

TOWN COUNCIL MEETING

MAY 12, 1998

6:30 P.M.

AGENDA

Blessing - Pastor Ralph Purificato - Liberty Community Church

1. Pledge of Allegiance and Roll Call
2. Correspondence
3. Consent Agenda
  - a. Consider and Approve Tax Refunds (#287 - 292) Totaling \$4,652.74 - Tax Collector
  - b. Approve and Accept the Minutes of the April 14, 1998 Town Council Meeting
  - c. Approve and Accept the Minutes of the April 21, 1998 Public Hearing on the F.Y. 1998-99 Budget of the Town of Wallingford
  - d. Consider and Approve a Resolution Authorizing the Mayor to Make Application to the State of CT. Dept. Of Education for a Youth Service Bureau Grant in an Amount not to Exceed \$60,000 - Program Planner
  - e. Note for the Record Mayoral Transfers Approved to Date
  - f. Note for the Record Anniversary Increases Approved by the Mayor to Date
  - g. Consider and Approve a Transfer of Funds in the Amount of \$371 from Oval Conference Table Acct. #001-4001-999-9932 to Arch Swings Acct. #001-4001-999-9918; \$444 from Oval Conference Table Acct. #001-4001-999-9932 to Polyslide Acct. #001-4001-999-9919 and \$412 from Covemaster Acct. #001-4001-999-9931 to Swing Sets Acct. #001-4001-999-9917 - Parks & Recreation Dept.
  - h. Consider and Approve a Transfer of Funds in the Amount of \$620 from Pool Maintenance Acct. #001-4001-560-5110 to Buildings & Grounds Maintenance Acct. #001-4001-560-5100 - Parks & Recreation

- i. Consider and Approve a Transfer of Funds in the Amount of \$1,900 from Purchased Services Acct. #001-7030-901-9032 to Promotional Expenses Acct. #001-7030-600-6020 - Program Planner
  - j. Consider and Approve a Transfer of Funds in the Amount of \$2,500 from Self-Insurance Claims Acct. #001-8030-800-8280 to Office Supplies & Legal Expenses Acct. #001-1320-401-4000 - Town Attorney
  - k. Consider and Approve the Use of the Parade Grounds in Front of Town Hall by the American Legion Shaw-Simon Post No. 73 on May 16, 1998 at 11:00 A.M. for the Purpose of Formally Presenting a Gift of a Street Clock to the Town
  - l. Consider and Approve the Use of the Parade Grounds in Front of the Congregational Church by Habitat for Humanity on May 16, 1998 at 9:00 A.M. for the Purpose of Conducting its Fifth Annual Walkathon
4. Items Removed from the Consent Agenda
  5. Consider and Approve a Transfer of Funds in the Amount of \$10,000 from Health Insurance Acct. #8035-800-8300 of Which \$4,000 is Transferred to Unemployment Insurance Acct. #8035-800-8290; \$1,000 is Transferred to Office Supplies Acct. #1600-401-4000 and \$5,000 is Transferred to Professional Services - Employee Exams Acct. #1600-901-9009 - Personnel
  6. PUBLIC QUESTION AND ANSWER PERIOD
  7. Consider and Approve Adopting the 1998-99 Budgets of the Town of Wallingford and Setting a Rate of Tax for F.Y. 1998-99
  8. PUBLIC HEARING on an Ordinance Appropriating \$1,670,000 for the Planning, Acquisition and Construction of Various Municipal Capital Improvements 1998-99 and Authorizing the Issuance of \$1,670,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose - 7:45 P.M.
  9. Consider and Approve an Agreement for the Exchange of Land Between the Town of Wallingford and Property Owners on Prince Street to Allow for the Widening of Prince Street in Connection with the Town Hall Parking Lot Enhancement Project - Corporation Counselor
  10. Confirm Mayoral Appointments (21) to the Public Celebrations Committee for a Term of Two (2) Years to Expire 2/1/2000 - Mayor

11. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Pending Litigation Involving Tax Appeals Entitled, "Edward J. Smith, Trustee v. Town of Wallingford" and "Plaza 15-5 Limited Partnership v. Town of Wallingford" - Town Attorney
12. Consider and Approve the Settlement of Pending Litigation Involving Tax Appeals Entitled, "Edward J. Smith, Trustee v. Town of Wallingford" and "Plaza 15-5 Limited Partnership v. Town of Wallingford" - Town Attorney

Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes Concerning Negotiations Involving the TCI Lease Agreement with the Town - Town Attorney

14. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes Regarding the Settlement with Respect to the Pending Workers' Compensation Claim of Thomas Golanski and Negotiation with Respect to the Pending Workers' Compensation Claim of the Estate of Andrew Masko - Town Attorney
15. Executive Session Pursuant to Section 1-18a(6)(D) of the CT. General Statutes Pertaining to the Discussion on the Leasing of the Pierce Plant Site by the Town of Wallingford as Requested by Councilor Geno J. Zandri, Jr.
16. Executive Session Pursuant to Section 1-18a(e)(4) of the CT. General Statutes with Respect to the Purchase, Sale and/or Lease of Real Property - Mayor

TOWN COUNCIL MEETING

MAY 12, 1998

6:30 P.M.

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## TOWN COUNCIL MEETING

MAY 12, 1998

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, May 12, 1998 in the Albert 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 with the exception of Mr. Centner who was in the building but did not enter the meeting until approximately 7:00 P.M. and Mr. Renda who was at home ill. Mayor William W. Dickinson, Jr., Corporation Counselor Adam Mantzaris and Comptroller Thomas A. Myers were also present.

A blessing was bestowed upon the Council by Pastor Ralph Purificato of the Liberty Community Church.

The Pledge of Allegiance was given to the Flag.

### ITEM #2 Correspondence

A proclamation by the Mayor proclaiming May 29th and May 30th as Wallingford Relay for Life Days was read into the record by Mr. Rys. The Town will participate in the second annual Wallingford/Meriden Relay for Life during the weekend of May 29, 1998. This event involves teams of ten to fifteen runners or walkers competing against each other to raise the most money and travel the most miles around a track for twenty-four hours. Last year approximately 1,500 to 2,000 individuals participated in the event representing one of the most productive relays in the country. The event is being held to raise money for the American Cancer Society and to increase the awareness of cancer and the work of the American Cancer Society.

The event will be held from 3:00 P.M. on Friday, May 29th through 3:00 P.M. on Saturday, May 30th at Platt High School. A Luminary Ceremony will be held at 10:00 P.M., Friday, to honor survivors and remember those who lost their battles against cancer.

Mr. Parisi exhibited a sign which will be on display in several locations throughout the Town signifying that Wallingford is a Relay for Life participant. He went on to say that the Town is very well-represented this year by a number of teams. The goal is to raise \$200,000. Representatives of the event will be soliciting donations throughout the community over the next few weeks. Tim Wall, Captain of the North Farms Vol. Fire Department is very much involved in this event. Anyone wanting additional information on this subject may contact Mr. Wall.

ITEM #3 Consent Agenda

ITEM #3a Consider and Approve Tax Refunds (#287 - 292) Totaling \$4,652.74 - Tax Collector

ITEM #3b Approve and Accept the Minutes of the April 14, 1998 Town Council Meeting

ITEM #3c Approve and Accept the Minutes of the April 21, 1998 Public Hearing on the F.Y. 1998-99 Budget of the Town of Wallingford

ITEM #3d Consider and Approve a Resolution Authorizing the Mayor to Make Application to the State of CT. Dept. Of Education for a Youth Service Bureau Grant in an Amount not to Exceed \$60,000 - Program Planner

ITEM #3e Note for the Record Mayoral Transfers Approved to Date

ITEM #3f Note for the Record Anniversary Increases Approved by the Mayor to Date

ITEM #3g Consider and Approve a Transfer of Funds in the Amount of \$371 from Oval Conference Table Acct. #001-4001-999-9932 to Arch Swings Acct. #001-4001-999-9918; \$444 from Oval Conference Table Acct. #001-4001-999-9932 to Polyslide Acct. #001-4001-999-9919 and \$412 from Covemaster Acct. #001-4001-999-9931 to Swing Sets Acct. #001-4001-999-9917 - Parks & Recreation Dept.

ITEM #3h Consider and Approve a Transfer of Funds in the Amount of \$620 from Pool Maintenance Acct. #001-4001-560-5110 to Buildings & Grounds Maintenance Acct. #001-4001-560-5100 - Parks & Recreation

ITEM #3i Consider and Approve a Transfer of Funds in the Amount of \$1,900 from Purchased Services Acct. #001-7030-901-9032 to Promotional Expenses Acct. #001-7030-600-6020 - Program Planner

ITEM #3j Consider and Approve a Transfer of Funds in the Amount of \$2,500 from Self-Insurance Claims Acct. #001-8030-800-8280 to Office Supplies & Legal Expenses Acct. #001-1320-401-4000 - Town Attorney

ITEM #3k Consider and Approve the Use of the Parade Grounds in Front of Town Hall by the American Legion Shaw-Simon Post No. 73 on May 16, 1998 at 11:00 A.M. for the Purpose of Formally Presenting a Gift of a Street Clock to the Town

ITEM #3l Consider and Approve the Use of the Parade Grounds in Front of the Congregational Church by Habitat for Humanity on May 16, 1998 at 9:00 A.M. for the Purpose of Conducting its Fifth Annual Walkathon

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

VOTE: Centner and Renda were absent; all ayes; motion duly carried.

ITEM #4 Items Removed from the Consent Agenda - Withdrawn

ITEM #5 Consider and Approve a Transfer of Funds in the Amount of \$10,000 from Health Insurance Acct. #8035-800-8300 of Which \$4,000 is Transferred to Unemployment Insurance Acct. #8035-800-8290; \$1,000 is Transferred to Office Supplies Acct. #1600-401-4000 and \$5,000 is Transferred to Professional Services - Employee Exams Acct. #1600-901-9009 - Personnel

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

Due to the expenses incurred from the recruitment process, most of which can be attributed to police officer and dispatcher vacancies, a shortfall has occurred in two accounts, Office Supplies and Employment Exams. A shortfall also occurred in the unemployment insurance account.

VOTE: Renda was absent; all ayes; motion duly carried.

#### PUBLIC QUESTION AND ANSWER PERIOD

Frank Wasilewski, 57 No. Orchard Street questioned the status of the bidding process for the Town Hall Roof project. The present year's budget reflects an appropriation of \$15,000 for the hiring of an architect for the project. The bid came in at \$5,200. What will happen to the remaining funds that were allocated?



Mayor Dickinson stated, he would have to obtain an answer for Mr. Wasilewski. He is not sure whether the rest of the funds are encumbered or if it can be spent. He will find out and let Mr. Wasilewski know.

Mr. Wasilewski stated, in the budget of the upcoming year, \$365,000 was budgeted to repair the Town Hall roof. Have any bids come in for contractors?

Mayor Dickinson replied, I have been told that the bids are in and they are being evaluated. I don't know that there has been a selection of the lowest responsible bidder.

Mr. Wasilewski stated, I have looked into it and the lowest bidder was \$282,000. IF we go with the low bid we are talking in excess of \$80,000 for this project. This budget has not yet been approved and we are starting off with an \$80,000 surplus if we go with the low bidder.

Mayor Dickinson stated, when the Public Works Director comprises a price for the budget, it is only after making phone calls and some solicitation of prices. The public bidding process will provide variation on that. If the bid comes in that much less I am sure he will check into exactly what the reason is for such a large discrepancy.

Mr. Wasilewski asked, did you put this figure in the budget before you had any of these bids?

Mayor Dickinson responded, yes. The bids have only been opened within the past few days.

Mr. Wasilewski stated, regardless, we are starting the new budget year with an \$80,000 surplus. We can use it to pay for televising any extra Town Council Meetings. Now you know where the money is; you cannot say we don't have the money. (Applause)

Mayor Dickinson responded, just because we have it doesn't mean we should spend it.

Mr. Wasilewski stated, the Board of Education has a \$900,000 surplus; they are going to spend it. Do we have any money budgeted for the senior expansion project or are we going to go out to bonding when the project is ready to go?

Mayor Dickinson stated, we have an ordinance now for the design of the project. We would have to amend that to provide for construction.

Mr. Wasilewski asked, how much have we borrowed on that project so far?

Mayor Dickinson replied, we have not borrowed anything yet.

Frank Ciccone, 266 Highland Avenue stated, it may be a good idea to have a referendum on the \$4.5 million open space expenditure, as many other towns do. Some towns such as Glastonbury, have referendums for expenditures as little as \$20,000. Considering all the big box development we have in Wallingford, I know personally of people who will not move to Wallingford because of Route 5. It seems counterproductive to let a the possibility of a lot of nice homes slip through our fingers on the outskirts of town. Driving down to pick up the Wilbur Cross Parkway by the Yankee Silversmith everyday to go to East Hartford, I can spend most of my time in that three miles when I have a twenty-six mile drive to work. It seems to me, from a traffic point of view, you are not going to be getting much of a "hit" from what would be built on Route 68 as opposed to what is being built downtown. It seems to me that it would sit a lot better with the public if we could have a referendum on this and at least we could say that at least twenty percent of the people agree; we could go home happy. I would even be willing to initiate the petition.

Mr. Parisi stated, there is a procedure that is outlined in the Charter that tells you how to initiate a referendum. It is anyone's right to start one.

Mayor Dickinson stated, in Cheshire it is required; their form of government requires a referendum for certain capital projects. It is not required in Wallingford though it is a right if citizens want to pursue it.

Mr. Ciccone stated, I have nothing against open space per se, I live within a stone's throw of it but I would like a choice of saying yes or no to purchasing a home there; from that point of view I do have an interest in it. Outside of that, \$4.5 million seems like we should at least give the public a shot at it.

Mr. Parisi wanted to make sure that Mr. Ciccone was aware of the fact that the \$4.5 million was not solely for the Route 68 parcel.

Mr. Ciccone was cognizant of the fact that it was for three different parcels.

Reginald Knight, 21 Audette Drive stated that he wanted to remind the Council of what had occurred a few years ago when the residents of West View Hills' rights and deeds were taken from them by the Town Council without giving any recompense or anything at all. That action cost the taxpayers approximately \$3.8 million plus attorney and court fees. The right of eminent domain is fair enough when you have to have access to a hospital for the good of the people or something of that nature;

when you have a definite purpose in mind for the good of the community. Some of this land has been for sale for ten years and no one did anything about it. I am all for green (open space); I have seen it in Europe where the industrial areas come together and there is no green left between cities but there is a right way and a wrong way of doing things. I think it is very wrong.

ard Prast, 88 Brentwood Drive stated, I am a young person in the community with a family. Back in the 1980s I got stuck in the condo craze, buying a condo and now I am looking forward to buying a new home. All of a sudden now we have a stalemate that the Town is getting involved with. Years ago this land was for sale and all of a sudden you are putting the pressure on now when there is such an increase in price of the land. Why are you coming out so strong now? Why are you stopping young families like myself who are involved in this community already?

Mayor Dickinson replied, everything is not equal. Several years ago we had other projects we were involved in, not the least of which was the \$27 million school expansion project. Until we handle projects one at a time, you can't jump into everything at once. We have the ability now.....

Mr. Prast asked, do you have the long range project for this land?

Mayor Dickinson replied, the purpose is open space.

Mr. Prast asked, do you have a long range project for this land?

Mayor Dickinson replied, yes, the long range plan is open space. It is just like the purchase of the former company land on Tyler Mill Road. It is 700 acres and it is just open. One hundred years from now that may be Wallingford Central Park. Right now someone could say, why buy that, it is just open area? But the purpose is planning for the community.

Mr. Prast stated, I am a representative of a lot of the young people coming into the community also. This is a great town, there is no doubt about it. It is just a little discouraging that the Town that I am so supportive of is putting the brakes on the young families who want to live here.

Mayor Dickinson stated, unfortunately we cannot solve all interests at one time. If we allow all of the land to be developed then people will ask, what happened? Now there is no area for a future park, future location of a municipal facility, it was all built up. The intention is to not allow it to all be built up and, in that way, provide green areas throughout the community.

Mr. Prast stated, it seems that you don't have a problem with Route 5 with such a situation. I am for such development as well.

Mayor Dickinson stated, Route 5 does not have an open area but we do have areas that are undeveloped such as on Route 68 and other areas. You can't look at it as, what will it be used for 10 years from now. The question is, what do we want the Town to look like twenty years from now; thirty years from now? If we don't plan for it now the opportunity will be lost. The future placement of facilities; recreational fields; just a green area, we need to plan for that today. That is what the intent is here.

Pasquale Melillo, 15 Haller Place, Yalesville asked, has anything developed relative to the big deal we have going with the Pierce Plant site?

Mr. Parisi stated, nothing yet, they are still working on it. When they are done, we will get a report and we will decide where we are going from there.

Mr. Melillo next asked, what is the status of Community Lake?

Mr. Parisi stated, the committee is still waiting for action from the State.

Mr. Melillo asked, aren't there any other parcels of land around that the Town could buy that won't cause as much controversy? It seems as though we are going to end up in a big legal case over this matter which will cost the taxpayers a great deal of money.

Mr. Parisi stated, we don't see it that way. We have voted on it and established our position on the matter. It is not up for negotiation, it has been decided and voted on.

Mr. Melillo stated, as I understand it, all of the parties involved that own land have not legally given their blessings and OKs yet.

Mr. Parisi replied, that is right.

Mr. Melillo stated, I don't see any reason why the Council can't change its mind. The big burden is falling on the taxpayers and it looks like you are going to have one heck of a legal battle involving millions of taxpayers' dollars. There is so much other land out there.

Bob Barusso, 12 Hemingway Drive stated, besides being a resident, I am also an in-town insurance agent on Route 5. I think it is a good idea for the Town to consider purchasing open space but this specific parcel off of Route 68 has been for sale since 1988. Why did we wait until a developer has come forward, gets subdivision approval, agrees to buy the land and to develop it and we give him permission to develop it and then we want to buy it back. We are now going to overpay an extra \$1 million for it. Do you think the developer is just going to go away and say we are sorry. I am sure we are going to pay a lot more for the land than we would have. Do we want Wallingford to be known as the kind of Town where developers of the quality of T&M and Ravenswood cannot find property in Wallingford to develop in the future? These are Connecticut's biggest homebuilders. I would prefer Connecticut homebuilders buy our land than out-of-state homebuilders. I would prefer to see it developed by these kind of fellows who live here and live up to their work. I am afraid we are going to either pay too much or chase developers away and I don't want to see that happening. If we want open space, why can't we consider...maybe during the recession we didn't have money but now we do. Why don't we bid on land before developers and everyone takes a crack at it? We are only going to pay more. Let's start earlier. When property comes on the market maybe the owner would find it easier to sell it to the Town instead of waiting two and one-half years for approval.

Mayor Dickinson replied, in the case of two of the pieces, contact was made and the property owners were not willing to enter into a contract with the Town. We are interested in the property so we are still proceeding. As a general rule property owners, and there were many others contacted, were not interested in selling the property. In the case where someone does have an interest then at that point we are willing to say, is the public interest more important? We are willing to say it is and that is why we are proceeding. As a general rule we are finding that owners of large tracts of land are not interested in selling. If we continue to sit back and not do anything we will end up with no open space to buy. At some point there is a legitimate public interest in seeing that there is open space available for future needs. I don't mean two years from now, I mean thirty, forty years from now. If we don't act now we will never have that ability to preserve for the future. There are discomfort with aspects of the purchase with this property but we wanted the Conservation Commission to review it all and it has taken time for them to do that. Is it ever a perfect process? I will be the first to say it is rarely a perfect procedure or process. We have arrived at a conclusion and I think there is a legitimate public interest in the Town proceeding to acquire open space.

Mr. Barusso asked, do you think we will pay a lot more than what the land is worth had we bought it at a different time?

Mayor Dickinson responded, we will pay for an approved piece of property as a subdivision versus open piece but you can also raise the argument, what does the additional congestion do? Does it mean additional costs in schools? What is the least expensive? The money analysis can go in either direction depending upon what you want emphasized as critical factors. It would have been ideal to purchase it five years ago but we weren't in the position to do it and now we are.

Idy Grana, 53 Summerhill Road stated, I am a Wallingford native and when I was a small girl there were orchards and farms everywhere. The kids today would not even know what woods look like if it were not for Tyler Mill. I don't care what it costs or who you have to buy out, buy this land.

The Public Question and Answer period was declared closed at this time.

ITEM #7 Consider and Approve Adopting the 1998-99 Budgets of the Town of Wallingford and Setting a Rate of Tax for F.Y. 1998-99

(see motions sheets which follow)

The following comments were made at different times throughout the process of adopting the budget:

Robert Sheehan, 11 Cooper Avenue stated that he was a little happy and a little sad. To think that the Mayor has submitted a budget and not one cut was made anywhere. He stated that he finds that almost impossible when the Superintendent of Schools stated at the public hearing that he expects to have a \$750,000 surplus at the end of this fiscal year and the Police Department took \$238,000 out of their wage accounts to pay for their computers out of their current budget. That equals \$1 million. Next year at budget time the Board of Education will have another \$750,000 surplus. They comprise 60% of our budget and now he will be accused of trying to take money away from the children of Wallingford but what his people do is throw out a figure, the Mayor will cut approximately \$500,000 and they don't even bat an eye; they still have a surplus. This Council could not even find one dime to cut. I am happy that the taxes don't go up but I could have been a lot happier if the tax rate went down one-half to one mill.

Pasquale Melillo, 15 Haller Place, Yalesville asked if the budget was scrutinized thoroughly?

Mr. Parisi stated, in his opinion, the budget was scrutinized. It may be Mr. Melillo's opinion but he should not be so quick to make a statement that he cannot back up.

Town of Wallingford  
Annual Budget Adoption  
For the Fiscal Year Beginning July 1, 1998

I. Mr. RYS

MOVED: TO ADOPT THE TOTAL GENERAL FUND REVENUE BUDGET OF \$93,113,325 FOR THE FISCAL YEAR BEGINNING JULY 1, 1998.

Mr. CENTNER seconded the motion.

VOTE: RENDA WAS ABSENT: ALL AYES.

MOTION PASSED

II. Mr. RYS

MOVED: TO ADOPT THE TOTAL GENERAL FUND EXPENDITURE BUDGET OF \$93,113,325 FOR THE FISCAL YEAR BEGINNING JULY 1, 1998.

Mr. FARRELL seconded the motion.

VOTE: RENDA WAS ABSENT: ALL AYES.

MOTION PASSED

III. Mr. RYS

MOVED: ESTABLISH THE PROPERTY TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 1998 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, 1998, PAYABLE ON OR BEFORE AUGUST 1, 1998. THE SECOND INSTALLMENT SHALL BE DUE JANUARY 1, 1999, PAYABLE ON OR BEFORE FEBRUARY 1, 1999. REAL ESTATE AND PERSONAL PROPERTY TAXES OF \$100 OR LESS SHALL BE PAID IN ONE INSTALLMENT DUE JULY 1, 1998 AND PAYABLE ON OR BEFORE AUGUST 1, 1998 AS PROVIDED BY CONNECTICUT GENERAL STATUTE, CHAPTER 204, SECTION 12-144.

MOTOR VEHICLE TAXES SHALL BE MADE IN ONE INSTALLMENT DUE JULY 1, 1998 AND PAYABLE ON OR BEFORE AUGUST 1, 1998 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.

VOTE: RENDA WAS ABSENT: ALL AYES. MOTION PASSED

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, 1998.

Mr. FARRELL seconded the motion.

VOTE: RENDA WAS ABSENT: FARRELL, ZANDRI & ZAPPALA, NO: ALL OTHERS, AYE.

MOTION PASSED

V. Mr. RYS

MOVED: TO ADOPT THE BUDGETS OF THE DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES FOR THE FISCAL YEAR BEGINNING JULY 1, 1998 AS HEREIN STATED:

Electric Enterprise Fund

Operating Revenues	<u>42,805,500</u>
Operating Expenses	<u>39,704,375</u>
Operating Income (Loss)	<u>3,101,125</u>
Non-Operating Revenue	<u>621,000</u>
Non-Operating Expenses	<u>146,056</u>
Net Income (Loss) Before Operating Transfers In (Out)	<u>3,576,069</u>
Operating Transfers In (Out)	<u>( 1,833,723)</u>
Net Income (Loss)	<u>1,742,346</u>
Working Capital: Sources of Funds	<u>3,772,346</u>
Uses of Funds	<u>3,772,346</u>



Water Enterprise Fund

Operating Revenues	<u>5,741,542</u>
Operating Expenses	<u>4,347,311</u>
Operating Income (Loss)	<u>1,394,231</u>
Non-Operating Revenue	<u>352,215</u>
Non-Operating Expenses	<u>852,846</u>
Net Income (Loss)	<u>893,600</u>
Working Capital: Sources of Funds	<u>2,984,007</u>
Uses of Funds	<u>2,984,007</u>

Sewer Enterprise Fund

Operating Revenues	<u>4,073,610</u>
Operating Expenses	<u>4,842,318</u>
Operating Income (Loss)	<u>( 768,708)</u>
Non-Operating Revenue	<u>613,346</u>
Non-Operating Expenses	<u>492,533</u>
Net Income (Loss)	<u>( 647,895)</u>
Working Capital: Sources of Funds	<u>1,753,035</u>
Uses of Funds	<u>1,753,035</u>

Mr. FARRELL seconded the motion.

VOTE: RENDA WAS ABSENT: ALL AYES.

MOTION PASSED

VI. Mr. RYS

MOVED: TO ADOPT THE BUDGET OF THE CAPITAL AND NON-RECURRING EXPENDITURES FUND FOR THE FISCAL YEAR BEGINNING JULY 1, 1998 IN THE AMOUNT OF \$2,576,169 REVENUES AND \$2,576,169 EXPENDITURES.

Mr. CENTNER seconded the motion.

VOTE: RENDA WAS ABSENT: ZANDRI, NO: ALL OTHERS, AYE.

MOTION PASSED

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, 1998 AS ATTACHED HERETO AND MADE A PART HEREOF.

Mr. KNIGHT seconded the motion.

VOTE: RENDA WAS ABSENT: ALL AYES.

MOTION PASSED

VIII. Mr. RYS

MOVED: TO APPROVE SPECIAL FUNDS OF THE TOWN OF WALLINGFORD FOR THE FISCAL YEAR BEGINNING JULY 1, 1998 AS ATTACHED HERETO AND MADE A PART HEREOF.

Mr. FARRELL seconded the motion.

VOTE: RENDA WAS ABSENT; ALL AYES.

MOTION PASSED

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. CENTNER seconded the motion.

VOTE: RENDA WAS ABSENT; ALL AYES.

MOTION PASSED

SPECIAL FUNDS BOARD OF EDUCATION - SUMMARY						
YEAR ENDING JUNE 30, 1999						
	FY 6-30-97	1-31-98	1997-98	1998-99	MAYOR	COUNCIL
	ACTUAL	ACTUAL	APPROVED	REQUEST	APPROVED	APPROVED
<b>CAFETERIA</b>						
Revenue	1,368,038	725,258	1,465,134	1,528,628	1,507,994	
Expenditure	1,364,190	702,754	1,465,134	1,528,628	1,507,994	
<b>CHAPTER I</b>						
Revenue	200,830	120,000	200,830	222,837	222,837	
Expenditure	197,313	139,239	200,830	222,837	222,837	
<b>ELEMENTARY SCIENCE GRANT (Bristol Myers)</b>						
Revenue	14,399	20,000	20,000	0	0	
Expenditure	14,399	0	20,000	0	0	
<b>ENERGY GRANT</b>						
Revenue	5,000	0	0	0	0	
Expenditure	3,825	0	0	0	0	
<b>TITLE VI (Chapter 11)</b>						
Revenue	25,797	15,000	25,797	24,581	24,581	
Expenditure	24,005	0	25,797	24,581	24,581	
<b>TITLE II (Eisenhower Math &amp; Science)</b>						
Revenue	17,224	19,594	17,224	16,798	16,798	
Expenditure	12,031	6,268	17,224	16,798	16,798	
<b>TITLE IV (Drug Free Schools)</b>						
Revenue	25,000	20,000	28,060	29,209	29,209	
Expenditure	17,905	12,508	28,060	29,209	29,209	
<b>VOCATIONAL ED (PERKINS)</b>						
Revenue	33,072	25,000	33,072	35,663	35,663	
Expenditure	31,272	8,398	33,072	35,663	35,663	
<b>ADULT ED TUITION</b>						
Revenue	130,970	65,644	88,984	108,500	108,500	
Expenditure	116,283	58,628	88,984	108,500	108,500	
<b>LONG ISLAND SOUND GRANT</b>						
Revenue	450	0	0	0	0	
Expenditure	450	0	0	0	0	
<b>ADULT BASIC EDUCATION</b>						
Revenue	213,457	135,909	192,164	208,673	208,673	
Expenditure	210,215	134,197	192,164	208,673	208,673	
<b>ADULT ED ACTIVITY</b>						
Revenue	2,000	1,500	2,000	1,900	1,900	
Expenditure	2,000	1,500	2,000	1,900	1,900	
<b>FAMILY LITERACY</b>						
Revenue	25,000	20,000	25,000	25,000	25,000	
Expenditure	24,221	8,529	25,000	25,000	25,000	
<b>PRIVATE INDUS COUNCIL</b>						
Revenue	19,701	6,424	22,480	29,779	29,779	
Expenditure	22,366	10,499	22,480	29,779	29,779	
<b>IDEA - PART B</b>						
Revenue	245,525	150,000	245,525	330,400	330,400	
Expenditure	241,804	278,785	245,525	330,400	330,400	
<b>PRE-SCHOOL HANDICAPPED</b>						
Revenue	20,000	10,000	24,144	33,165	33,165	
Expenditure	16,402	0	24,144	33,165	33,165	
<b>VO-AG EQUIPMENT</b>						
Revenue	0	0	239,960	0	0	
Expenditure	0	7,822	239,960	0	0	

SPECIAL FUNDS BOARD OF EDUCATION - SUMMARY						
YEAR ENDING JUNE 30, 1999						
	FY 6-30-97 ACTUAL	1-31-98 ACTUAL	1997-98 APPROVED	1998-99 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<b>OUTSIDE SERVICES</b>						
Revenue	86,218	30,097	41,000	52,000	52,000	52,000
Expenditure	87,965	23,945	41,000	52,000	52,000	52,000
<b>SUMMER SCHOOL</b>						
Revenue	15,185	17,924	26,400	21,300	21,300	21,300
Expenditure	16,060	17,153	26,400	21,300	21,300	21,300
<b>DRIVER EDUCATION</b>						
Revenue	7,833	230	31,200	11,925	11,925	11,925
Expenditure	10,079	5,684	31,200	11,925	11,925	11,925
<b>ACHIEVEMENT GRANT</b>						
Revenue	8,106	11,516	11,516	0	0	0
Expenditure	7,988	542	11,516	0	0	0
<b>SCHOOL TO CAREER GRANT</b>						
Revenue	22,000	20,000	22,000	25,000	25,000	25,000
Expenditure	18,080	6,717	22,000	25,000	25,000	25,000
<b>SPECIAL FUNDS TOWN GOVERNMENT - SUMMARY</b>						
YEAR ENDING JUNE 30, 1999						
	FY 6-30-97 ACTUAL	1-31-98 ACTUAL	1997-98 APPROVED	1998-99 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<b>SCOW</b>						
Revenue	40,597	14,000	54,919	58,470	58,470	58,470
Expenditure	44,749	17,386	54,919	58,470	58,470	58,470
<b>SSBG</b>						
Revenue	4,572	0	4,686	4,788	4,788	4,788
Expenditure	4,572	0	4,686	4,788	4,788	4,788
<b>YSB (DCYS)</b>						
Revenue	209,302	14,332	211,513	272,232	272,023	272,023
Expenditure	209,302	90,458	211,513	272,232	272,023	272,023
<b>COUNCIL ON SUBSTANCE ABUSE</b>						
Revenue	15,108	2,045	12,500	12,500	12,500	12,500
Expenditure	10,936	215	12,500	12,500	12,500	12,500
<b>CRRA (SERVICE CONTRACT GRANT)</b>						
Revenue	25,773	21,900	29,200	29,990	29,990	29,990
Expenditure	25,773	12,833	29,200	29,990	29,990	29,990
<b>TOWN AID ROAD</b>						
Revenue	186,140	93,458	186,140	186,915	186,915	186,915
Expenditure	187,931	94,710	186,140	186,915	186,915	186,915

## SPECIAL FUNDS TOWN GOVERNMENT - SUMMARY

YEAR ENDING JUNE 30, 1999

	FY 6-30-97 ACTUAL	1-31-98 ACTUAL	1997-98 APPROVED	1998-99 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<b><u>DRUG ENFORCEMENT PROGRAM</u></b>						
Revenue	26,468	19,275	37,000	50,000	50,000	
Expenditure	26,468	0	37,000	50,000	50,000	
<b><u>LOCAL CAPITAL IMPROVEMENTS</u></b>						
Revenue	233,514	0	304,057	301,030	301,030	
Expenditure	233,514	166,570	304,057	301,030	301,030	
<b><u>MEALS ON WHEELS</u></b>						
Revenue	16,904	0	20,592	11,425	11,425	
Expenditure	7,495	0	20,592	11,425	11,425	
<b><u>RECREATION DEPT PROGRAMS</u></b>						
Revenue	218,535	219,346	400,898	460,300	460,300	
Expenditure	218,535	237,843	400,898	460,300	460,300	
<b><u>FORESTRY MANAGEMENT PROGRAM</u></b>						
Revenue	4,750	0	30,950	0	0	
Expenditure	1,615	1,989	30,950	0	0	
<b><u>OFF SYS LOCAL ACCIDENT REDUCTION PRGM</u></b>						
Revenue	0	0	95,200	0	0	
Expenditure	352	9,620	95,200	0	0	
<b><u>NARCOTICS FORFEITURE</u></b>						
Revenue	7,742	2,093	0	0	0	
Expenditure	0	0	0	0	0	

Mr. Melillo asked, why can't we have cuts to the budget? With the surpluses of the Board of Education, Police Department and Utilities, we should be experiencing some cuts to the budget.

Mr. Parisi stated, this is not a game. The Mayor has presented a pretty lean budget. I remember years when Mayors would put a little extra in the budget and the Council would make cuts and it appeared as though everyone was fat and happy. It is a well-balanced budget, in my opinion, and I thought it was in the best interest of the Town.

Mayor Dickinson stated, the critical factor is what full time departments put together in the way of budget requests; they were sound; all came out without a tax increase. If people want to shoot at, the Town has reserves, use the reserves to reduce the tax rate, that is more of a philosophy than it is budget making. I believe the Council has taken a good approach. WE are looking to have services provided on an efficient basis and continue to provide what the community is experiencing now and continue to make it a better community. This budget does that. Just to make cuts to show there is disagreement makes no sense at all.

With regards to a motion made by Mr. Rys to Waive the Bidding Process to Hire and Appoint the firm of Levitsky and Berney for the Town Auditors, the following questions were raised:

Mr. Zappala asked, how long have we been using this firm to audit our books?

Tom Myers, Comptroller responded, about fifteen years.

Mr. Zappala asked, perhaps it would be wise to go out to bid and get someone different to audit our books?

Mayor Dickinson replied, we can go out to bid; they are holding their price the same for the coming year and given that they have done a very good job for us; it takes a lot of administrative time to acclimate a new auditor to doing the books. It is felt that if you are willing to waive the bid we should continue; if you are not then we will have to bid it.

Mr. Parisi stated, I would think that some of the awards that we have received nationally would have, there would be some involvement by Levitsky and Berney somewhere in that process?

Mr. Myers replied, you are correct in that our finances are actually reviewed by three independent firms. Levitsky and Berney perform a financial audit. The Town prepares its own financial statements. Levitsky and Berney come in and audit those financial statements to determine if the

own has prepared them correctly. They really do not come in and do our books. They come in and check our work. In addition, the Town's finances are reviewed by Standard & Poors and Moody's Corporation for credit rating purposes and that has been done for at least the past ten years. As you all know, we carry a AA credit rating which puts us in the top twenty percentile nationally. We submit our financial statements to the Governmental Finance Officer's Association of the United States and Canada. It is a national group, a peer group formed of finance officers throughout the 36,000 cities and towns across the country and the 52 states. When that submittal is made, the financial statements are critiqued in thirteen major areas. We have held a national award for excellence in financial reporting for the last nine consecutive fiscal years. If we change auditors it becomes a matter of administrative pressure to break in a whole new group of auditors. They are holding their price and we are satisfied with their service.

Mr. Zappala stated, I am not doubting those facts. I was just wondering after so many years.....we are not going out to bid at all, we automatically use them year after year after year.

Mr. Zandri asked, what is the annual cost for their service?

Mr. Myers answered, total town-wide cost which includes the Electric, Water/Sewer, Board of Education, Student Activity accounts, all of the special grants which approximate probably an additional thirty individual financial statements, the State audit required for the education system has to be certified and prepared by an independent C.P.A., the total cost is \$90,000.

Mr. Zandri stated, I agree with Mr. Zappala. Sometimes a new set of eyes can bring about different findings and maybe a better way to do something. I think that going out to bid might cause that to happen. My preference would be to put this out to bid.

Pasquale Melillo, 15 Haller Place, Yalesville asked, won't you be setting a precedent? That same philosophy can be applied to any other service? What should dominate is free competition. All auditors are professionals. How much training can be involved?

Mr. Parisi stated, this is a professional accounting firm, they are not just out of high school. This bid has been waived about thirteen times and I am being conservative. It is based on satisfactory performance and a recommendation by the Comptroller.

Mr. Melillo stated, what should dominate is free competition.

With regards to the budgets of the utilities, the following questions were raised;



Frank Wasilewski, 57 No. Orchard Street asked, is the Sewer Division operating at a loss?

Mr. Myers answered, that is correct.

Mr. Wasilewski asked, how much do they have in reserves? If you have a reserve fund how can you operate at a loss?

Mayor Dickinson replied, the revenues raised in a given budget year do not cover the expenses. Reserves make up the difference. Therefore you are operating at a loss given the revenues of that budget year but your financial statement, as a whole, gives you the resources to function in the black.

Mr. Wasilewski asked, when they have reserves it is invested and they draw interest on it yet, they take the interest money and shove it into the budget whether it is water, sewer or electric, right? I don't think I could operate my house budget that way. We can't operate with money taking money out of reserves to say that we are not losing any money as you are going down the tubes. I cannot live by taking money out of what I have in the bank. I have to live on my income and I think that the Town should do the same thing.

Mr. Myers explained, in the three utility accounts; electric, water and sewer; a factor in the three rates is depreciation expense which is an item that is collected through the rate but is not paid out to anyone. That cash accumulates in the three divisions and is used for capital improvements or to sustain the operation. The reserves in the utilities are at least partially funded by depreciation. We are not talking about an insignificant amount of dollars. The depreciation in the Electric Division approximates \$1.5 million. The figures are very close to that in the Water and Sewer Divisions. The reason the depreciation expense is high is because the new Sewer and Water plants are being depreciated, at least parts of them, over a thirty year period. The in-flow of cash to the three divisions, at least in part, stems from depreciation. If the Sewer Division set its rates to operate at a profit, at a net income, that would add additional cash to the division. Their position now is that their rates are competitive with other surrounding sewer authorities which operate in a manner similar to Wallingford's. To finance operations they use available cash; we call it reserves. I believe on June 30, 1997 the available cash in the Sewer Division was approximately \$3 million.

Mr. Wasilewski stated, our water and sewer rates have gone sky high. Everyone complains about our rates. As a matter of fact, they went up so high that the Sewer Division cut it a few years ago because I think that there would have been a revolution in Town with our water and sewer rates. Rates have gone up more than fifty percent and if you are using more water, you are paying more for sewer. We just can't win; we can't get ahead with the water and sewer in Wallingford. I understand all of this depreciation but I cannot see operating at a loss.

With regards to a motion made by Mr. Rys to Approve the Special Funds of the Board of Education, the following questions were raised;

Mr. Wasilewski asked for an explanation or listing of what is referred to as special funds of the Board of Education.

Mr. Parisi recited the accounts for Mr. Wasilewski (see inserted pages).

Mr. Wasilewski asked, will we be getting more money this year from the State than last for certain programs such as the handicapped or gifted programs? Is there an increase in revenues?

Mr. Myers explained, when the budget was prepared we included the additional funds from the State of Connecticut; the Pequot Fund, the Educational Cost Sharing Funds, Education Transportation Grants, Vocational, Agricultural money, etc. They were then amended to a higher amount pending legislative approval. We have included in the 1998-99 budget what the State has shown for Wallingford grants.

ITEM #8 PUBLIC HEARING on an Ordinance Appropriating \$1,670,000 for the Planning, Acquisition and Construction of Various Municipal Capital Improvements 1998-99 and Authorizing the Issuance of \$1,670,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose - 7:45 P.M.

Motion was made by Mr. Rys to Read the Title of the Ordinance and Section 1 into the Record and to Append the Remainder of the Ordinance to the Minutes of the Meeting, seconded by Mr. Knight. (Appendix I)

VOTE: Renda was absent; all others, aye; motion duly carried.

Frank Wasilewski, 57 No. Orchard Street asked, is this just for road improvements?

Mayor Dickinson explained, there are funds for the Quinnipiac Linear Trail and the Town Hall rear parking lot set aside in the ordinance.

Mr. Wasilewski pointed out that the ordinance is for \$1,670,000 but the budget shows the total added as \$1,641,000. There is a \$29,000 discrepancy. Why are we going to bond \$29,000 more?

Thomas Myers, Comptroller explained, it is the expense associated with issuing bonds.

Mr. Wasilewski asked, do we always bond more money for the expense?

Mr. Myers answered, it is a cost of financing. Those costs are rating credit reports from Standard & Poor's and Moody's; we have to prepare extensive official statements which is not only expensive to prepare but to print. It has to be mailed to prospective purchasers as well as the financial community. They are standard costs in the issuance of debt. Usually there is some amount of cash applied to a project. When we bond the expenses, they may be paid off in cash before a bond is issued.

Mr. Wasilewski asked, is there any money in the budget for these projects?

Mr. Myers replied, money to support the debt, yes.

Mr. Wasilewski asked, does this extra money include the bonding attorney's fees?

Mr. Myers responded, yes.

Reginald Knight, 15 Haller Place stated, there is nothing here that explains setting the bonds out to bid. Are we waiving the bids again for bonds?

Mr. Myers answered, no. Our bonds are issued at competitive public bid and are awarded to the bidder with the lowest true interest cost.

Reginald Knight, 21 Audette Drive asked, will this take part of the land from any of the owner's front yards when widening the roads?

Mayor Dickinson replied, at the current time the plans for the projects outlined here would not deal with rights-of-way and the purchase of property from private owners.

Reginald Knight asked, will anyone lose any front yard for this?

Mayor Dickinson stated, we will not be taking private property; sometimes people feel that the property in front of their homes are owned by them but it is actually Town right-of-way. It depends upon the road but it can be as much as twenty-five feet from the center line of the road; we are talking about what the Town owns. We would not be taking property owned by private owners.

Reginald Knight asked, why is this ordinance broken down into separate projects with their corresponding costs? Shouldn't they be broken down so we will know how much will be going into each project?

Mayor Dickinson stated, the budget book reflects that the North Elm Street project is \$520,000.; North Farms Road is \$440,000.; the Town Hall Parking Lot is \$250,000.; Off-Street Intersection Safety Improvements is \$143,000.; North Main Street Extension is \$240,000.; the Quinnipiac River Linear Trail Phase I is \$148,000.

Robert Sheehan, 11 Cooper Avenue stated, I find it strange dealing with this as a six year project and it is mostly roads all the time. I consider roads, whether it is widening or resurfacing a road as normal business for this town. We do a lot of other projects that are not considered capital improvements. We had a recreation center that never appeared; we have Community Pool, that does not appear as a capital improvement and we have a proposed new senior center which is maybe four or five years down the road and it does not appear in the budget as a capital improvement. Why?

Mayor Dickinson stated, the Capital and Non-Recurring is a fund that is one area in which we identify capital projects and do them. Typically, they are road projects. Other capital projects are funded through ordinance. The school expansion project is a good example; \$27 million. That obviously would not fit within the capital and non-recurring program with expenditures around \$1.6 million a year. There would be no way we could program our large capital projects within the capital and non-recurring program. This program has typically been geared to projects that stay in the range of approximately \$1.5 or \$1.6 million expenditures for the year.

Mr. Sheehan stated, I have been led to believe that for all the years that we have done these road improvements, we have never bonded one project. We have always paid for it in cash.

Mr. Myers stated, I apologize if I gave you that impression because it was incorrect. What we have done is we have bonded a portion and have paid cash for a portion. Maybe where the confusion comes in is that we do not go out and bond right away. We wait for the project to be constructed and completed and during that time we use some of our own cash in lieu of bonds. We look to replace that cash with bonds at a later date. We would rather be in a position of looking at bonding after the project is complete or nearly complete so that we can tell what the actual cost is going to be. That is over-bonding. We may also hold off on bonding due to market conditions. We are in a good financial condition and do not have to rush to do any of our financings at any one particular time. We can plan as to how we are going to handle our financings over an extended period of time.

Pasquale Melillo, 15 Haller Place, Yalesville stated that there is a huge bill that is being crafted relative to spending billions of dollars on roadway construction. We should hold this back and wait to see what happens with that bill. If we go ahead and support this we may not be eligible to get these federal funds. The bill will definitely be passed, the only question is when. It should be in the not too distant future.

Frank Wasilewski, 57 No. Orchard Street stated, Highland Avenue is a good example of what Mr. Myers was trying to explain to Mr. Sheehan. We fronted some of our money and bonded some. If you want to widen a road; every road in Wallingford is different. Some say eight feet from the curbing; some say fifteen feet; some say only five feet. This is straight from Linda Bush. Every road is different. Some people may think you are cutting someone's property off when actually it is the Town's property. There are certain roads that you have to buy the property because there is not enough Town property there.

The public hearing was declared closed at this time.

..... Zandri asked if there was a starting date for the Town Hall parking lot project? What is the projected completion date?

Mayor Dickinson stated, approximately September of this year to start; they believe they will be able to finish the project this calendar year.

Mr. Wasilewski asked, will the parking lot be done before or after the Town Hall roof?

Mayor Dickinson replied, after the roof is done.

Motion was made by Mr. Rys to Approve and Adopt an Ordinance Appropriating \$1,670,000 for the Planning, Acquisition and Construction of Various Municipal Capital Improvements 1998-99 and Authorizing the Issuance of \$1,670,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose, seconded by Mr. Farrell.

VOTE: Renda was absent; all others, aye; motion duly carried.

ITEM #9 Consider and Approve an Agreement for the Exchange of Land Between the Town of Wallingford and Property Owners on Prince Street to Allow for the Widening of Prince Street in Connection with the Town Hall Parking Lot Enhancement Project - Corporation Counselor

Motion was made by Mr. Rys to Approve the Agreement and to Append a Copy of It to the Minutes of the Meeting, seconded by Mr. Centner. (Appendix II)

Town Engineer, John Thompson had distributed a narrative to the Council prior to the meeting and asked if there were any comments or questions from the Council at this time.

Mr. Zandri asked for an explanation of the plan to exchange or swap land.

Mr. Thompson stated, the Town approached Atty. Lunt who is the property owner to the west of the Lacey Property and initiated discussions about possible land transfers following his (Mr. Thompson's) last appearance before the Council on this matter. This action was initiated after hearing Mr. Farrell's comments at that time about squaring off the property on Prince Street. Mr. Lunt was very receptive to the discussion, hence a plan which shows the land transfer. The area that we are transferring is 937 sq. Ft.+/- and we are receiving along Prince Street 827sq. Ft. We are achieving this land transfer at no cost to the Town. It is a direct land transfer. As part of this project we are widening Prince Street and extending the streetscape westerly along Prince Street where we will be having ornamental lighting similar to the lighting around Town Hall and the brick and concrete sidewalks. We are achieving uniformity of roadway section along Prince Street and the same type of treatment around Town Hall currently.

Mr. Zandri asked if the design of the parking will change?

Mr. Thompson responded, no. The parking lot entrance is on the westerly side of the carriage house and will remain there. It squared off the property line.

Mr. Farrell stated, at the time I made the suggestion about widening Prince Street, I was not aware that Richard Hannan, Jr., which is my cousin by marriage, is the owner of that property. I was not aware of that at that time. I only discovered that recently in reading the Council packet. Due to that fact I will abstain from voting on this issue tonight.

Mr. Thompson turned his graph around toward the public to present to them the information at this time.

Atty. Mantzaris stated that the following work will be performed by the Town during the course of the year in conjunction with this project:

1. Remove the existing wall at the easterly boundary of the existing LSH (Donald C. Lunt, Kenneth F. Secol and Richard C. Hannan, Jr.) property and remove certain trees and plantings to facilitate the expanded LSH parking lot;
2. Re-grade and pave approximately ten (10) feet to the east of the existing LSH parking lot;
3. Construct a new (standard) driveway from the existing LSH parking lot to the (widened) Prince Street and match the grade of the existing parking lot;
4. Install new concrete and brick sidewalk
5. Re-connect or cause the existing irrigation system in the lawn of the LSH property to be re-constructed as necessary along the back (north) edge of the new sidewalk;
6. Re-establish lawn and plantings around the perimeter of the expanded parking and integrate into Town Hall landscaping plan;
7. Install new ornamental light(s) along the north side of Prince Street (exact spacing to be determined during final design);
8. Widen Prince Street by approximately six (6) feet along the north side; match with new pavement and reset drainage as appropriate;
9. Re-establish lawn area at the back edge of the new sidewalk; and
10. Perform such other work as may be shown on that certain drawing entitled "Town Hall Parking Lot Enhancement Project Lunt Property 46 South Whittlesey Ave." Prepared by the Engineering Department Town of Wallingford dated 3/25/98 Revised 4-20-98 Drawing Number S-200.

Mr. Parisi asked, are we doing this work because we will be disturbing the Lunt property?

y. Mantzaris responded, yes, we will be encroaching on the Lunt property lawn when widening road. We have to move the sidewalk and lawn area in. The wall is the Town's property. We will take that down and move it closer to our property which will disturb their land also.

Mr. Parisi asked, what is the advantage to moving the wall?

Mr. Thompson explained, it allows us to grade off the parking lot on the Lacey property with a single wall as opposed to having a smaller existing wall and then a higher wall to support the parking lot. We did not want to create a situation where we had a step wall and have to have Public Works get involved in maintaining terraces of the wall.

Mr. Centner stated, it was his concern that there be not terracing of the walls. He appreciated the fact that his concern was addressed.

VOTE: Renda was absent; Farrell abstained; all others, aye; motion duly carried

ITEM #10 Confirm Mayoral Appointments (21) to the Public Celebrations Committee for a Term of Two (2) Years to Expire 2/1/2000 - Mayor

tion was made by Mr. Rys to Approve the Appointments and to Append a Copy of the List to the Minutes of This Meeting, seconded by Mr. Knight. (Appendix III)

VOTE: Renda was absent; Parisi abstained; all others, aye; motion duly carried.

At this time the Town Clerk Performed the Swearing-In Ceremony for Joan Ives to the Public Celebrations Committee.

ITEM #11 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Pending Litigation Involving Tax Appeals Entitled, "Edward J. Smith, Trustee v. Town of Wallingford" and "Plaza 15-5 Limited Partnership v. Town of Wallingford" - Town Attorney

ITEM #13 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes Concerning Negotiations Involving the TCI Lease Agreement with the Town - Town Attorney

ITEM #14 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes Regarding the Settlement with Respect to the Pending Workers' Compensation Claim of Thomas Golanski and otiation with Respect to the Pending Workers' Compensation Claim of the Estate of Andrew iviasko - Town Attorney



ITEM #15 Executive Session Pursuant to Section 1-18a(6)(D) of the CT. General Statutes Pertaining to the Discussion on the Leasing of the Pierce Plant Site by the Town of Wallingford as Requested by Councilor Geno J. Zandri, Jr.

ITEM #16 Executive Session Pursuant to Section 1-18a(e)(4) of the CT. General Statutes with Respect to the Purchase, Sale and/or Lease of Real Property - Mayor

Motion was made by Mr. Rys to Enter Into the Executive Sessions as Listed Above, seconded by Mr. Farrell.

VOTE: Papale, Parisi and Renda were absent; all others, aye; motion duly carried.

The Council entered executive session at approximately 8:50 P.M.

The Council exited the executive session at 9:35 P.M.

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

VOTE: Renda was absent; all others, aye; motion duly carried.

ITEM #12 Consider and Approve the Settlement of Pending Litigation Involving Tax Appeals Entitled, "Edward J. Smith, Trustee v. Town of Wallingford" and "Plaza 15-5 Limited Partnership v. Town of Wallingford" - Town Attorney

Motion was made by Mr. Rys to Approve the Settlement of a Tax Appeal Entitled, "Plaza 15-5 Limited Partnership v. Town of Wallingford" as Recommended by the Town Attorney in Executive Session, seconded by Mr. Farrell.

VOTE: Renda was absent; Zandri and Zappala, no; all others, aye; motion duly carried.

ITEM #13 Motion was made by Mr. Rys to Approve a Settlement with T.C.I. as Recommended by the Town Attorney in Executive Session, seconded by Mr. Farrell.

VOTE: Renda was absent; all others, aye; motion duly carried.

ITEM #14 Motion was made by Mr. Rys to Settle the Workers Compensation Claim of Thomas Golanski as Discussed in Executive Session with the Town Attorney, seconded by Mr. Farrell.

VOTE: Renda was absent; Centner abstained; all others, aye; motion duly carried.

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

VOTE: Renda was absent; all others, aye; motion duly carried.

There being no further business the meeting adjourned at 9:35 P.M.

Meeting recorded and transcribed by:

*Kathryn F. Zandri*  
Kathryn F. Zandri  
Town Council Secretary

Approved by:

*Robert F. Parisi*  
Robert F. Parisi, Chairman

*6/19/98*  
Date

*Rosemary A. Rascati*  
Rosemary A. Rascati, Town Clerk

*5-26-98*  
Date

Appendix I

AN ORDINANCE APPROPRIATING \$1,670,000 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF VARIOUS MUNICIPAL CAPITAL IMPROVEMENTS 1998-1999 AND AUTHORIZING THE ISSUANCE OF \$1,670,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of \$1,670,000 is appropriated for the planning, acquisition and construction of municipal capital improvements 1998-1999 consisting of Roadway Reconstruction of: (i) North Elm Street-North Street to Grieb Road; (ii) North Farms Road-Grieb to Route 68; (iii) Town Hall parking lot improvements; (iv) off-system intersection safety improvements; (v) North Main Street Extension-Beaumont Road to Route 68; and (vi) Quinipiac River Linear Trail Phase I; and for appurtenances and services related thereto, or so much thereof as may be accomplished within such purpose, including administrative, advertising, printing, legal and financing costs related thereto, said appropriation to be inclusive of any and all State and Federal grants-in-aid.

Section 2. To meet said appropriation \$1,670,000 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. Said bonds shall be issued in the amount necessary to meet the Town's share of the cost of the project determined after considering the estimated amount of the State and Federal grants-in-aid of the project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing and legal costs of issuing the bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the manual or facsimile signatures of the Mayor, the Comptroller, and the Town Treasurer, or any two of them, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, and be approved as to their legality by Murtha, Cullina,

Richter and Pinney LLP, Attorneys-At-Law, of Hartford. They shall bear such rate or rates of interest as shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The aggregate principal amount of the bonds to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds, shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in accordance with the General Statutes of the State of Connecticut, as amended.

Section 3. Said bonds shall be sold by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, the provisions of purchase agreement shall be subject to approval of the Town Council.

Section 4. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, have the seal of the Town affixed, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, be approved as to their legality by Murtha, Cullina, Richter and Pinney LLP, Attorneys-At-Law, of Hartford, and be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, pursuant to Section 7-373 of the General Statutes of Connecticut, as amended. They shall be issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other

limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the project. Upon the sale of said bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The Town (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and after the date of passage of this ordinance in the maximum amount and for the capital project defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Comptroller or his designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

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.

**AGREEMENT**

**THIS AGREEMENT** made this                    day of                    , 1998, by and between **DONALD C. LUNT** and **KENNETH F. SECOL**, both of Wallingford, Connecticut, and **RICHARD C. HANNAN, JR.** of West Haven, Connecticut, (hereinafter sometimes referred to for convenience as "LSH") and the **TOWN OF WALLINGFORD** of 45 South Main Street, Wallingford, Connecticut (hereinafter "Town").

**WHEREAS**, the Town wishes to widen a certain portion of Prince Street from 24 feet to a width of 30 feet in order that the entire length of Prince Street from South Main Street to South Whittlesey Avenue be of an appropriate and standard width;

**WHEREAS**, the land needed to accomplish said widening of Prince Street is owned by LSH; and

**WHEREAS**, LSH, is willing to convey said needed land to the Town as shown on the proposed deed attached hereto as Exhibit A;

**NOW, THEREFORE**, in consideration of LSH conveying said needed land to the Town, the Town agrees to convey to LSH et als a strip of land abutting the easterly side of the LSH property as shown on the proposed deed attached hereto as Exhibit B and to perform the following work during the course of this year:

1. Remove the existing wall at the easterly bound of the existing LSH property and remove certain trees and plantings to facilitate the expanded LSH parking lot. (see item #2 below);
2. Regrade and pave approximately ten (10) feet to the east of the existing LSH parking lot;
3. Construct a new (standard) driveway from the existing LSH parking lot to the (widened) Prince Street and match the grade of the existing parking lot;
4. Install new concrete and brick sidewalk

5. Reconnect or cause the existing irrigation system in the law<sup>m</sup> of the LSH property to be reconstructed as necessary along the back (north) edge of the new sidewalk.
6. Re-establish lawn and plantings around the perimeter of the expanded parking and integrate into Town Hall landscaping plan.
7. Install new ornamental light(s) along the north side of Prince Street (exact spacing to be determined during final design);
8. Widen Prince Street by approximately six (6) feet along the north wide<sup>1</sup>; match with new pavement and reset drainage as appropriate;
9. Re-establish lawn area at the back edge of the new sidewalk; and
10. Perform such other work as may be shown on that certain drawing entitled Town Hall Parking Lot Enhancement Project Lunt Property 46 South Whittlesey Ave. prepared by the Engineering Department Town of Wallingford dated 3/25/98 Revised 4-20-98 Drawing Number S-200

**IN WITNESS WHEREOF**, the parties have hereunto set their hands and seals and

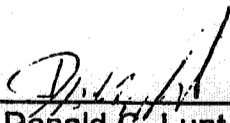
to a duplicate of the same tenor and effect the day and year first above written.

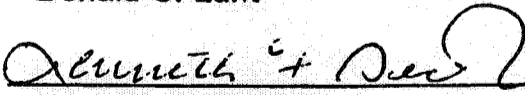
Signed, Sealed and delivered  
in the presence of:

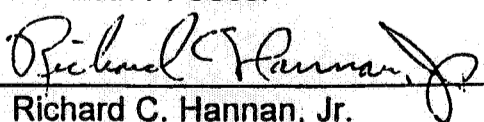
**The Town Of Wallingford**

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By: \_\_\_\_\_

  
\_\_\_\_\_  
Donald C. Lunt

  
\_\_\_\_\_  
Kenneth F. Secol

  
\_\_\_\_\_  
Richard C. Hannan, Jr.



OFFICE OF THE MAYOR  
TOWN OF WALLINGFORD  
CONNECTICUT

WILLIAM W. DICKINSON, JR.  
MAYOR

May 5, 1998

Wallingford Town Council  
Wallingford, CT 06492

ATTN: Robert F. Parisi, Chairman

Dear Council Members:

Following is a list of members to be appointed to the Public Celebrations Committee for a two year term effective immediately and expiring on February 1, 2000:

Anthony Avitable  
Raymond Bartel  
Francis W. Carroll  
Alicia Cassidy  
Rosalie Cross  
Lorraine Devaney  
John DiChello  
Tom Dooley  
Barbara Dsupin  
Uria Fishbein  
Carol Gilchrist

Jean Holloway  
Joan Ives  
Albert Killen  
Edward G. Lamb  
Patricia MacDonald  
Carolyn Massoni  
Beverly Poletti  
Jean Valenti  
Tony Vechitto  
Robert Wuchert

Please consider the approval of these appointments at the Town Council meeting of May 12th. Thank you.

Sincerely,

William W. Dickinson, Jr.  
Mayor

jms