owners in the area if they have any ideas. There has been some discussion in the past and the economy is not that good.

Mr. Zappala feels that it is a waste to just have the property sit there, we acquired it a long time ago.

Mr. Knight asked Tom what he wanted to do with it, sell it. We had it on the market before and did not get any takers. We need to wait for the Town to get more vibrant before a contractor will come in and develop this property into a multi use facility.

Mr. Zappala responded that we should never take this parcel off the market. Someone might be interested, but we might never know if it is not available.

Mr. Farrell remarked that originally he felt this way, but upon further investigation he now agrees with the Mayor. The market is not there to put the property out for development. He would like to see something happen, but understands that it might be better to wait for the economy.

Mayor Dickinson commented that we quite possibly might have to be partners with someone.

Mr. Doherty asked if they have explored the water problem of an abutting property.

Mr. McCully responded that he visited one home with the Town Engineer and determined that the problem was underground, ground water, not from the Wooding Property. Some suggestions were made to this resident.

PUBLIC COMMENTS:

Pasquale Melillo, 15 Haller Place, commended Mr. Doherty for putting this item on the agenda. I also support Mr. Zappala's ideas on this. Comments were made by others that the economy does not warrant the sale or lease of this property. Then Wallingford must be behind the national average.

Phil Wright, 160 Cedar Street, what I am saying does not pertain to Henry, we never put out an RFP on this property. For 5 years we have owned this property and have not gotten it to a point to offer this to anyone. If things are not happening it is your responsibility to find out why. It is negligence that we have not done something with this property. How much did we pay for this property.

Mayor Dickinson responded that we paid \$1.4 million. You have to look at the downtown as a very long term investment. We can not rush this project.

Mr. Parisi stated that when there is something to do, something will be done.

Mr. Wasilewski, 57 North Orchard Street, we bought the property for use by the Police Station and the Firehouse. The Police Department is utilizing part of the property. If we could give better access to Main Street and Center Street then you could better utilize this property.

Robert Avery, 42 North Elm Street, I am concerned with what we are going to do with this property now, plant grass, etc.

Mr. McCully stated that we are going to leave it rough graded. There are no plans beyond this.

Mr. Avery stated that if it was a contractor that they would be required to keep the silt from going into the catch basin, why doesn't the town have to follow the same guidelines.

Mr. McCully stated that there is one catch basin on the property and that he could place bales of hay around this.

Mr. Avery stated that there is a fuel tank on the property, how long are we going to leave this there.

Mr. Parisi asked where it can from.

Mr. McCully stated that it came with part of the property. I have contacted a tank removal company for a price.

Mr. Parisi requested that Mr. McCully get on this firm and get the tank disposed of. It is a safety issue.

Mr. Avery questioned them on the dumping of trash in the wooded area. Also he stated that as far as the water problem, there is an aquifer running thru the property you can actually see the water running thru the property. The water is running out of the ground into the catch basin.

Mr. McCully responded that he was unaware of the dumping and would check into it.

Mr. Avery question a pile of street sweeping on the property.

Mr. McCully stated that during the clean-up of the downtown if they do not have an available truck to dump the street sweeping into the dump lot there and then clean it up periodically.

Mr. Avery stated that the residents in the area were told that this would not be a dumping ground. Is this going to be an ongoing thing.

Mr. McCully responded that this was for timesaving and if it posed a problem then they would find other means.

Mayor Dickinson commented that he had said it would not be used for staging for construction projects and it has not been used for this. Street sweeping is a temporary thing.

Paul Moore, 61 Academy Street, as an abutting property owner I agree with waiting for the right opportunity. The Police parking lot is spreading onto this property. How far are they going to creep.

Mayor Dickinson stated that he and Henry would go and map out how far the creeping would be allowed to go.

Mr. Farrell wanted to add a comment on developing the property. At this point any property like this that is being worked on is done so because government is paying contractors to do so, not the other way around. We are not in a position to pay a contractor to develop this property.

The Lacey Property, 130 Prince Street

Mr. McCully commented that they spent approximately \$20,000. Demolition was \$17,500, legal and public notices and asbestos/lead reports cost \$1,780.

Mr. Doherty stated that in the Purchase Property Improvements Acct. 2210 appropriated \$222,000 of which \$173,000 has been spent and \$1,400 encumbered, leaving \$46,800 or so in that account. What do you plan to do with this money.

Mr. McCully stated that this was not his account.

Mr. Doherty addressed the question to the Mayor.

Mayor Dickinson stated that funds would be needed for further improvement and plans are drawn up and submitted to Planning and Zoning. To be paved as a parking lot. We are hoping on having a new Town Engineer to progress with this project.

PUBLIC: Pasquale Melillo, 15 Haller Place, addressed the Mayor as to making this into a parking lot. Would this lot be public or private.

Mayor Dickinson responded that this would be for the public use for Town Hall business.

American Legion:

Mr. Frazzina, 35 Simpson Avenue, asked if Henry cleaned out the basement of the American Legion.

Mr. McCully stated that he did clean up the garbage, there is still Legion property in there. I have not heard from the Commander as to the status of the inventory.

Mr. Frazzina asked if the property would be used as parking lot, cleaned up so as not to be a home for rats.

Mr. McCully stated that this was in the works.

Pasquale Melillo, 15 Haller Place, asked if this was the original intent to use this property as a parking lot.

Mayor Dickinson responded that it was purchased with the future in mind. To provide for additional parking if the Town Hall so required. The purchases were for better planning for the future.

Mr. Wright asked what we are going to with the property, we had someone offer to take it off our hands for a period of time. This was turned down by the council.

Mayor stated that we could do this in the future. We have no immediate plans for Government offices to use this in the near future. We did not buy the property in order to utilize the building.

Mr. Farrell stated that he was not interested in representing this property.

Mr. Parisi stated that he agrees that we should not rush into things.

Mr. Zappala requested that a hole be put in the fence so that it can be used as parking for the Town Hall. Put in a load of crushed stone.

Mr. McCully responded that he was unaware of this. I will check into what needs to be done to utilize this property for parking.

Mayor Dickinson stated that some thought needs to be given to traffic problems as well.

The Council and Mayor were advised as to extermination of all Town acquired property.

Fairfield Boulevard:

Mr. Doherty discussed that appropriated funds, there is a balance of \$30,000 in Acct 8700.

Mr. McCully stated that there was a contingency account as well. After all is paid there will be a \$2,600 balance in these accounts. The final things are with floors, nothing major. I have to install a voice evacuation system this is what the \$2,600 is for. The outside of the property is Department of Public responsibility.

Mr. Zappala asked about the status of the gym walls.

Mr. McCully stated that the intent was to put pads with a plywood backing. We went with a cheaper wall and are planning to repair the damage and install the pads by the end of the summer.

Mr. Zappala asked if all the departments are satisfied.

Mr. McCully stated that there have been only minor problems, everyone seems happy. There was a question on the air quality posed by Big Brothers and Big Sisters. This was from the new carpet and new paint. We hired a company to do air tests and the air quality was fine.

Mr. Farrell complimented Henry on the completion of this project.

Phil Wright, 160 Cedar Street, inquired if there was to be a grand opening.

Mr. McCully stated that the Park & Recreation Department is planning but they have not yet set a date. The landscaping needs some improvements, more flowers etc.

Mr. Knight made a motion to table items # 13 through 19, seconded by Mr. Centner.

Iris Papale questioned why they should table Items 18 and 19.

Mr. Farrell asked to amend the motion to continue with Items 18 and 19., seconded by Iris Papale.

Vote: Amendment passes.

Vote on motion: Motion passes as amended.

ITEMS #18 and 19: Executive Session Pursuant to Section 1-18a(e)(2) of the CT> General Statutes to Discuss Strategy and Negotiations With Respect to Pending Litigation - Town Attorney

Motion was made by Mr. Knight to Enter into Executive Session, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

Present in Executive Session were all Councilors and Mayor Dickinson and Attorney Mantzaris.

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

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Farrell to adjourn the Meeting, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

There being no further business the meeting adjourned at 10:15 P.M.

Meeting recorded and transcribed by:

Suzanne Rourke
Suzanne Rourke
Temporary Recording Secretary

Approved by:

Robert F. Parisi
Robert F. Parisi, Chairman

6-17-97
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

6-18-97
Date