

TOWN COUNCIL MEETING

NOVEMBER 24, 1998

6:30 P.M.

AGENDA

Blessing

1. Pledge of Allegiance and Roll Call
2. Correspondence
3. Consent Agenda
  - a. Consider and Approve Tax Refunds (#287-356) Totaling \$3,919.23 - Tax Collector

Items Removed from the Consent Agenda

5. PUBLIC QUESTION AND ANSWER PERIOD
6. Consider and Approve Merit Increases (3) Approved by the Mayor
7. Consider and Approve a Proposed Job Description Entitled, "Program Coordinator"  
- Personnel
8. Consider and Approve a Proposed Job Description Entitled, "Property Appraiser" - Personnel
9. Consider and Approve a Transfer of Funds in the Amount of \$4,120 from Paving Machine Acct. #001-5015-999-9127 to Ingersoll Rand Roller Acct. #001-5015-999-9130 - Public Works
10. Consider and Approve Accepting a Donation in the Amount of \$2,500 from the New Haven Foundation Given to the "Friends of the Trail" as Requested by Councilor Rich Centner, Jr.
11. Consider and Approve an Appropriation of Funds in the Amount of \$2,500 to Revenue from Contributions Acct. #011-1040-040-4050 and to Expenditure - Quinpiac River Linear Trail "Friends of the Trail" Account #011-9899-501-3030 as Requested by Councilor Rich Centner, Jr.

- Consider and Approve an Appropriation of Funds in the Amount of \$250,000 to the Quinnipiac River Linear Trail Revenue Acct. Bond Commission Grant Acct. #011-1040-040-6000 and to Expense Acct. Quinnipiac River Linear Trail Account #011-9899-501-3040 of Which \$38,000 is Appropriated for Design Work and \$212,000 is Appropriated for Contingency as Requested by Councilor Rich Centner, Jr. and the Town Engineer.
13. Recommendation and Possible Action on Hiring Johnson Land Design Team as a Vision Consultant for a Fee of \$38,500 for the Quinnipiac River Linear Trail as Requested by Rich Center, Jr. and the Town Engineer
  14. Discussion and Possible Action Regarding Renovations to the Community Pool Bathhouse as Requested by Councilor Stephen W. Knight.
  15. Discussion Concerning Contaminated Wells on South Curtis Street and Yale Avenue as Requested by Councilor Geno J. Zandri, Jr. on Behalf of Residents Emil Lawrence and Paul Gibson
  16. SET A PUBLIC HEARING on an Ordinance Appropriating \$85,000 to Extend Water Lines to the Fox Run Drive Area and Authorizing the Issue of \$85,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose - December 8, 1998 at 7:45 P.M.
  17. SET A PUBLIC HEARING on an Ordinance Establishing Assessments for the Fox Run Drive Water Line Extension Project - December 8, 1998 at 8:00 P.M.
  18. Consider and Approve the Hiring of Outside Legal Counsel for Representation of the Town in Negotiations with Stone & Webster Development Corp. and Pennsylvania Power and Light Global with Respect to the Merchant Power Plant - Town Attorney
  19. Executive Session Pursuant to Section 1-18a(6)(B) of the CT. General Statutes to Discuss Strategy and Negotiations with Respect to Pending Litigation - Town Attorney
  20. Executive Session Pursuant to Section 1-18a(6)(E) and 1-19(b)(9) of the CT. General Statutes With Respect to Negotiations and Collective Bargaining - Personnel
- Consider and Approve Ratification of AFSCME Local No. 1183 Contract - Personnel
22. Consider and Approve a Transfer of Funds in the Amount of \$120,197 from Accrued Expenses Acct. #001-8050-800-3230 to Various Salary Accounts of the Town Departments - Personnel

23. Consider and Approve an Appropriation of Funds in the Amount of \$1,682 to Revenues and Expenditures Accounts of the Youth Service Bureau - Personnel
24. Executive Session Pursuant to Section 1-18a(6)(D) of the CT. General Statutes to Discuss the Purchase, Sale and/or Lease of Property - Mayor

TOWN COUNCIL MEETING

NOVEMBER 24, 1998

6:30 P.M.

SUMMARY

<u>Agenda Item</u>	<u>Page No.</u>
2. Correspondence - No Items Presented	
3. Consent Agenda - Item #3a	1
4. Withdrawn	
5. PUBLIC QUESTION AND ANSWER PERIOD - Comments Opposing the Cooke Property Purchase Price/ Durham Property Sales Price; Question Re: Status of Test Wells on Yankee Gas Property; Inquiry from Resident Re: Repeated Incidents of Alleged Harassment by Town Officials; Question Re: Process of Authorizing Mayor to Enter Into a Contract for Cooke Property Prior to the Public Hearing on the Purchase; Request for Update on Conservation Commission's Annual Report Filing; Questions Re: Surveying of Property being Considered for Purchase	1-9
6. Approve Merit Increases (3)	9-11
7. Approve a Proposed Job Description Entitled, "Program Coordinator"	11-16
8. Approve a Proposed Job Description Entitled, "Property Appraiser"	16-17
9. Approve a Transfer of \$4,120 to Ingersoll Rand Roller Acct.	17-18
10. Withdrawn	
Withdrawn	
12. Approve an Appropriation Totaling \$211,500 to Contingency Acct. and \$38,500 to Design Work for the Quinpiac River Linear Trail - Rich Centner, Jr.	18-21

<u>Agenda Item</u>	<u>Page No.</u>
13. <b>Approve</b> Hiring Johnson Land Design Team as a Vision Consultant for \$38,500 for the Quinnipiac Rive Linear Trail - Rich Centner, Jr.	21
14. Withdrawn	
15. <b>Discussion</b> Concerning Contaminated Wells on South Curtis Street and Yale Avenue - Geno Zandri, Jr. On Behalf of Emil Lawrence and Paul Gibson	21-35
16. SET A PUBLIC HEARING for December 8, 1998 at 7:45 on an Ordinance Establishing Assessments for Fox Run Drive Water Line Extension Project	35
17. SET A PUBLIC HEARING for December 8, 1998 at 8:00 P.M. on an Ordinance Appropriating \$85,000 to Extend Water Lines in the Fox Run Drive Area and Authorizing the Issuance of \$85,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose	35
18. Withdrawn	
19. Executive Session - 1-18a(6)(B) - Pending Litigation	38
20. Executive Session - 1-18a(6)(E) - Negotiations and Collective Bargaining	38
21. Withdrawn	
22. Withdrawn	
23. Withdrawn	
24. Executive Session - 1-18a((6)(D) - Purchase, Sale and/or Lease of Property	38
 <u>WAIVER OF RULE V</u>	
<b>Approve</b> the Settlement of Thurston Wolstrom v. Town of Wallingford as Discussed in Executive Session	39

TOWN COUNCIL MEETING

NOVEMBER 24, 1998

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, November 24, 1998 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:35 P.M. All Councilors answered present to the Roll called by Town Clerk Rosemary A. Rascati with the exception of Councilor Renda who was ill at home. Mayor William W. Dickinson, Jr. Arrived at 6:45 P.M. Corporation Counselor Adam Mantzaris and Deputy Comptroller Eva Lamothe were also present.

A blessing was bestowed upon the Council by Deacon Eugene Riotte, Holy Trinity Church.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Correspondence

No items of correspondence were presented at this time.

ITEM #3 Consent Agenda

ITEM #3a Consider and Approve Tax Refunds (#287-356) Totaling \$3,919.23 - Tax Collector

Motion was made by Mr. Rys to Approve the Consent Agenda as Presented, Item #3a, seconded by Mr. Knight.

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

ITEM #4 Withdrawn

PUBLIC QUESTION AND ANSWER PERIOD

Pasquale Melillo, 15 Haller Place, Yalesville voiced his opposition to paying \$15,000 per acre for the Cooke Property. He stated, when bonding costs are factored in the cost increases to approximately \$25,000 per acre for the land. He asked, why is the Town-owned land in Durham being offered for sale to the Town of Durham at a cost of \$5,000 per acre? That is a difference of \$20,000 per acre. The property in Durham is the same type of land as the Cooke Property is, so why are we selling it for so much less?, he asked.

No response was offered by the Council or Mayor to Mr. Melillo's questions.

Mr. Melillo asked, why can't we change the asking price to reflect a value of \$25,000 per acre since no formal agreement has been reached with Durham at this time?

No response was offered by the Council or Mayor to Mr. Melillo's question.

Mr. Melillo next asked what the status was of the test wells on the Yankee Gas Property?

Mr. Farrell stated, I received a report approximately three weeks ago from the Town Engineer on the status of the test wells. There were issues relating to Community Lake but as I recall nothing has been resolved as yet but the testing continues. There are "test wells" if that is the correct term, they are being monitored and they are letting the Town Engineer know what is going on. He, in turn, is letting me know what is going on.

Bernadette Renda, 753 N. Main Street Extension stated that she noticed that the Eyelet Specialty factory is being worked on. She asked if something could be done to contact the individuals working the property to see if they can cut back the trees on the corner of Beaumont Road and North Main Street Extension that block the traffic. If you are making a turn onto North Main Street Extension from Beaumont Road, it is a hazard. I also pointed out a few weeks ago that there is a back door to the building that is hanging off its hinges.

Vern Stancuna, 464 North Colony Road stated to Mr. Parisi, with regards to coming down to the Building Inspector's Office and making complaints about me and things like that, about my property; you and.....where is Mr. Renda?

Mr. Parisi stated, he is ill tonight.

Mr. Stancuna stated, I noticed that your truck was parked in the handicapped parking, are you handicapped?

Mr. Rys answered, yes.

Mr. Parisi answered, yes.

Mr. Parisi pointed out that there is a ticket on it.

Mr. Stancuna asked, what are you (Mr. Parisi) doing inquiring about my property? You and Mr. Renda and friends of yours?

Mr. Parisi answered, I asked if you had certificates for the rentals, that's all.

Mr. Stancuna asked, and why did you ask?

Mr. Parisi answered, because I wanted to know.

Mr. Stancuna asked, did you check on your friends?

Mr. Parisi responded, which friends are those?

Mr. Stancuna replied, I would rather not mention names.

Mr. Parisi asked, why not?

Mr. Stancuna replied, you know what I am talking about.

Mr. Parisi replied, no I don't. If I did I would.....

Mr. Stancuna stated, obviously your cards are showing.

Mr. Parisi asked, what friends are you talking about?

Mr. Stancuna replied, you know who I am talking about.

Mr. Parisi stated, I am not going to debate this, do you have a question?

Mr. Stancuna replied, yes. What business is it of yours and Mr. Renda's to keep on harassing me? And also, Mr. Renda telling me I have got to knock down my houses because he told me to as a Town official. What is that supposed to mean?

Mr. Parisi stated, I think you should discuss that with him. I can't answer for him, I am not going to. I don't know what he told you and what he didn't tell you.

Mr. Stancuna asked, why are you beating up on people doing their job?

Mr. Parisi replied, no one is beating upon anybody.

Mr. Stancuna replied, it is way out of hand what is going on, Mr. Parisi.



Mr. Parisi replied, I don't think so. Furthermore, if you want to discuss this, I would be happy to meet with you and we will discuss it. I am not going to take up Public Question and Answer Period for something.....if you have a personal problem with me I would be happy to meet with you.

Mr. Stancuna answered, I don't have a personal problem with you, you and Mr. Renda keep interfering with my businesses.

Mr. Parisi stated, I would be happy to sit with you any time you would like and we could discuss what ever you would like to discuss. I don't have any problem with.....

Mr. Stancuna stated, I think it was a Town Council problem wasn't it? With you and Mr. Renda.....

Mr. Parisi stated, I am a Town Councilor. This has nothing to do with the Town Council. We are all individuals.

Mr. Stancuna replied, a lot of people are getting tired of the complaints, the false complaints.....

Mr. Parisi asked, would you like to sit with me tomorrow?

Mr. Stancuna replied, no.

Mr. Parisi stated, I am calling you out of order because this is something that evidently you have a problem with me.

Mr. Stancuna replied, I don't have a problem.....I have a problem with you and your colleague.

Mr. Parisi stated, then you should sit and talk with us. I don't want to bore these people with what ever our problems are.

Mr. Stancuna stated, I don't think it is boring.

Mr. Parisi stated, I have questions to be asked; I am calling you out of order. If you want to sit with me, I would be more than happy to, O.K.?

Mr. Stancuna responded, no, it is not O.K.

Ms. Lube, 15 Montowese Trail welcomed Mr. Parisi back and stated that he was very impressed with Mr. Parisi's comments made at the last auto auction hearing. He stated that the comments were

very well thought of, well presented, the conclusions were very clear and he was very impressed with Mr. Parisi's ability to talk extemporaneously for some considerable time. He wanted to clarify some of the things said at the last Town Council Meeting. He asked Mr. Rys, what does "consider and approve authorizing the Mayor to enter into a contract", mean?

Mr. Rys responded, I don't believe it was a contract, it was to negotiate.

Mr. Lubee stated, I am referring to your quotation in your minutes that you just approved.

Mr. Rys replied, I don't believe I made that quotation.

Mr. Lubee stated, let me ask you, even if you didn't make the quotation, what does that mean to you?

Mr. Rys answered, it doesn't mean nothing.

Mr. Parisi stated, I think you are referring to an item that allowed the Mayor to enter into a negotiation.

Mayor Dickinson asked, which item is this?

Mr. Rys stated, this was an item at a previous meeting where we asked the Mayor to negotiate the Cooke property. You cannot enter into a contract without the Town Council's approval.

Mayor Dickinson added, it was clear that a contract had to come back for approval.

Mr. Rys stated, he (Mayor) cannot enter into a contract; it has to come before the Council before a contract is signed by the Mayor.

Mr. Lubee stated, the item on your agenda, sir, was to consider and approve authorizing the Mayor to enter into a contract.....

Mr. Rys stated, that was not my understanding.

Mr. Lubee answered, but that is how it was on your agenda.

Rys stated, then it was wrong.

Mr. Lubee stated, you approved it. You approved it wrong if you did, if it was wrong because you approved it that way. I only mention this because we were attempting to discuss with you that

contract before it was to be signed. There is no question about that it was not signed. The Mayor, at his option, although he had the authorization from the Council opted not to sign it until after he had prepared it, negotiated it and reviewed it with you in executive session two weeks later. But nevertheless, two weeks earlier, you voted to approve and authorize him (Mayor) to enter into a contract by any definition that means to enter into a real estate contract; that is a signing of a contract. I just want to make that point because at that time you pointed out that we could talk about it two weeks later. We did not want to talk about it two weeks later, we wanted to talk about it before it was signed.

Mr. Rys stated, our understanding was that he (Mayor) cannot sign a contract; it has to come back to the Council and that can only take place after a public hearing and I did announce that prior to the meeting that there would be a public hearing. The public did not hear that.

Mr. Lube stated, as far as the State Statutes which state that a Conservation Commission shall file an annual report and I referred to that at the last meeting and Mayor Dickinson stated that he would check into the matter. Did he check into it and what did he find?

Mayor Dickinson answered, the Chairman of the commission was here at the last meeting and he responded that the commission had not filed a report the prior year; they were filing one this year.

Mr. Lube asked, you did no further checking?

Mayor Dickinson answered, no, I believe Jeff (Borne, Chairman of the Conservation Commission) when he indicates what the commission has done.

Mr. Lube stated, they did not file the report they had due at the beginning of the year. The next item I want to mention is Mr. Centner's comment that the second step of the Council open space plan was "our Mayor has affirmed our goals by attempting to make funding available". Could Mr. Centner expand on this?

Mr. Centner replied, I can expand only from the amount of time I have served on the Council and in the previous term we did not have the same commitment towards open space in terms of having funding available. This term we are actually moving forward with targeted purchase of parcels and availability of funding and a willingness to bond towards purchase of open space.

Mr. Lube stated, that was your reference to the Mayor's approach that he has made tax funds available.

Mr. Centner answered, it is more like a cooperative; we are all in agreement here that open space is a goal.

Mr. Lubee replied, I thought you were referring to some special funding that he had sought out.

Mr. Centner responded, no, actually just a willingness to have funding available, whether it be cash or bonding, depending upon the particular parcel. We are not ever really sure but in this case we have looked at and asked for appraisals on a number of parcels. Some may be able to be purchased with cash, others may definitely require bonding but it is the willingness to look at a number of parcels and make an attempt to make a purchase.

Mr. Lubee asked, in executive session when you are discussing these properties and you are authorizing the appraisals, do you also authorize surveys, A-2 surveys?

Mr. Centner answered, on occasions. There are some parcels that would require actual either contingent or an actual in advance survey, some borings for contamination, things like that.

pending on where the parcel is located, if we have a test done for contamination it may greatly affect the pricing of the parcel's value. There are a few where we have had some testing done prior to any kind of negotiation on price.

Mr. Lubee stated, I was asking about A-2 surveys in particular. For example, on the Cooke property you were dealing with 249 acres. Did you authorize that to have an A-2 survey? An A-2 survey is not just the perimeter of the land, it shows contour intervals usually in two or four foot intervals. You can see the meadows, hills, valleys, etc.

Mr. Centner replied, the details of the appraisals, I could not be certain.

Mr. Lubee asked, do you remember what you authorized?

Mr. Centner replied, full appraisal. The appraisal came back at that particular pricing. I don't know what.....

Mr. Lubee stated, you keep mentioning appraisals and I am talking about surveys.

Mayor Dickinson explained, Mr. Cooke has had surveys done and we will obtain copies of those surveys. He had all three parcels surveyed.

Mr. Lubee stated, those were the surveys you had present at the last meeting and they were not A-2 surveys. If we are anticipating trying to apply the proceeds of the Durham property to the purchase

of the Cooke property, one of the things we have to provide the state is an A-2 survey on both the Durham property and the subject property. I had the feeling that it was the consensus that if it were at all possible, we were going to attempt to accomplish this. Am I correct in that observation?

Mayor Dickinson answered, that is correct.

Mr. Lube asked, have we assigned a Surveyor as yet to do an A-2 survey on the Cooke property?

Mayor Dickinson answered, I don't believe anyone has been chosen for the.....we have one on the Cooke property, I don't believe we have one on the Durham property. An A-2 survey is a perimeter survey. The one we had was not stamped but I am expecting that we will get a stamped A-2 survey on that piece.

Mr. Lube asked, from Mr. Cooke's surveyor?

Mayor Dickinson answered, I believe so. If we are not able to we will obtain one. My understanding is that one is available to us.

Mr. Lube asked, and you don't believe we have one on the Fitzgerald property?

Mayor Dickinson replied, I am not aware of an A-2 survey on the Fitzgerald property.

Mr. Lube stated, being the recipient of both state and federal funds to do that purchase, I would suspect that it was required, it may have been lost, but it may very well have been recorded. If it was recorded it would probably be with the Durham Town Clerk, would it not?

Mayor Dickinson answered, it is possible and we will check on it before we authorize the work to be done.

Mr. Lube stated, the thing that I am puzzled about is, if we are sincerely interested in applying the proceeds of the Durham property to the Cooke, at least one of the parcels that we are buying from George Cooke, why haven't we not started the ball rolling?

Mayor Dickinson answered, we just voted two weeks ago that we would be selling to Durham and until we are sure of the circumstance with the Town of Durham, I don't know that it is necessary for to try and do everything at one time.

Mr. Lube asked, isn't it possible for you and the first selectman of Durham to meet at the border and get this thing going? We are waiting for this letter and he is waiting for that letter...this is crazy.

Mr. Parisi stated, you have asked your question. The question and answer is over so you are the last speaker.

Mr. Lube stated, getting back to Mr. Centner, he had made reference in your minutes to confirm the discussion about the revenue from developed lots. He said that he ran the same math and does come out to revenue of about \$8,000 per house and the school superintendent projected a little over two students per household. Mr. Centner stated that he just ran the numbers for the Board of Education budget and it comes down to our tuition here in Wallingford is now at the \$8,000 per student mark. So you take two students times \$8,000; you are talking about \$16,000 educational costs versus roughly \$8,000 in tax income. I would like to make a very important clarification if I may. Wallingford has never, ever attempted to support the education of its kids through the operation of town government from the tax revenue on residential properties. As of our last fiscal year end our grand list included 8% motor vehicles, 9% personal property, 10% industry, 16% commercial and 55% from residential. If Mr. Centner is correct and I assume he is, the educational cost for two students being \$16,000., if we take 55% of that it would be \$8,800 and in comparison the tax on a \$500,000 home would be \$8,680., only \$120 difference and I dare say that the motor vehicles of these \$500,000 homes will have far more than a \$120 tax. I think the far more important point is not merely that they will not cost us anything, it is that we need more of these people in our town. We could use their brains, experience, proven success, expertise to help us make Wallingford a better place to live. I think we should encourage that type of development of the eastern section of our town and not discourage it by jumping in and grabbing more open space when 50% of all the open space in this town is already located in that area.

Mr. Rys stated, I read the minutes and you are correct, it does say "enter into a contract". I just wanted to let you know and acknowledge the fact. But on the Council, I think the Council would correct me if I did not interpret it as entering into negotiating a contract because we know as a Town Council that the Mayor cannot enter into a contract without our approval. Prior to that, after he does negotiate a contract, he has to bring it back to the Town Council and obviously, it has to go to a public hearing if it is a bonded issue. I am very sorry that I said that but I also did remind the audience at the beginning that the item would be part of a public hearing which would be scheduled for the next Town Council meeting and this action is only authorizing the Mayor to enter into a contract; this is not an actual purchase.

Mr. Parisi stated, it is semantics but he corrected it.

Mr. Lube stated, all we know is what your agenda states.

ITEM #6 Consider and Approve Merit Increases (3) Approve by the Mayor

Mr. Zappala stated, this is the first time I have seen it presented like this. Is there any reason why?

Mr. Parisi stated, I requested that they be submitted separately. I did not include them on the consent agenda.

Mr. Zappala stated, usually it is on the consent agenda.

Mr. Parisi responded, yes, normally they are.

Mr. Zappala asked, is there any particular reason?

Mr. Parisi answered, there is and when you are finished I will .....

Mr. Zappala stated, I am sure there is more behind it.

Mr. Parisi stated, there is nothing. I just wanted to ask the committee a question and I felt that I should do it publicly, not in private.

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

Mr. Parisi asked Ms. Papale who is the Chairperson of the Merit Review Committee, the position of.....it doesn't even list the position....Mr. Wolcheski. Was there any problem any.....was that, that was as listed here with a rating of above-average?

Ms. Papale stated, I will go through what we do on Merit Review again. I think we are all familiar with it but I would just like to go over it one more time. What we do...when it is time to do a merit review on different people, Mr. Sharkey (Asst. Personnel Director) calls me, we set up a date and the other committee members are told of it. We .....

Mayor Dickinson interrupted Ms. Papale to say, if we are going to get into job performance at all, it is necessary to notify the employee and it is held either in executive or public session.

Ms. Papale stated, I thought that I did mention if we were going to be discussing Mr. Wolcheski it would have to be in executive session.

. Parisi stated, I just asked that she explain the procedure they go through.

Ms. Papale continued, most of the people are at max now, this will be their last time coming in front of us. The committee is very familiar with most of the people. The committee does involve Mr. Rys

and Mr. Centner and myself. At this particular meeting Mr. Centner and I were there. And because of the rating a year ago and I think you aren't just concerned about Mr. Wolcheski and I think that I am safe to say this; because of the rating a year ago I asked Mr. Wolcheski to be present also. Mr. Spiteri came in with Mr. Wolcheski and what they do is the department head gives us, the committee and Mr. Sharkey or Mr. Sullivan if he is there, the entire sheet of how they reviewed this person and they are in different categories. Each one of the three people that were reviewed at our last Merit Review Meeting were all given an above-average score by each one of the people that scored them. One was Carmen Spiteri who scored, Tom Dooley scored Michele Kozy and Roger Dann scored Larry Regan who is one of the accountants at the Water/Sewer Division who goes out and collects the money that people are late in paying. If a department head comes in and does not have an above-average or if they are below average or if there is a problem we sit down with the people. There have been times when this particular person, not the one that is here but someone that is being reviewed has not received their merit review. At this particular time all three people were given above-average by their department head so we voted on it and we agreed. Then it goes on to the Mayor's Office.

Mr. Parisi stated, thank you, that is what I wanted.

Farrell stated, I used to serve on the Merit Review Committee with Ms. Papale and I have to say that she has a lot of experience in this regard having served on the Council for many more terms than I. I think she does an excellent job on the Merit Review Committee and it may be slightly a mysterious process but I thought Iris outlined it nicely and there have been instances where the committee legitimately did not approve the increase and I very much trust her judgment on these matters because I saw it exercised before the Merit Review Committee.

Ms. Papale stated, not everyone who comes before the Merit Review Committee automatically gets the increase. I have sat on this committee where a department head has asked for an increase and the people on the committee did not think this person should have it and we discussed it with the rest of the Council and Mayor and they did not have it.

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

ITEM #7 Consider and Approve a Proposed Job Description Entitled, "Program Coordinator"  
- Personnel (Appendix I)

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

Correspondence from Terence Sullivan, Personnel Director, to the Mayor dated November 17, 1998 states how the Program Coordinator position has existed for several years, yet no job description was ever written as the position evolved from a grant-funded, non-classified service position.



The position was recently vacated and the Town and Union met to discuss this draft document which, we believe, accurately reflects the duties of the position and the qualifications necessary to perform those duties. It is our intention to fill this position as soon as possible and the first step is the job description. The salary scale remains unchanged.

Mr. Zandri stated, this was an existing position that did not have a job description before, it is not a new position, correct?

Mr. Sullivan responded, that is correct.

Mr. Zandri asked, do we train personnel who work within the town for new positions?

Mr. Sullivan responded, not specifically. There may be training programs in each department. Looking at the natural progression within those departments, if employees want to move up then they need to know what the next step is and generally it means talking to the supervisors to get more experience. Namely, in Public Works you can try different pieces of equipment and in some of the more professional positions, they are pretty much specialized and there may be some cross-training but there is not a specific training program that I know of.

Mr. Zandri stated, I ask that because recently we had an employee, Mary-Alice Petrucelli-Timek who was laid off and I know that there is a policy or I believe there is union policy with a call-back provision.

Mr. Sullivan answered, that is correct.

Mr. Zandri asked, would this be a position that potentially, she would qualify for if trained for?

Mr. Sullivan replied, in that Mary-Alice is out on recall, the Town is obligated to call her back if she meets all the qualifications of the position. That is what the contract says. If this job description is approved, the first step is to call Mary-Alice back and determine if she has those qualifications. We will have to assess that. That is our intentions, to bring her back.

Mr. Knight asked Craig Turner, Director of Youth & Social Services, there were several programs at the Social Services Department was administering that on July 1st became part of....under your purview. I don't see too many of them mentioned in here but would this position also assist in maintaining some of those programs?

r. Turner answered, this position would serve peripherally in working with those programs at this point. Those programs are primarily supervised and administered by the Social Worker and by me, at this point.

Mr. Knight asked, are most of those programs carried over?

Mr. Turner answered, without exception every program has been carried over with the elimination of the G.A. (General Assistance) program being the exception.

Mr. Knight asked, the other programs, most of them being volunteer programs that the Social Services Department handled are being handled by you?

Mr. Turner responded, it is fair to say we are fully engaged in operating all of those programs.

Robert Sheehan, 11 Cooper Avenue stated, this has been an existing job that has been filled for a number of years and there was no qualifications until how? How did we fill that job previously? What qualifications did that person who held that job before now have to meet?

Sullivan responded, the position evolved from a grant-funded position several years ago. There was a document in existence that is not dated, not sure of the author, which basically spelled out the essential duties and that was a source document to help put this draft together. The outgoing employee met with her union president who has a knowledge of this kind of work, he is in that field, and he and she both put together a document which they thought accurately reflected what she did. We had that available to us before she left; we did not know she was going to leave and that was the impotence to get an actual document before the Town Council. I was unaware that there was no job description for this one classification but I assure you that the woman who held the job was more than qualified. As to the individual qualifications that she had, I would have to defer to Don Roe or maybe Craig Turner knows better what kind of degree she held and what kind of experience she had.

Mr. Sheehan asked, what is the difference between her qualifications or degrees that she held that you saw fit to change now at this time?

Mr. Sullivan answered, the qualifications have not changed that drastically. The primary changes were in the specifics of the job responsibilities. We outline very clearly each program that the program coordinator actually coordinates as opposed to being kind of generic general descriptions. They are very specific to the programs that serve students and children and families of Wallingford. It is probably the largest difference between the general posting that Mr. Sullivan referred to. The one difference within the job qualifications are the number of years of experience we are asking the person to have. I believe in the previous one they were looking for one year and we are asking for

ree as a minimum because of the nature of the work, the significance of the programming component. I felt that one year's worth of experience would not behoove the town to invest the amount of money and resources that they are investing in this particular position to stick basically a novice employee in the position of working so closely with the school system, the children and the families. This person works on their own, independently for the most part designing programs, teaching and training students, working with State agencies; we needed a little more experience behind us in order to have that person be able to fulfill that job effectively.

Mr. Sheehan stated, the only concern I have is that when you change or alter a job description, I would like to feel that we have people in-house that qualify more for where they have a year or two years....I could see you putting a time limit on it, but I would much rather see somebody who has worked for the department. This not only refers to your (Mr. Turner's) department but through the town as a whole, that they realize that if they put the time and effort in, that they are not excluded from the process and they stand an equal or better chance than someone from outside the community.

Pasquale Melillo, 15 Haller Place, Yalesville agreed with Mr. Sheehan's comments. He did not approve of the practice of hiring individuals from outside the community over residents who qualify for a position or employees who currently hold positions with the town but qualify for openings in the town.

Wes Lube, 15 Montowese Trail asked, does the Town have uniform personnel policies in all town departments? Are they all the same?

Mr. Sullivan responded, the Personnel Rules and Regulations document is about a thirty to forty page document that has been around since 1963 which effectively established the classified service which is a merit-based system to be employed here. Those rules are in effect for every department including the utilities and the non-teacher positions in the Board of Education. There are also a series of policy memorandums, transmittals from both my office and the Mayor's office and there may be individual work rules, depending upon the department and those certainly are in place and the employees should know about them.

Mr. Lube stated, what I am referring to is very rudimentary things like regulations pertaining to time cards, time clocks, etc. Is there any one universal compilation of these memos that is available to every employee in the town hall, readily available?

Mr. Sullivan replied, I have them in my office indexed by subject manner. Anyone who wants them....

Mr. Lube asked, do each of the departments have what you have?

Mr. Sullivan answered, every department has been given them and if they have been misplaced or lost, we can replace them. They have existed for quite some time readily though.

Mr. Lube stated, according to the firing line people, these rules and regulations have not been shown to them. Their department heads may have them but it might be wise of the Personnel Department to consider reviewing the subjects and distributing, disseminating the information for all employees.

Mr. Sullivan responded, that is an excellent idea. We are ending a thorough re-write of the personnel rules, in general. I hope to get that wrapped up by the end of the calendar year and various compilations of memos regarding time cards and other issues, absentee policies are from time to time re-issued. It is a good idea. What is important to remember is that every employee gets a copy of the Personnel Rules when they are hired. They have to sign for them but, in fact, ten or fifteen years go by, it is not the kind of document you want to take home to study.

Mr. Lube asked, does any one person have the responsibility of updating the manual?

Sullivan responded, that is my responsibility but I report to the Mayor overall it is probably his responsibility but I do inform and get feedback from the departments and employees on a regular basis.

Mr. Lube asked, some of our neighboring towns have five point increments that they add to the written test for a resident applicant. Have we ever considered such rules and what has been the result? I never hear it mentioned.

Mayor Dickinson replied, there is a prescribed table for what points are added.

Mr. Sullivan explained, we add points for veterans of wars, disabled veterans of wars, minorities, volunteer fire candidates looking for firefighter positions and existing employees can get points based on seniority.

Mr. Lube stated, you say you can do this and you can do that; what do you do?

Mr. Sullivan replied, as a matter of practice we routinely add points for volunteer fire candidates...they can get I think five (5) points; employees....where the ranking of an employee will be effected by the seniority points, that is when we add them but if it is not going to change a ranking, we don't bother. We don't add points for residents.

Mr. Lube asked, has the subject of adding points for residents ever been discussed by the Council?

Mr. Parisi stated, I can't recall if it was formally discussed. I can't recall when it was; in the past I remember a discussion to that effect but I think we settled on the best candidate gets the job and that is it.

Mr. Lube asked, is it possible for it to appear on your agenda for reconsideration?

Mr. Parisi stated, I don't know that we can do that.

Mayor Dickinson stated, I don't believe that is a matter for the Council. That falls under the classified service which falls under the Mayor's Office. Our primary consideration is to hire qualified candidates who will exercise the duties of their office in a professional manner. That can be reviewed with the Personnel Office but we are willing to review it.

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

ITEM #8 Consider and Approve a Proposed Job Description Entitled, "Property Appraiser" - Personnel (Appendix II)

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

Correspondence from Terence Sullivan, Personnel Director states how the Real and Personal Property Appraiser Position was vacated in September. Comptroller Thomas Myers and his staff have recommended various changes to the existing job description which, in our opinion, make the job description more contemporary and reflective of actual duties and responsibilities. Besides the title change, you will note the educational and experiential requirements have changed. Additionally the "supervision exercised" section has been downplayed by removal of the task of assigning work to office staff. The intention is to fill the position as soon as possible and the first step is the job description. The hourly rate remains unchanged.

Mr. Zappala asked, has the job description been revised?

Mr. Sullivan replied, the last time this job description was revised was June of 1985. It was woefully in need of updating. That is what we have in front of you.

Mr. Zappala asked, what is the difference in this job description compared to the previous one?

Mr. Sullivan there are clerical changes. The appraiser just does appraisal work and we just want to say that instead of doing assessment work and appraisal work. We downgraded a little bit the

...responsibility as it relates to assigning work in the office. It is not that person's job; there is a Chief Appraiser who does that; there is an Assessor who does that. Certainly, that person still needs to be available to assist in instructing the office staff. We updated old language in the description pertaining to business machines. We expanded on certain key ability issues such as oral and written communications, meeting deadlines, working relationships with others. The most significant change perhaps in this document is the experience and training required in the position. The old job description required a high school degree or diploma and four years of experience. We are now looking for a bachelor's degree with two years of experience and again, you can have that substitution. It is a technical field, it is not entry level.

Pasquale Melillo, 15 Haller Place, Yalesville questioned, will this person be qualified to appraise all types of property or be limited?

Mr. Sullivan referred to the job description which reads, "the position is responsible for the development, preparation and tabulation of technical information in the appraisal of real property, consisting of residential, commercial and industrial land and buildings, registered vehicles and personal property consisting of furniture, machinery and equipment of businesses.

...: Melillo felt that surveying duties should be included in the job description also.

Robert Sheehan, 11 Cooper Avenue asked, is this position a budgeted item for salary and if so, does your change in job description require an increase?

Mr. Parisi responded, no.

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

ITEM #9 Consider and Approve a Transfer of Funds in the Amount of \$4,120 from Paving Machine Acct. #001-5015-999-9127 to Ingersoll Rand Roller Acct. #001-5015-999-9130 - Public Works

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

The present roller is nine years old; this new roller will be a little larger than the present one.

Mr. Knight asked, will the present roller be traded in and what do they do with it?

Henry McCully, Director of Public Works responded, there is a \$6,000 trade-in allowance. They sell it to small paving contractors who cannot afford the high-end machines. We try to set ten years as the limit for keeping equipment. They become outdated and get to a point where you will get nothing for

them and/or something for them but it is much the same as the used car market and heavy equipment. There is always a market, there is always someone who could use the equipment.

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

ITEM #10 Withdrawn

ITEM #11 Withdrawn

ITEM #12 Consider and Approve an Appropriation of Funds in the Amount of \$250,000 to the Quinnipiac River Linear Trail Revenue Acct. Bond Commission Grant Acct. #011-1040-040-6000 and to Expense Acct. Quinnipiac River Linear Trail Acct. #011-9899-501-3040 of Which \$38,000 is Appropriated for Design Work and \$212,000 is Appropriated for Contingency as Requested by Councilor Rich Centner, Jr. and the Town Engineer

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

Correspondence from John Thompson, Town Engineer states, following the action of the Town Council at their July 21, 1998 meeting, to grant a bid waiver to the Dept. Of Engineering to engage a vision consultant for the Quinnipiac River Linear Trail (QRLT), the department has solicited and received proposals to conduct the conceptual planning study for the entire 6.7 miles of the proposed trail. On October 27, 1998 we received three (3) proposals. Because of a technical deficiency one (1) of the three proposals was disqualified. A Consultant Review Panel consisting of Mr. Richard Centner, Thomas Burmeister, Nancy Riggot (from ConnDOT), Thomas Dooley and the undersigned was established and an independent review was conducted. Based on that review the Johnson Land Design Team with a proposal fee of \$38,500 (including \$3,500 in project expenses) was ranked number one. Placing second with a fee of \$53,000 was Diversified Technology Inc. Accordingly, it is our (Consultant Review Panel) recommendation that we award this contract to the Johnson Land Design Team, with a professional fee of \$38,500.

Mr. Zappala asked, what effect will the group working on the Community Lake issue have on the design work that is being proposed? How will they know which trail will be available where or if the lake is going to be flooded higher than where it is now?

Mr. Thompson stated, at the outset of the project when Community Lake was starting their study and the concept of the QRLT came about, the Mayor's instruction to us as a committee and to myself, as a Town Engineer, was do not do anything that is going to be impacted by Community Lake or do anything with the trail that could adversely effect the lake restoration study. At the outset of our work we made sure that the trail was far enough away from any impoundment that was created by

Community Lake Restoration project. Our work at this point is being targeted to be out of harm's way if you will from anything having to do with Community Lake, even if Community Lake went back to its original ninety acre impoundment we would be out of that area. We have been cognizant of the Community Lake restoration and we are far enough away so that we will not be adversely impacted by it.

Mr. Zappala asked, this will be only the beginning of the design work?

Mr. Thompson answered, that is correct.

Mr. Centner highlighted the services the trail committee would be getting under a vision statement. People sometimes do not understand vision consultant services from design services. He read the following from the bid document:

-help the town understand the purpose of the facility

>whether it be a park v. a type of transportation, variety of users; pedestrian, cyclists, rollerblading, etc.

-uses of the facility

>hours of operation, access, parking, security

- understand the design character

>overall design, relationship to adjacent land uses, construction standards, ADA accessibility is a key item. The committee would like to have the entire trail fully accessible; signage as well as incorporating some of the community history into the trail

- environmental protection

> flood plain management; wetland enhancement; what we could do with fisheries, maybe a fish ladder

- operation and maintenance

- financial issues for right-of-way acquisitions and other key elements



It is going to be pretty thorough service provided to the committee and an important part of the trail planning.

Pasquale Melillo, 15 Haller Place, Yalesville asked for additional detail on the bonds. Does this entail partial grants from the state and federal governments?, he asked.

Mr. Centner responded, this a bonding commission money. This is state money given to the trail committee for the trail. A grant in the amount of \$250,000 has been received towards the trail and we are now beginning to identify our uses for that money so that we can then apply for reimbursement. We have to spend the money first and then apply for reimbursement and we will be re-paid by the state dollar for dollar up to the \$250,000.

Mr. Melillo asked if the trail will run through other towns?

Mr. Centner responded, it is our goal to have the trail run from Long Island Sound right through the State of Connecticut. It is a ten year goal.

Mr. Melillo asked, how is this project being coordinated with the Senior Citizen Expansion project and the Community Lake Restoration project?

Mr. Centner stated, that is what the vision plan is for. It will help us incorporate properly each of those concerns into a plan that we can then design off of. We are expecting delays on the lake so we have altered our planning already to incorporate that and try to connect the Senior Center from a different direction.

Mr. Melillo suggested that the QRLT committee should wait until the Senior Citizen Expansion project and Community Lake Restoration project is complete before moving forward with the trail.

Mr. Centner stated, those concerns are valid. We have a six phase construction plan and the link from the (senior) center to the trail is in the farther out phase of the trail planning for those very reasons.

Mr. Thompson pointed out that a typographical error was made when typing up the transfer form. The actual amount being requested for appropriation is \$38,500 leaving an unappropriated balance of 11,500. That ties into Item #13 which is next on the agenda.

Motion was amended by Mr. Farrell to Change the numbers in the Appropriation to Reflect \$38,500 being Appropriated for Design Work and \$211,500 for Contingency, seconded by Mr. Centner.

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

ITEM #13 Recommendation and Possible Action on Hiring Johnson Land Design Team as a Vision Consultant for a Fee of \$38,500 for the Quinipiac River Linear Trail as Requested by Councilor Rich Centner, Jr. and the Town Engineer.

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

Pasquale Melillo, 15 Haller Place, Yalesville stated that the Town should have skilled professionals on staff to perform this service without having to hire an outside firm.

Mr. Thompson stated, there is no one in the Town's employment who has the technical expertise for the job.

Mr. Melillo disagreed.

Mr. Centner stated, this company has submitted resumes for six prominent people with significant accomplishment in the field. For a single individual in the Town of provide this kind of background l service and experience, I don't think you will find it in a single individual.

Mr. Parisi stated, this has been discussed before, why do we have to keep going over it? We are going to hire a design team and that is it.

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

ITEM #14 Withdrawn

ITEM #15 Discussion Concerning Contaminated Wells on South Curtis Street and Yale Avenue as Requested by Councilor Geno J. Zandri, Jr. On Behalf of Residents Emil Lawrence and Paul Gibson

Mr. Zandri stated, I put this item on the agenda at the request of the local residents Emil Lawrence and Paul Gibson. They have some concerns about their personal wells and the wells in their neighborhood and I wanted to give them the opportunity to bring those concerns forward.

At this point the discussion was turned over to Mr. Lawrence and Mr. Gibson.

Emil Lawrence, 1149 S. Curtis Street stated, I am not a professional well person. I have lived with wells over sixty years. I feel that the situation with sewer lines in front of the house and a well in the back yard is the best conditions you could ever ask for. When Yale Avenue was torn up about a

year ago, that would have been the ideal time to inspect the sewer pipes, replace broken or fractured ones and put in water lines before re-paving. We attended a meeting at John Street (P.U.C.) with Roger Dann (General Manager of the Water and Sewer Division), Dave Gessert (Chairman, P.U.C.) and the rest of the (Public Utilities) Commission there and we were informed it wasn't in the budget. It fell by the wayside and that is when they had the whole top of the road off, they were re-paving all of Yale Avenue. That would have been the ideal time to replace any pipes that were broken which we have pictures of broken pipes in the area; a picture of one pipe broken in the area. On October 15th we had a meeting with the Mayor, Maryann Lexius, Roger Dann and Raymond Smith. We discussed the problems on Yale Avenue, South Curtis Street and Whispering Pines. I inquired from Maryann (Health Director) what the source of the contamination was of the e-coli and coliform. She has no idea of the source of the contamination but thought it may be from bird droppings and dog droppings. We have a home up there that is about a 1,000 feet off of the main trunk line; he has about seventy or eighty geese on his property at all times. His well is one of the few that tested perfect, no problem; that takes care of the bird droppings. As of this day we have not been informed of the source of the e-coli and coliform in our wells. The Mayor stated at the meeting that he has complete confidence in Maryann Lexius. I questioned Roger Dann about the sewer pipes which are made of concrete and asbestos. As far as I know it is outlawed; Mr. Dann stated that it is not outlawed but I don't think you can get it anymore. If they are leaking sewage into the soil and getting into the aquifer which feeds our well, that is what is happening right now; the pipes are just busting up over there, they cannot handle what they have been through. He stated roots are growing into the pipes but stated that nothing would leak out. How that happens, I don't know. A request was made to videotape the inside of the pipes and they had to use a roto-rooter to get the cameras down some of the lines to get a clear picture of what was going on and to clean the foreign objects out of the pipes where were mainly roots. Videotaping of the pipes could only be done during fair weather because the pipes fill extensively with water during inclement weather, Mr. Dann told us. When the taping was completed he would invite us to view the tapes which, as of this date, has not occurred. They all know that e-coli originates in human bodies and wastes of animals. It is our own waste that causes e-coli; it is from our intestines. The only place it can go is into the sewer pipe. If these pipes are leaking that is the only spot that I can see that the e-coli is coming from. There are no cows in the area or dairy farms, they haven't been there for forty or fifty years now. I talked to the person up in Hartford, the potable water department at D.E.P. and the first thing he wanted to know is whether or not there were any dairy farms in the area. E-coli is a bacteria of the intestinal tract in animals and humans. A strain can cause some severe diarrhea, vomiting and is potentially fatal, kidney shut downs. That is what e-coli can do to you. We only had two, according to the Health Inspector, of e-coli in the area but we know of at least seven and it was not much of a problem or concern to the Health Department. I have a picture of one of the pipes that was taken out of one of the homes up there (he passed it to the Council). This is the pipe that was taken out of Yale Avenue when they hooked the last sewer in (picture passed to the Council). When I left the meeting with the Mayor I stated that I feel the source of the problem is cracked sewer pipes in the street and I still do. I don't

feel that any of the town officials at the meeting agreed with me but have not proven me wrong. The last letter received from the Health Department stated that there were only two cases of e-coli in the area; we know of several that people will own up to. A lot of the people do not want to own up to the fact that they have a problem there. The Health Department stated in the letter that most of the wells are old and poorly maintained. They are not poorly maintained; the sewer pipes are poorly maintained. The well dug last on Yale Avenue was the first confirmed with e-coli. That was the last one that hooked up to the sewer. It failed the coliform, it failed the test to have a c.o. (certificate of occupancy) he could not get a c.o. for it. Fox Run had the same problem up there. Chief Wayne Lefebvre (Fox Run Drive resident) stated that they thought their wells were maintained properly. I don't know what you can do to a well. As long as it is dug and is giving you water and if sewer pipes in front of the house are working, you should not have any problems, but we are having them. The Health Department sent instructions to chlorinate our wells with Clorox to solve our problem and then they would re-test. The instructions sent to us were very hazardous. Upon reading the label of a bottle of Clorox, I told the Health Department that I am not qualified to do so. The first thing on the label says, "hazard to humans and domestic animals" You have to know how much water you have in your well first before chlorinating. If you can tell me how much I have in my well, you are a good n because you have to figure how much was taken out of there, how much is used daily, that is not something that is easily figured out. Just draining the wells with chlorinated water can be hazardous also. With all the testing the Health Department has done, they have never said, this is e-coli in the sewer line. Never in one of their reports have they said there is e-coli, they have never even recognized it. It leaches into the soil and the soil will filter out most of the sewer water but will not filter out bacterias. Any filter will filter out most of the sludge and solids but it will not take care of bacterias such as e-coli in a liquid form. I strongly feel that the source of the e-coli and the coliform comes from a leak in the sewer line. We feel the Water & Sewer Department should correct the problem by bring in city water into the area at not charge to any of the customers. We already paid \$5,000 or \$6,000 dollars for our wells and pumps. I thought I had the ideal situation. When they came up with the sewers years ago it was all because of the faulty perc tests that they took down on the street when five houses were built and they were built in a wet area and the septic tanks were leaking up into the area and created a health problem. The Health Director at that time condemned it as a health hazard and said we had to have sewers. I was building my second home and Yalesville Sanitation said I only needed one beehive but I told them to put two in. I signed a petition for sewers because I think it is the best thing in the world with a well if everything works properly. I don't think they are working properly and I don't think the people at Seiter Hill got a fair shake either. I don't k the Council really knows the workings of a well and what has happened to all of these wells. a all voted to put a \$5,000 lien on those homes up there. I would like to know where the e-coli is coming from; the source. It has never been told to us.

Mr. Parisi stated, sometimes they can't find where it is coming from.

Mr. Lawrence reiterated his statements that he believes the town is responsible. The e-coli is coming from the sewers. He asked the Council to grant the Water Division the authority to correct the situation by running water to the area. Repairing the sewer lines will not correct the problem we are having there now, the aquifer is already contaminated.

Paul Gibson, 1158 Yale Avenue referred to a letter he received from the Wallingford Health Department dated November 16, 1998. It states that fifty-five (55) wells were tested and only the resident who phoned the Town of Wallingford got tested. There are approximately seventy-two (72) houses between Yale Avenue, South Curtis and Whispering Pine; there is approximately twenty to twenty-five (20-25) houses that did not get tested. Under Results in Bacteria its states that thirteen (13) for coliform and two (2) for e-coli but how many had both e-coli and coliform? That is not stated in the letter. I have both. Does my well count for one or both? That would change the number. Under Physical and Chemical Results it says that all identified wells tested were in compliance with the State's guidelines and standards for drinking water. If they are, why is e-coli dangerous or coliform? They can't be both.

MaryAnn Cherniak Lexius, Health Director stated, yes, I did send a four page letter that the Council received a copy of dated November 16th. You questioned the thirteen (wells) positive for coliform and two for e-coli; the thirteen is the total number. Of the thirteen, thirteen tested positive for coliform and two of that thirteen had both. You are right, it does change the number but the number we are looking at is actually thirteen that came in for contamination for that street. The second question; as you heard, the complaint came to the Health Department with also the concern that the source may be coming from the sewer. When we first became involved in doing the sampling, we tested fifty-five wells, it is actually up to fifty-six now since the letter, and in answer to another question, we cannot force people to have their well tested by the Health Department. I know that you and Mr. Lawrence went through a lot to contact all of your neighbors, some seventy homes, but we cannot aggressively go out and require them to have a private well tested. These fifty-six families came to us and those are the ones we are dealing with as individuals. What we did, because of the concern that the sewer might be the source, when we pulled the sample for the bacteria, we also took a chemical test and physical analysis and the things we tested for, in addition to coliform and e-coli we tested for under physical parameters, color, odor, turbidity and pH and under chemical parameters, alkalinity, hardness, chlorides, nitrate, nitrite, iron, manganese, sodium; that is a package that is normally tested for when you are getting a certificate of occupancy for example. We also ask for two additional, special tests for ammonia and for detergents. The reason we ask for those specific tests was, especially detergents, is used as an indicator that you are having contamination in a sewer line. All of the results, the fifty-five wells that were tested in this fashion, tested in normal ranges for the standard certificate of occupancy with none detected or less than measurable standard for detergents. Essentially, it is a negative for all detergents. The only parameter that was testing outside of an acceptable standard was bacteria and we were seeing pretty much just coliform.

The numbers that you saw, also in the letter, are about one-third of the homes that we tested showed positive for total coliform. When I discussed this with the State Health Department along with all of this other data that we have been collecting, their feeling was, if you look for something you are going to find it. You can take any street for any given season and you are going to expect to find a percentage of people with a coliform they did not know about. It is that common. The way we are following this is we are asking people to follow a three-step process with us. Of those people who have positive tests for bacteria, we ask them to chlorinate and if they felt that they could not do the chlorination, to get in touch with someone like a water conditioning company or a well-drilling contractor to do the chlorination and then call us. When they had done the chlorination we would re-test. We want to be sure it worked to eliminate the bacteria. Sometimes it is necessary to chlorinate a couple of times to eliminate bacteria. Once you have a negative or zero bacteria test, we put those families on a calendar so that more than three weeks away from when they had initially chlorinated we test it one last time to see if they are picking up additional re-contamination. So far of the eighteen homes that tested positive for bacteria, we have gotten six families that have gone the whole route and of the six, three are showing a re-contamination problem. Those folks have all been contacted and asked to get in touch with a well-drilling contractor to have their well inspected. I am questioning that something is going on but we are seeing a cluster problem that is really difficult to identify where the source is. We have not seen an area-wide contamination which is similar to what, unfortunately, we experienced in the Seiter Hill area this summer. So far, the information that we have from the laboratory testing does not indicate that we have this contamination coming from the sewer.

Mr. Lawrence stated, the Health Director has never told us where the contamination is coming from. The Health Director has written us a letter that states, "there are no indications of domestic sewer contamination to any of the wells tested." E-coli is a contamination. I could understand the coliform because of the number of farms that existed in the area and the livestock that probably died on the farms. We don't have animals out in our neighborhood any longer. The Health Director stated that it could be a grasshopper or a cricket jumping into our well. I don't think that is the case; I think it is the sewer. If you look at the information I gave you it will show that the sewer pipe was not properly packed in gravel. I don't blame the current administration of the Water/Sewer Divisions, this happened thirty years ago and it was very poorly inspected; a flimflam job; they ran in, put the pipe in, covered it up and everybody was happy that the job was done. Now we are paying the price. It is a pipe that cannot be used anymore, yet they say it doesn't leak. Where is the contamination coming from? E-coli comes from me, you and everyone else. The waste goes out the front door and into the sewer trunk line, it does not come into my yard. We have not had septic tanks since the sewers were installed. When we left the Mayor's Office he said that the only one who could probably solve this problem was Sherlock Holmes. If that is the man we need, let's hire him.

Mr. Rys stated, several years ago the Town's well down towards the north end of town had been contaminated and we were educated by some people by the Water & Sewer Division in outside sources; an aquifer can be contaminated several miles or several hundred miles away. In other words, your water supply and your well could be contaminated by sources in Southington, Middletown, wherever the aquifer flows. He asked, can streams carry the contamination? Does Mr. Lawrence have streams behind his house? There is a tree farm or some type of large nursery above Mr. Lawrence's home and fertilizers are used; can some of these be sources that are contributing to an E-coli.....lastly, there are several strains of E-coli and is the E-coli that they have been tested for one of the strains of concern?

Maryann Cherniak Lexius responded, the E-coli that was of concern that would cause illness, I do recall we went over this in the past, there are a lot of different strains of E-coli. The one that has been in the news and causes kidney shutdown is generally associated with food-borne illness, as there are many varieties of it. This particular E-coli, no, it hasn't been typed out. We tried to do that in Seiter Hill and learned that the only place we could get that done was at CDC (Center for Disease Control). The State of Connecticut is not certified to do that type of fine-tuned testing. Unless we had an illness associated with the wells that also had a positive E-coli, it would be difficult for us to justify the laboratory resource to type it out. We had two cases, there might have been a third home out of fifty-six homes that we have tested and came in positive for E-coli.

Mr. Lawrence responded, seven (homes).

Ms. Cherniak Lexius continued, I can only attest to the ones that the Health Department has information on, I know that you have spoken to a lot of your neighbors but I can only attest to a few. Still today, there is no requirement to install insect screens on your well. Mr. Lawrence and I have had this philosophical discussion, yes, it is true, E-coli comes from the intestinal tract of humans and animals but a well that has access to the outside because of the cap being raised without an insect screen there is already access to that well, ants, what not being able to get in and out. That is the only thing that the State water supply people could give us as a suggestion for some of the wells that we were dealing with where the caps were not tight. I have not found yet, there is no indication, that we actually have a sewer contaminate entering these wells by the lab data that we have. We have to look at, what is the source? It may very well be close to the well, itself. It may be the area around that individual well. We have so few of them involved that we know of. The aquifer question; as far as contaminates traveling. That is common among chemical contaminations; things that are not motivated by the earth. A lot of times solvents will have an easy access that pass readily through saturated soils, they will ride right on top of the water aquifer. Bacteria; I cannot say that there has been all that much work done on it. The kind of problems that we have been experiencing this past summer has gelled a lot of interest but what I have learned is that there is a die-off percentage in bacterial contamination. They do not live forever once they are in the ground water. The

recommendations, the information I have gotten over the studies we have been doing this past summer is that there is a period of time you could expect them to die off. That means that it has to be replenished some how. The few wells that have chlorinated that did have E-coli have resolved the E-coli with the chlorination which is a good sign. With regards to fertilizers, everything was in the acceptable levels in that aquifer. All of the wells, what ever aquifer that they are pulling from that we tested, you can see the extent of the testing that we were able to do.

Mr. Lawrence disputed that fact that the wells are clustered. He stated, we have Whispering Pine with E-coli up there which is the furthest point north. On Curtis Street almost into the Meriden line we have E-coli. A woman hired a professional well driller and he came down and siliconed her well. He asked her, what does that mean? The woman told Mr. Lawrence, the well driller said he siliconed the well and it will be all right. A well driller only drills a hole in the ground, puts the casing in, tells you how many gallons per minute you will have and then he puts his hand out for his money. As far as chlorinating, he knows no more about it than I do, unless he has dug the well and knows how much water is in there. As far as digging deep like Ms. Lexius is suggesting, two of the wells up there that were last dug in the area; the one with the broken pipe was 300' and the one next to it, dug 200 years previous to that was also dug 300' and they are both contaminated. On the bottom of the ..... we have one that is dug 79' and it is not contaminated. That makes no difference.

At this time Ms. Cherniak Lexius displayed an overhead projector presentation showing the number of homes that have been tested and the location of the cluster of wells that is exhibiting a problem.

Ms. Lexius pointed out the intersection of Yale Avenue and South Curtis Street as the area where the cluster wells appear. It in no way reflects an area-wide contamination that has been seen in other areas such as Seiter Hill. One-third of the homes came in with a positive coliform with less than that, I am not sure of what the exact number of E-coli is.

Mr. Lawrence stated, you state that twenty-two wells have not been tested but some of them have been. They are not revealing their source of what the problem is. We knocked on one door and the woman was shaking in her boots, afraid that we were going to put her name in the paper that she had E-coli and coliform and that it would de-evaluate her home. We explained that we were just trying to find out where the problem is. The intersection that you referred to as having the problem, that is where the broken pipe came out of. When that home was built up there, they tested the well and it did not pass. Two and one-half years later he still failed another test. It keeps coming back, we can't with this.

Ms. Lexius stated, we have very few well completion reports. The newer wells have about fifty feet of casing. I don't know which ones they are on this map. The older wells are looking at about twenty



feet of casing in red rock. It is possible, again, without drive shoes, many of them were put in. It is possible that we are getting what we consider surface water washing in along side of the casing.

Mr. Lawrence asked, what is contaminating the surface water?

Ms. Lexius responded, the coliform bacteria itself is found in soil. It is a common bacteria, that is why they use it as an indicator. The E-coli would be a surface contaminate, more likely from animals....

Mr. Lawrence stated, the last time there were any cows or cattle in that area was about forty or fifty years ago.

Mr. Parisi asked, how long has the Mother Goose farm been gone now?

Mr. Lawrence answered, approximately forty years. In that area the street tests good. That sewer.....tested good because we have the Meriden Pumping Station which has dumped on us repeatedly, all that raw sewage down Meetinghouse Brook. We thought that would be our biggest source of contamination....

Ms. Lexius stated, those wells have tested O.K. so far.

Mr. Lawrence disagreed stating, no, one of those tested very bad up there but she is going to continue drinking her E-coli water because she likes it. The solution is city water for us and until it is proven to us that the E-coli and coliform is not coming from that sewer we should not be charged one cent for water up there. I think it should be put in at the expense of the Sewer Division which has plenty of money. They have \$20 million they are sitting on.

Mr. Gibson asked, what is coliform?

Ms. Lexius replied, coliform is a generic term for total coliform bacteria; it is a family of bacteria that are found in the soil. The thinking about using that as an indicator organism is that if coliform can get in, other things can also get in. Because it is so common, it is used as an indicator that there is a less than perfect.....whether there is a tight seal on your well or if it is present, you have a less than perfect seal on the well. Sometimes it is easily taken care of by chlorination and you don't see it again until maybe another flood season in the Spring. Other times it recurs. When it is recurring, that is when it is time to look to see where it is getting in.

Mr. Lawrence stated, the well seals are not busted. To break a seal on a well you have to go over there with a bulldozer and hit that pipe and shake it. Half of the well seals are under the ground.

It is a sanitary cap.

Ms. Lexius explained, when I say seal, I don't just mean the seal, itself, the cap at the top, I mean the whole integrity of the well tip cap to the base.

Mr. Lawrence stated, these wells are driven into red rock. We had reputable well drillers install them. There is no question about sealing that well with that pipe in the red rock because we have red rock up there like you would not believe. I still say, no matter what you say, we can argue from now until the cows come home.....

Mr. Parisi stated, we are at a stalemate right now.

Mr. Lawrence stated, we have transient pipe made with asbestos that cannot be used any longer. We had tri-axle trucks driving all over that pipe when they were re-surfacing that road. A tri-axle truck with a full load of asphalt must weigh forty to fifty tons. They did not care where they were driving and where the sewer pipe was or anything. Tilcon has fractured more of the pipes than you can believe up there. That intersection is where the piece of broken pipe was taken out.

Mr. Gibson stated, I looked up the word "coliform" in Webster's Dictionary. It reads, all or pertaining to any or several bacilli, bacteria that are normally present in the colon that indicates fecal contamination were found in water supply. He asked, is coliform contaminated water safe to drink?

Ms. Lexius stated, coliform is used as a generic term by the laboratory when they use it to report. The State Water Supply people say, no, it is not safe to drink because if that is there then something else could be there. In and of itself, it has never been shown to cause illness.

Mr. Gibson stated, I just got the results from my second test; it says coliform is present.

Mr. Lawrence stated, my tests say don't drink the water and I have just coliform. I have double stars which means it is unfit to drink.

Ms. Lexius responded, that is correct. If it is there you should not consider it to be a potable supply.

Mr. Gibson stated, in your statement under Physical Results, all fifty-five wells tested were in compliance with State guidelines and standards for water drinking.

Ms. Lexius pointed out, under Physical. If you look under Bacteria...I split it up in that letter to Bacteria, Physical, Chemical and then Special Tests. For the Physical parameters such as pH, color,

...bidity, those fell within the State recommended standards as well as Chemical. I am sorry for the confusion of that.

Mr. Lawrence asked, deep down in your mind, is there any thought that it may be the sewer?

Ms. Lexius stated, something is happening in that corner and I don't know what it is. Until people who are continuing to have problems.....

Mr. Parisi stated, I don't want to keep going over that. Not for anything, we are not going to go anywhere.

Mr. Zandri asked Roger Dann, General Manager of the Water and Sewer Divisions, do you have any results of the videotaping of the sewer lines? How close is the nearest water supply if water were to be brought to this neighborhood?

Mr. Dann answered, when we were first becoming aware of this, we did go back and use our videocamera to videotape the sewers on Yale Avenue and So. Curtis Street. We, as a result of that process, did identify two segments of pipe that had some cracks, cracks around the entire circumference of the pipe. They were not offset or in any way indicating a imminent failure but they were sufficiently numerous in terms of the cracks. We are going to go back in and make some repairs through a lining project. Those two segments of pipe are in the upper end of this and away from the area that Ms. Lexius has indicated to be the cluster. They fall in this area to the northerly end just before the intersection, Yale Avenue at the "Y" in the intersection; there is one in that area and one just below that. We will be making repairs to those pipes to make sure that they retain their structural integrity. The second question as far as the availability of water supply, the nearest water would be in one of two places. If you continue down Yale Avenue and across the Merit Parkway, our main ends just to the southerly side of the parkway. Distance-wise that may not be that far but you have to cross the parkway which would be expensive. The other area to look for would be up in the Circle Drive area; Frank's Court would probably be the nearest source. We would have to bring that across through some wetland stream crossings areas and we would have to obtain easements for that purpose but at least in that situation we are not looking at a major highway crossing.

Mr. Zandri stated, the recommendation I would make at this point is, if enough of the residents want the water brought up, they would have to go through the same process that Seiter Hill folks did; they will have to petition the Town to bring water in.

Mayor Dickinson stated, it would be to the Public Utilities Commission, they would review it and could make a recommendation to Council and the Mayor's Office regarding the project and how it would be structured.

Mr. Lawrence stated, they are all in favor of it but a lot of them just got through buying homes only a few years ago up in Whispering Pines. The people have big mortgages and they don't want to hear anything about additional expenses. They have water, they polluted our water, they pay for it. We had a situation in town a few years ago on the East side of town where homeowners were given a deed restriction which said that they only had to pay \$15.00 for the use of the water and sewage use fees. When we built our Sewage Treatment Plant that was done away with because the Town thought everyone should pay equal. We played hard ball with them, they took the Town to court and won approximately \$4 million of taxpayer's money. Let's not have another fiasco up here. Some of the people are very disturbed that they have the water, it is being polluted and the Health Department cannot tell us who is doing it.

Mr. Zandri stated, I just wanted to make sure that we don't leave here tonight without letting the residents know what their option is.

Mr. Lawrence stated, there should be no heavy tri-axle trucks allowed on the street traveling over the old pipes. We are accepting truck traffic from Route 5. They are not doing any good to the pipe; the road bed is not made for it. Patching the pipes is not the solution.

Mr. Parisi responded, as Mr. Zandri stated, the process of petitioning the P.U.C. is what has to be followed. In fairness, I am not going to ever tell anybody that they can find the source. I have seen two instances where we couldn't find the source. It just is impossible to find. The State can't help us find it.....

Mr. Lawrence stated, the State D.E.P. (Dept. Of Environmental Protection) do not want to know us. I don't think the citizens and taxpayers are being treated properly by saying that we have to pay for this, like they did with Seiter Hill. I don't think that they were treated fairly, either. If there is a problem, let's find it; if it is my fault, I will pay for it. Show me; if it is our fault we will pay and we will petition the Governor if we have to to get the water and we will pay for it. But if it is not our fault; as you heard tonight she (Ms.Lexius) does not have any answers.

Mr. Parisi suggested that Mr. Lawrence and Mr. Gibson follow the recommended procedure.

Mr. Zappala asked Mr. Dann, did you say the videotaping revealed cracks in the sewer pipes?

Mr. Dann responded, the videotaping indicated two pipe segments, a segment being from one manhole to the next, where we observed circumferential cracks, maybe a half dozen in a pipe segment and those are the two segments that we are going to go in and through a lining process make repairs to.

r. Zappala stated, then we have to assume the pipes have leaks, right?

Mr. Dann responded, those pipes could take on ground water.

Mr. Zappala replied, they could also spill.....

Mr. Dann added, under the right circumstances it is conceivable that some ex-filtration or flow out of the pipes could occur but what you have to remember about sanitary sewer pipes is, they are not flowing under pressure, they are flowing under gravity flow. There is a low depth of flow and there is no mode of force like you would have in a pressurized water main to drive the flow out of the pipe. The greater likelihood is typically, during periods of high ground water, the ground water seeps into the pipes. That becomes a concern to us because it is a source of extraneous flow that comes into the system that we have to convey to the treatment plant and treat. The other reason we are concerned about making those repairs is that although there is no evidence that these particular cracks pose an imminent risk of pipe failure, we would like to go in and make the repairs while they are still in that condition rather than waiting until there is additional cracking or possibly a failure and a back up.

Mr. Zappala stated, their concern and my concern is, are those pipes leaking into the ground? Are they leaking sewage into the ground? That is what their concern is and that is what they are implying. Does that possibility exist?

Mr. Dann answered, that is the very reason why the Health Department asked for additional testing on each of the wells, looking specifically for indicators that would be associated with either flow in a sanitary sewer or in a septic system or any other source where human waste is being conveyed or disposed of. In all of the samples the Health Department looked at, they found no indication that that was the source of the problem. I think the conclusion Mr. Lawrence is looking for proof and doesn't want to accept that information perhaps. But the information in point of fact, scientifically, says that the sanitary sewer is not the cause of the problem that is being experienced in those wells.

Mr. Zappala stated, but you cannot discount 100% that it wasn't because E-coli exists.

Mr. Dann explained, coliform bacteria exists widespread in the environment. If you were to take a sample of soil from your front lawn and have that analyzed, you are likely to find coliform and probably E-coli bacteria existing. The issue here is the connection between that widespread bacteria in the environment and ground water.

Mr. Lawrence stated, if you have to roto-rooter a pipe to get the cameras down there, that is roots growing into the pipe. As Roger Dann stated, when we have severe rainstorms the pipes do fill up.

That is a quote and if he wants to deny that, he can but at the Mayor's meeting at which the Mayor was present, he (Mr. Dann) said that the pipes fill up with water and they cannot go down with the cameras because there is too much water flow in there. It has got to mean something when roots are growing into a pipe.

Mr. Zappala stated, I share the concern and you should also be concerned that it (the situation) might be created by the sewer pipes. I cannot see how anyone can discount the fact that there are cracks and it has got to be leakage. If there is leakage then it has to be proven that it is creating the problem that you have. If that is the case then it is our responsibility. It will have to be proven through examinations and lab testing.

Mr. Parisi asked Mr. Dann, will you be repairing the pipe?

Mr. Dann responded, it is likely to be within a month's time that we will be doing that work.

Mr. Parisi asked, will you do it as soon as you can?

Mr. Dann answered, that is the intent. The lining has to be fabricated and it has to be scheduled with the installer. The contractor has been notified and is in the process of preparing to do that work.

Mr. Parisi asked, how long does it take once these pipes are fixed, if it is the cause will it stop; the contamination?

Ms. Lexius replied, the best information we had gotten from two professors from Yale was that there is a die-off period of approximately one month.

Mr. Parisi stated, the residents should start their procedure up there.

Mr. Lawrence stated, if that (the pipe) is cracked up there, it is cracked all over. Mr. Dann stated that he videotaped Curtis Street; they just did a fraction of it. They did not do a good sixteenth of a mile that I know of in front of my home. They did selective, choice spots. The section that they mentioned, the corner of Yale Avenue where the intersection is, that is where the most E-coli is; that is where that broken pipe came out of. That had to be dumping sewage into this area for years. If they did not build that home over there that pipe would still have been there leaking sewage. No one recognizes that the sewer could be the problem. They are so dead set against it, they just say, no, it isn't the problem, and we have to buy that.

Mr. Parisi stated, there is no sense going around in circles.

Mr. Gibson thanked Mr. Zandri for putting the item on the agenda.

Andy Kapi, 6 Deme Road stated, that answer is most likely elementary. In this day and age when we live in such a litigious society, we feel all or most of our judgments need to be based on some standard of absolute proof or there is no liability. I think that is unfortunate. In this case these people have a plausible explanation for how this problem may have developed. In a court of law you are allowed the concept of circumstantial evidence. I submit that if water can seep into a pipe when it is raining and damp, when those conditions cease, that water level will settle and some of that water will seep out of that pipe so very plausibly this could have happened in this fashion. We have a trend in recent months where seemingly the onus is on the residents to provide proof, proof of liability, proof of causality which I.....

Mr. Parisi stated, I don't think that is accurate, not accurate at all.

Mr. Kapi stated, what is accurate is, we seem not to want to help people.

Mr. Parisi interrupted Mr. Kapi to say, that is not accurate, either. What was done tonight was to give the people their forum and there was a recommendation made and a two-prong effort that they can go on; they can start the process to request water and the pipe is in the process of being repaired. If you have something to contribute to this, would you please contribute it. Let's get to the item.

Mr. Kapi stated, from my view, people are pretty much on their own and they will bear the cost for repair. I think it is an unfortunate trend and.....

Mr. Parisi stated, I don't think it is strange, it is nothing new, it has been the process and the procedure. You did not come up with anything that is a revelation; that is what has been going on. What are you trying to do? What is your object?

Mr. Kapi answered, I would welcome any initiative from this Council, at some point, that sounds more like, "we would like to help you."

Mr. Parisi responded, we certainly do want to help everyone and we want to do it fairly.

Mayor Dickinson stated, I do think that the efforts of the Health Department as well as Water and Sewer.....

Mr. Parisi stated, Mayor, I made that clear. That is what I said; I said that. Everyone has worked very hard on this, the evidence is in the letters and in the work that has been done. I think we have done well on this one. Any other comments here?

No other comments were forthcoming from the Council.

Frank Wasilewski, 57 North Orchard Street stated, if you go out Paddock Avenue, a number of years ago it was all dairy farms. Not that long ago Greenbackers moved out. They had a big herd (of cows). I don't know how big this aquifer is or whether this could be some of the problem, I don't know but I want to bring it out and maybe you could check on it. It was a number of years ago that Mr. Lawrence was before the Council complaining about the chicken coops up there and the rats. I don't know if there is a rat in the well or what. You have to consider all of these things. There was also an apple orchard, a nursery and a girl scout camp over forty years ago. That pond was contaminated then because my wife was a girl scout leader and my two daughters were there every morning, five days a week. They could not swim in the pond because it was contaminated; forty years ago.

Pasquale Melillo, 15 Haller Place, Yalesville asked, what does the Town plan to do about this?

Mr. Parisi stated, the residents have to petition the P.U.C. for water. The Health Department will continue to work on the problem. There is nothing the Council can do. I think we are moving the way we should be. I don't have any problem with that and I don't think anyone else will.

ITEM #16 SET A PUBLIC HEARING on an Ordinance Appropriating \$85,000 to Extend Water Lines in the Fox Run Drive Area and Authorizing the Issuance of \$85,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose - December 8, 1998 at 8:00 P.M.

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

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

ITEM #17 SET A PUBLIC HEARING on an Ordinance Establishing Assessments for Fox Run Drive Water Line Extension Project for December 8, 1998 at 7:45 P.M.

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

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

ITEM #18 Withdrawn



WAIVER OF RULE V Motion was made by Mr. Knight to Waive Rule V of the Town Council Meeting Procedures for the Purpose of Discussing the Vacancies in the Fire Marshal's Office, seconded by Mr. Centner.

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

Mr. Parisi stated, as you are aware, the Fire Marshal unexpectedly resigned. I took the liberty, I felt with your (Council's) backing since it required pretty immediate action which can be rescinded should you choose however I recommend that it not be, that the Assistant Fire Marshal be appointed the Acting Fire Marshal. That was in discussion with the Personnel Director, Mayor and Fire Chief. I would further recommend that we advertise and test for the new position. If anyone has any problems with that I would be happy to discuss that further.

Terence Sullivan, Personnel Director stated, because of the holiday (Thanksgiving) we may have a problem. I would try and get it in Sunday's paper. That will go statewide and there is also a professional association of Fire Marshal's. We could post it with the State Public Safety Division to get the word out that way as well. If we can't get it in the paper this Sunday then we will get it in for next Sunday.

Ms. Papale asked, to become a Fire Marshal do you have to go to a special school?

Mr. Parisi responded, it is a very technical field.

Mayor Dickinson added, it is State certification.

Ms. Papale asked, would we look within the Town of Wallingford as far as looking at regular firemen or volunteer firemen first or are you looking for someone who is already a Fire Marshal?

Mr. Sullivan responded, essentially, it is what you are looking for since you (Council) are the appointing authority but I would hope that if we have internal employees that can do the job that you would consider them as well just so long as they meet the qualifications. Mr. Sullivan distributed a copy of the job description to the Council at this time.

Mayor Dickinson stated, what has to be considered is, after advertising, are you looking for a panel to interview and then get the top names and then interview the top names? Do you want a written test?

Mr. Parisi responded, I was going to work with Terry (Mr. Sullivan) with that. He had mentioned the possibility of a panel and the Council can take part in how they want to make it up. I know it would

cumbersome but the right way to do it. This way everyone has some input and we will try to reach a decision.

Mayor Dickinson stated, one thing that can affect it is the number of applicants that could be received. If you end up with fifty (50) applicants then it is a question of what procedure is used to get the number down to a more workable.....

Mr. Parisi stated, let's get the advertisement out first and then we can go one of two ways depending on what the numbers are. Perhaps there is a process to pare them down so that we are dealing with the top ten or so and go from there, unless someone has another idea. I am open to suggestions.

Mr. Zandri stated, the last time we did this there was a testing process to get it whittled down to the top ten, six, five or what have you. The Council then met and interviewed and made our choice from there.

Mr. Parisi stated, I did what I did because I wanted to expedite it and I didn't feel I was breaking any new ground in what I did, that you would all be supportive. We can collectively decide what we are going to do; I would prefer it that way. Let's get the advertising going and see what we get. At that time we will make a decision as to how we are going to do it. We have to meet quickly. Also, the secretary is leaving the department. We are fortunate that the full-time, part-timer has a pretty good knowledge of the office so we are going to recommend that she become a full-time, part-timer for ninety (90) days. The position has to be advertised and tested for.

Mr. Zappala asked, is what we read in the paper the whole story? Is there anything beyond that?

Mr. Parisi stated, I received a.....I talked to Mr. Lamy on the phone and he just told me that this was what he wanted to do. I would rather leave it at that. It was very brief and I wished him well and offered to help him in any way we could and he offered to help with the transition on a part-time basis if he could and when he could, isn't that right, Kathy?

Kathryn Zandri, Town Council Secretary responded off microphone in the affirmative.

Mr. Parisi continued, he did not appear in my discussion with him to have any anger or anything. Did you sense that, Kathy?

Kathy Zandri responded off microphone in the affirmative.

Mr. Zappala stated, it was shocking that he would leave without any notice or advising us of what he was doing.

Mr. Parisi stated, in essence he has given us proper notice because he is on vacation time. It appears right now that we are functioning the way we should.

ITEM #19 Executive Session Pursuant to Section 1-18a(6)(B) of the CT. General Statutes to Discuss Strategy and Negotiations with Respect to Pending Litigation - Town Attorney

ITEM #20 Executive Session Pursuant to Section 1-18a(6)(E) and 1-19(b)(9) of the CT. General Statutes to Discuss Strategy and Negotiations with Respect to Negotiations and Collective Bargaining - Personnel

ITEM #24 Executive Session Pursuant to Section 1-18a(6)(D) of the CT. General Statutes to Discuss the Purchase, Sale and/or Lease of Property - Mayor

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

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

The Council entered executive session at 9:21 P.M.

Mr. Zandri abstained from attending the executive session pertaining to Item #20 as did Mr. Centner due to a potential conflict of interest on both their parts.

Ms. Papale left the meeting due to illness.

Mr. Zappala left the meeting due to an illness in his family.

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

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

The Council exited the Executive Session at 10:07 P.M.

#### WAIVER OF RULE V

Motion was made by Mr. Rys to Waive Rule V of the Town Council Meeting Procedures to Approve a Settlement, seconded by Mr. Knight.

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

Motion was made by Mr. Rys to Approve the Settlement of Thurston Wolstrom v. Town of Wallingford as Discussed in Executive Session, seconded by Mr. Farrell.

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

Mr. Parisi announced, there will be a Special Meeting of the Wallingford Town Council scheduled for Tuesday, December 1, 1998 in the Robert Earley Auditorium at 6:30 P.M. to cover Items #21, 22, and 23.

Mr. Zandri asked, can a motion be made to just continue the meeting to that date and time?

Mr. Parisi responded, no, we will just adjourn tonight and open up officially on Tuesday.

Mr. Papale stated, it won't be on camera.

Mr. Parisi replied, it will be simpler and we won't be on camera. It will just be a special meeting. I think it is better that we do it this way with the camera, we end the meeting and we will open and close on..... do you want to make a comment on the contract?

Mr. Zandri responded, no.

ITEM #21 Withdrawn

ITEM #22 Withdrawn

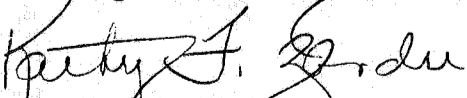
ITEM #23 Withdrawn

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

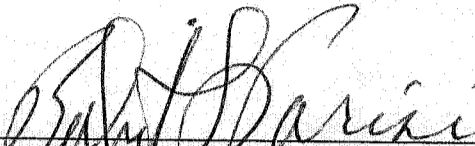
VOTE: Papale, Renda and Zappala were absent; all others, aye; motion duly carried.

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

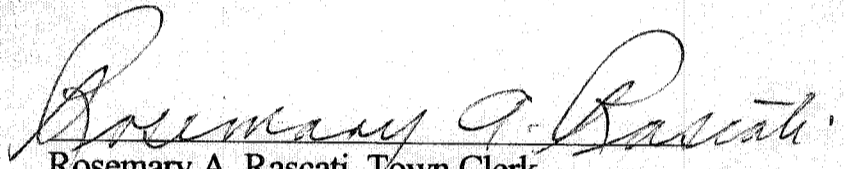
Meeting recorded and transcribed by:

  
Kathryn F. Zandri  
Town Council Secretary

Approved by:

  
Robert F. Parisi, Chairman

1-12-99  
Date

  
Rosemary A. Rascati, Town Clerk

1-12-99  
Date

BYRON NEWS  
ALBANY RECORD  
UNION RECORD

**PROGRAM COORDINATOR**  
Town of Wallingford

**POSITION TITLE:** PROGRAM COORDINATOR

**DEPARTMENT:** Youth and Social Services

**GENERAL DESCRIPTION:**

This is responsible work involving the provision of a variety of positive development, prevention and intervention programs and services to youth and families.

Work involves the responsibility for planning, organizing and coordinating varied services for youths, adolescents and parent/family age groups. Duties include provision of programs and services such as youth employment, peer counseling, creative writing, youth drama group and parent training. Provides supportive and intervention services ranging from information and referral to crisis intervention and guidance. Provides outreach, referral and follow-up to youth and families in need of assistance. This work requires that the employee have considerable knowledge, skill and ability in all phases of youth and family programming services. This position also has the responsibility for making routine technical youth and family services program decisions.

**SUPERVISION EXERCISED:**

Supervises department staff, interns and volunteers as assigned by the supervisor.

**EXAMPLES OF DUTIES:**

Administers the Peer Advocate/Counseling Program including interviewing, selecting and enrolling students for the program. Provides supervision and follow-up services for student participants. Conducts peer advocate training program for high school students. Supervises on-going activities performed by peer advocates. Coordinates schedule of Teen Speak and other programs with education officials.

Administers the Wallingford Intergenerational Garden program through recruiting children, seniors and volunteers and establishing event schedules and coordinating special events, planting and harvesting and distribution of vegetables, and maintaining garden and surrounding grounds.

Serves as the staff representative to youth groups and youth service groups for the planning, development and implementation of prevention and intervention programs for youth, such as Mobilization Against Tobacco for Children's Health (MATCH), Project Graduation, Kick Butts, etc.

Provides assistance to local community organizations and agencies in recruiting youth involvement in their projects. Works collaboratively with schools, police and other service providers and agencies in the planning, coordination and implementation of related

**PROGRAM COORDINATOR**  
Town of Wallingford

programs and activities. Coordinates youth employment programs. Coordinates and participates in baby-sitting seminars for middle school-aged students.

Performs related work as required.

**SUPERVISION RECEIVED:**

Works under the general supervision of the Director of Youth and Social Services.

**KNOWLEDGE, SKILLS AND ABILITIES:**

Considerable knowledge of the principles, practices, systems and environment of youth serving agencies. Considerable knowledge of theories of child and youth development and positive youth development, and program and administrative practices related to positive youth development, prevention and intervention strategies.

Considerable ability to develop and implement positive development and prevention programs for young children, adolescents and families. Considerable ability to lead adolescents and parents in either an individual or group setting.

Considerable ability to successfully plan, organize, promote, schedule, coordinate, and monitor programs and services. Considerable ability in written and verbal communication. Good knowledge of relevant state and federal laws, regulations and programs

Good ability to establish and maintain effective working relationships with superiors, staff, youth, parents, peers and community members and other agencies.

**QUALIFICATIONS:**

Bachelor Degree in Social Work, Human Services, Elementary or Secondary Education, Psychology, Sociology or other specific social service area with course work concentration in child development or counseling. Masters Degree preferred. Minimum three (3) years' experience providing positive development and prevention programs and/or intervention services to adolescents and families in both individual and group settings. Experience designing such programs preferred. A combination of education and qualifying experience may substitute on a year-for-year basis.

**SPECIAL REQUIREMENTS:**

Must possess and maintain a valid Connecticut Motor Vehicle Operator's license and possess and maintain (or attain within 90 days of hiring) a valid Connecticut Public Service license. Must be available to work a flexible schedule, including at least one night per week and weekends as assigned. Responsible for transporting program participants and others to activities within and outside of Town. Must be able to lift 25 pounds.

**PROPERTY APPRAISER**  
Town of Wallingford

**POSITION TITLE: PROPERTY APPRAISER**

**DEPARTMENT: FINANCE**

**GENERAL DUTIES:** This position is responsible for the development, preparation and tabulation of technical information in the appraisal of real property, consisting of residential, commercial and industrial land and buildings, registered vehicles and personal property consisting of furniture, machinery and equipment of businesses. Inspects sites of new construction, renovations, additions and demolitions. Inspects, measures and collects appraisal information on real and personal property. In preparing information for assessment purposes, uses various appraisal methods, ranging from sight appraisal to detailed examination of books of account, such as the preparation of pricing schedules and the investigation of sales information and construction costs in computing replacement value. Produces a work product in conformance with established appraisal standards, policies, objectives and plans.

**ADDITIONAL DUTIES:** Assists Assessor in making property inspections. Assists Assessor in all phases of the appraisal function, including but not limited to, assisting and instructing the office staff in appraisal and assessment matters as required. Prepares written reports and correspondence. Performs related work as assigned.

**SUPERVISION RECEIVED:** Works under the direction of the Assessor or other designated supervisor.

**SUPERVISION EXERCISED:** Generally none, however, may supervise office staff as assigned by the Assessor.

**KNOWLEDGE, SKILLS AND ABILITIES:** Considerable knowledge of the techniques, standards and procedures used in the appraisal of real property, personal property and registered vehicles. Considerable ability to make involved mathematical computations. Good knowledge of accounting, office procedures and the use of computer systems. Good ability in written and oral communications and ability to complete work within deadlines. Considerable ability to establish and maintain effective working relationships with supervisors, co-workers, the public and vendors.

**QUALIFICATIONS:** Associate degree from a recognized college or university in economics, business, finance, real estate or related area plus three (3) years of real estate or appraisal experience or an equivalent combination of experience and training specified above substituting on a year-for-year basis.

**SPECIAL REQUIREMENTS:** Must possess or be able to obtain a certified Connecticut Municipal Assessor designation within five (5) years of appointment. Must possess and maintain a valid Connecticut Motor Vehicle Operator's License.