

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

*Town Council Chambers*

September 28, 2010

The following Minutes are a record of the Regular Meeting of the Wallingford Town Council held in the Robert Earley Auditorium of the Wallingford Town Hall on Tuesday, September 28, 2010. The Meeting was Called to Order at 6:33 P.M. Responding present to the Roll Call given by Town Clerk Barbara Thompson were Councilors Vincent Cervoni, Nick Economopoulos, Jerry Farrell, Jr., Craig C. Fishbein, John LeTourneau, Robert F. Parisi, Rosemary Rascati and John J. Sullivan. Councilor Vincent F. Testa, Jr. arrived at the meeting at 6:40 P.M. Mayor William W. Dickinson, Jr., Town Attorney Janis Small and Comptroller James Bowes were also in attendance.

The meeting began with an Opening Prayer led by Reverend Dean Warburton, First Congregational Church. Those in attendance recited the Pledge of Allegiance. The Roll Call was taken.

It was announced that Item 3m. was removed from the Consent Agenda and will be taken up under Item 4.

**3.** Consent Agenda

- 3a.** Consider and Approve Tax Refunds (#186 - #274) totaling \$18,218.11  
Acct. # 001-1000-010-1170 - Tax Collector
- 3b.** Acceptance of Federal/State Highway Safety Grant and Appropriation of \$4,091 to Revenue Highway Safety Acct # 001-1050-050-5883 and to Police Overtime Acct # 001-2005-101-1400 – Police Chief
- 3c.** Consider and Approve a Resolution Authorizing the Mayor to enter into a contract with the Connecticut Association of Directors of Health (CADH), fiduciary for the State of Connecticut, Department of Public Health, Lead Poisoning Prevention and Control, in an amount of \$9,095 and designate Eloise Hazelwood, Director of Health, as Administrator of said program for the purpose of conducting education and outreach – Health Director
- 3d.** Consider and approve Appropriation in the Amount of \$9,095 to State Grant Revenue Acct # 224-1040-050-5073 and to Lead Poisoning Expenditures 2010-2011 Acct # 224-3010-6056-6003 – Health Director
- 3e.** Consider and Approve a Resolution Authorizing the Mayor to enter into an agreement with the State of Connecticut, Department of Transportation, for the purchase of alternative/clean fuel vehicle(s) and to Execute any amendments, rescissions and revisions thereto  
– Program Planner
- 3f.** Acceptance of Donation from the Wallingford Foundation for *Science and Technology After School Club* (formerly Young Astronauts Club) and Appropriation in the amount of \$2,000 to Donations Acct # 226-1042-701-7010 and to Expenditures Acct # 226-3070-611-6500 – Youth & Social Services
- 3g.** Acceptance of Donation from the Wallingford Foundation for the Bebes Activos playgroup and Appropriation for *Youth & Social Services Special Fund* in the amount of \$500 to Donations Acct # 213-1042-070-7010 and to Expenditures Acct # 213-3070-600-6000  
- Youth & Social Services

- 3h.** Acceptance of Donation to *Youth & Social Services Special Fund* and Appropriation in the Amount of \$70 to Donations Acct # 213-1042-070-7010 and to Expenditures Acct # 213-3070- 600-6000 - Youth & Social Services
- 3i.** Acceptance of Donation to *Youth & Social Services Special Fund* and Appropriation in the Amount of \$120 to Donations Acct # 213-1042-070-7010 and to Expenditures Acct # 213-3070-600-6000 - Youth & Social Services
- 3j.** Acceptance of PPL Corporation Community Grant and Appropriation of \$3,500 to Miscellaneous Revenue Acct # 001-1075-070-7040 and to Continuing Education & Training Acct 3 001-2030-501-5700 – Fire Chief
- 3k.** Consider and Approve an Appropriation of Funds in the Amount of \$2,100 to Miscellaneous Revenue Acct # 001-1075-070-7040 and to Continuing Education & Training Acct 3 001-2030-501-5700 – Fire Chief
- 3l.** Consider and Approve a Transfer in the Amount of \$6,930 to Electronic Time Recorders Acct # 001-5015-999-9114 from Crew Cab Truck w/Platform Body & Accessories Acct # 001-5015-999-9113 – Public Works
- 3m.** *Consider and Approve a Transfer in the Amount of \$71,451 to Uncollectible Accounts Expense Acct # 904 from Customer Records & Collection Acct # 903 – Electric Division  
Removed*
- 3n.** Consider and Approve Third Amendment to Intermunicipal Agreement – 1070 North Farms Road, LLC – Water Division
- 3o.** Approve Amended Minutes of Special Town Council Meeting of April 20, 2010

MOTION Mr. Farrell made a motion to approve Consent Agenda items 3a. to 3l. and 3n. to 3o.

SECOND Ms. Rascati seconded.

VOTE All Councilors Present (8) voted aye. Mr. Testa was absent.  
8- Aye; 1- Absent

The motion passed.

#### **4.** Items Removed from the Consent Agenda

- 3m.** Consider and Approve a Transfer in the Amount of \$71,451 to Uncollectible Accounts Expense Acct # 904 from Customer Records & Collection Acct # 903 – Electric Division

*In attendance: George Adair, Director, Public Utilities  
Richard Hendershot, General Manager, Electric Division  
David Gessert, Vice-Chairman, Public Utilities Commission  
Thomas Sullivan, Business Manager, Electric Division*

Mr. Fishbein was interested in the location of the properties, a list of the properties. Mr. Adair reported that he is working with the Town Attorney on the legalities of releasing the list as a possible right to protecting privacy may exist. Mr. Gessert referred to a privacy statement. They discussed liens on properties. Town Attorney Janis Small stated that there is statutory protection for electric bills. She said that some on the list may be released but it depends on how an account fits into the law.

The Town Council was interested in the causes of and the collection process of outstanding, uncollectible bills. All of the following were pursued in the discussion: Penalties, late fees, skip-town accounts, internal collections, uncollectibles, shut-offs, notices, write-offs, deposits on hook ups, commercial accounts, payment arrangements, impact on new business with large up front deposits, collection agencies, ability to pay, Social Service assistance – Youth and Social Services, Salvation Army, different fuel banks and the Wallingford Electric Division Fund- and pursuit of collection,. The Town Attorney reported that she keeps collection open as long as she can, and that the longest time is six years.

Mr. Adair and Mr. Thomas Sullivan both stated that this transfer needs to be approved tonight so they can close out the last fiscal year. Mr. Bowes said that it would help in the annual audit process. Mr. Adair added that the efforts to capture the funds haven't stopped but from an accounting standpoint, they must be acknowledged and dealt with, so there really isn't an option. By accounting standards, this is the amount that must be recognized for fiscal year 2010. Mr. Thomas Sullivan informed everyone that even when the accounting recognition is done, none of the accounts go to zero tomorrow, and that if they owe \$500 before accounting recognition, they will still owe \$500 after accounting recognition.

Mr. Hendershot stated that as of June 30, 2010, the \$92,717.96, noted in a memo dated 9/14/10, is a classification of unpaid bills that have already been turned over to the Town Attorney to collect. He said that the Electric Division pays for a portion of the Town Attorney through their proportionate charges; it's an expense line in their budget, and these are part of the services that they pay for.

**MOTION** Mr. Testa made a motion to Approve a Transfer in the Amount of \$71,451 to Uncollectible Accounts Expense Acct # 904 from Customer Records & Collection Acct # 903 as requested by the Electric Division.

**SECOND** Mr. LeTourneau seconded.

**VOTE** All Councilors present (9) voted Aye.

The motion passed.

## 5. PUBLIC QUESTION & ANSWER

The following members of the public participated in the Public Question & Answer session:

Bob Hogan, Grieb Road, made comments about Wharton Brook.

Ray Ross, 88 Franklin Street, related what he thinks of as a dangerous practice when police cars park impeding the flow of traffic.

Bob Gross, 114 Long Hill Road, spoke about Covanta, town's obligations, Tower 2, which is not operating and Wallingford air quality. He also talked with the Mayor about the process for appointing an individual to the Pension Commission.

Ken Daly, 584 North Elm Street, commented on the town participating in the lawsuit with DEP. He also thinks that the town should show more humility towards the Electric Division.

8. Conduct a Public Hearing at 7:00 P.M. with respect to Subsurface Sewage Disposal Systems, Chapter 177, Article II of the Code of the Town of Wallingford– Ordinance Committee

*In attendance: Eloise Hazelwood, Director of Health*

Mrs. Hazelwood said that this revision was presented to the Ordinance Committee on August 17<sup>th</sup>.

Councilor Cervoni, Co-Chairman of the Ordinance Committee, stated that this is consistent with the current regulations of the State of Connecticut, Department of Public Health and to bring our sub-surface sewage disposal systems regulations in conformance with the state regulations. He reported that none of the fees associated with this testing will increase. This language was approved by the Ordinance Committee.

Chairman Parisi opened the Public Hearing to the public and there were no responses.

Mrs. Rascati asked about Fees 171-10. Mrs. Hazelwood stated that if the work has not been performed, the plan is good after one year, but the party needs to re-apply when one year expires.

Mr. Fishbein asked about asked about a shed beyond a certain size that would need a building permit and asked if it would need to have the soils around it tested. Mrs. Hazelwood said that it would be dependent upon what is in the file, and if there is current data on the existing system and the location in relationship to the proposed shed, or addition, then soil data may not need to be done, which is based Connecticut Public Health Code. Mrs. Hazelwood said that if the town has data on file on an existing system, the location, the size and the soil data, it has already been ‘witnessed’, and is valid even if it is 20 years old. This is really for new construction but when it comes to B 100 (a), it talks about anything that takes up an additional footprint on the space of the lot that may be used for an additional reserve area. She said that this is not just for residences but also for businesses.

Mr. Farrell asked if the Council is adopting the ordinance or amending to the Code. Attorney Small said that it is part of the code but it’s in fact the ordinance and that the Council is adopting it as Chapter and Article of the Code of the Town of Wallingford Ordinances.

There were no further comments from the public or from the Council. Chairman Parisi closed the public hearing.

MOTION Mr. Cervoni made a motion to adopt Chapter 177, Article II of the Code of the Town of Wallingford with respect to Subsurface Sewage Disposal Systems as presented.

SECOND Mr. Farrell seconded.

#### ROLL CALL VOTE

Cervoni	Yes	Letourneau	Yes
Economopoulos	Yes	Rascati	Yes
Farrell	Yes	Sullivan	Yes
Fishbein	Yes	Testa	Yes
		Chairman Parisi	Yes

The motion passed.

## WAIVE RULE V

**MOTION** Mr. Fishbein made a motion to Waive Rule V to go into Executive Session pursuant to Connecticut General Statutes §1-200 (6) (E) and §1-210 (b)(7) to discuss the feasibility study related to the acquisition of property for the fire house.

**SECOND** Mr. LeTourneau seconded.

Mr. Testa asked to have explained what the rationale is and what the justification is. Mr. Fishbein stated that the initial proposal was to present a written document tonight in conjunction with a presentation. Mr. Fishbein said that he likes to see backup documents prior to getting a presentation and that he comes initially to the table as a cynic and likes to be fully informed, as much as he can be, so it is his intent to bifurcate this to try to get the report before we get the presentation. He said he knows that he has been told that this is the way it has always been done, and he, respectfully, does not agree.

Mr. Testa asked if it is his intent to have the report given to the Council in the Executive Session, but then still have the presentation of the report and for it to remain on the agenda for this evening. Chairman Parisi said yes. Mr. Fishbein said that it would be his intent to receive the report in Executive Session, have a chance to review it and then to have a presentation of the report on another night. He said if that is not the case, then he would suggest being given the time to look it over. He said that he won't be paying attention to a presentation while he is flipping through a report at the same time. He wants to be fully informed. He called this a hot button issue.

Mr. Testa expressed concern and said that if the item is on the agenda right now, then it does not appear to him that it will be taken off. Chairman Parisi stated that as far as he is concerned the item will stay on the agenda and said that if there is a vote, he hopes the vote will be to leave it on the agenda. Mr. Testa said that this simply to amend the agenda to allow us to vote on whether we go into Executive Session; that's two votes. He said that if we agree with both of those, and when in Executive Session, someone gives us the report, then we come out of Executive Session. He said and then we move on with the meeting, and the next item on the agenda would be the presentation of the feasibility study. Mr. Testa stated that he has never seen a motion to remove something from the agenda on the night of the meeting. So it's not being removed. He said that he is not in favor of not having this presented to us this evening. He said that he understands Councilor Fishbein's concerns. He said that he also doesn't think that it is an appropriate Executive Session. Chairman Parisi said that it was cleared with the Town Attorney. Mr. Testa said he understood.

**VOTE** Seven (7) Councilors voiced Aye. Mr. Testa and Mr. Cervoni said Nay. Chairman Parisi also asked for a show of hands, and the ayes had it.  
7 Aye; 2 Nay

The motion passed to Waive Rule V.

**MOTION** Mr. Fishbein made a motion to go into Executive Session pursuant to Connecticut General Statutes §1-200 (6) (E) and §1-210 (b)(7) to discuss the feasibility study related to the acquisition of property for the fire house.

SECOND Mr. LeTourneau seconded.

Mr. Cervoni said that he wanted to understand the intention of having Item 6 on the agenda was tonight, or to make sure that his understanding is clear. Chairman Parisi said that it was on the agenda for presentation to the Council and the public. Mr. Cervoni asked once we have this study, and have received the presentation, is the Council going to have the time to have Mr. Stein return to answer questions that we develop after we have left this meeting. Chairman Parisi stated that the process has always been that there would be another meeting with the architectural firm at which time the public and the Council would present their questions, and hopefully, they would be answered.

Mr. LeTourneau reported that he formally requested through the Town Council Office that this item be withdrawn and scheduled for the next Town Council meeting. He said that he was denied. He said that is how the Council got to this point.

Mr. Fishbein stated that he had requested the same thing and that his position is that if they had had the report a week ago, he would have no problem viewing the presentation. He said that the Council has had many departments before them where they have asked to not to receive documents as well as a presentation the same night, and he is trying to keep in conformance with that.

Chairman Parisi said that the Council is spinning their wheels and said let's get at it. Let's get the report going and follow whatever we are doing to hopefully some conclusion.

Town Attorney Small reminded the Council that they need six (6) votes.

VOTE The Councilors voiced Aye. Both Mr. Cervoni and Mr. Testa voiced Nay. Chairman Parisi followed the voice vote with a show of hands. He counted to six and stated that we are going into Executive Session.

The motion passed.

The Town Council went into Executive Session at 7:55 P.M.

MOTION At 8:21 P.M., Mr. Farrell made a motion to come out of Executive Session.

SECOND Mrs. Rascati seconded the motion.

VOTE All nine (9) Councilors voted Aye. The motion passed.

#### EXECUTIVE SESSION ATTENDANCE:

Nine (9) Councilors, Mayor Dickinson, Town Attorney Small, Fire Chief Peter Struble, Deputy Fire Chief Richard Heidgerd, David Stein, Architect, Silver, Petrucelli and Associates, Inc., and Chris Nardi, Architect, Silver, Petrucelli and Associates, Inc.

#### 6. Presentation by David Stein of Silver, Petrucelli and Associates, Inc. regarding the Fire House Feasibility Study – Fire Chief

*In attendance: Peter Struble, Fire Chief;  
Richard Heidgerd, Deputy Fire Chief;  
David Stein, Architect, Silver, Petrucelli and Associates, Inc.  
Chris Nardi, Architect, Silver, Petrucelli and Associates, Inc.*

Mr. Farrell read the item and Chief Struble introduced the panel.

Chief Struble said that Silver, Petrucelli has been working with them the last month to put together a report that evaluates two potential sites for the replacement of the North Farms station. He observed that there have been a lot of questions about why and where the fire station needs to go, so they have prepared two slides for you. He said that what is happening now and what they believe the trend will continue to be in the siting of the current fire stations in town and how they are protecting the town and what they think is coming. He said what you see is one year worth of emergency medical services calls that have been overlaid on the map you see. He said that they handle a little over 4,000 emergency medical calls a year. He explained how to look at the information he was providing on the map. He said that larger facilities like Masonic and Ashlar Village represent a tremendous number of calls. He also noted the Post Office and Verizon.

Chief Struble then discussed and located on the map the current fire station locations- Company 1, next to the Police Department, Central Fire Hdq., Cook Hill Fire Station, Yalesville Fire Station, Kondracki Lane-East Wallingford and the current North Farms Fire Station location. He said that their emergency medical call goal is to try get there in five-minutes from the time the call is received. He noted clusters in the downtown area where there are the best response times. In the outlying areas the response time is longer some of it due to all-volunteer stations. He said that headquarters and Station 1 are all career firepersons and are staffed 24/7. He said that they are beginning to see more calls now in the North Farms area as activities begin to grow at a time when more companies are moving to this section of town. He reported response times to various locations in the Rt. 68 and I-91 areas. He talked about EMS response times and the difference in the reduction of response time when volunteers are in the station at night. And 30% of their calls are simultaneous, back-to-back calls, up to three, when they need to rely on other EMS services.

Chief Struble spoke about fires and fire clusters that were demonstrated on the map from data collected over several years. The most serious fires are in the center of town where buildings are of the oldest construction in the most densely populated area of town. He said that building fires require at least 14 people on the scene and can be up to 20 firefighters. He said they have a maximum of 15 people on duty and that during the day, it's a minimum of 14 people. Nights and weekends, it's a minimum of 13 people on duty, so it's essential for them to draw on the volunteer companies to assist with these fires. He spoke about automatic mutual aid with North Branford. He remarked that access to Route 68 is very important as it gets them to the west side of town and also the heavy volume on North Colony Road. He and reported up to six (6) to seven (7) calls per week on Interstate 91. He spoke about access north-south as well as east-west. He remarked that the challenge is that Wallingford is 39.9 square miles in size. He explained that it is critical to be as close as possible to Rt. 68 and that going north of that effects response times in that it adds minutes.

Chief Struble indicated that these are the facts that have been considered during the assessment of the two sites by Silver, Petrucelli and Associates, Inc.

David Stein said that the goal of the evaluation was essentially to look at the two sites, the existing site on Barnes Road and the proposed site on North Farms Road. He presented two plans which site the buildings on the two sites. He stated that the report that was presented tonight comprises the initial step of the evaluation, the program of the building, which is the road map to determine the size and the square footage of the building. The most important component of a fire house is the storage of the vehicles, the apparatus bays, and then a support space, and finally an adjacent the living space and all of the other components, mechanical systems, etc. He said that they have developed a program for both sites through their interviews and evaluations with Chief Struble and his staff.

His program was illustrated via projected images and accompanied by a written report, Cost and Feasibility Study Comparing Two Properties for the New fire Station (*part of the record of this meeting*), which includes and Executive Summary covering their Process, their Findings, and finally their Conclusion and Recommendations. The report is divided into sections. Section I: Study Overview and Purpose and Study Services with meeting notes; Section II: Program and Site Analysis, a graphs of Program analysis comparing career and volunteer criteria, as well as combined, of the two sites; advantages and disadvantages; Site Evaluation Matrix; Section III: Conceptual Cost analysis for the two sites including purchasing and deeding, site development and preparation, addressing wetlands on both sites, Soft Costs, and FF& E; Section IV: Graphics and technical information for the 'EcoGrid' ground reinforcement grid system for permeable parking seen in Site Plan S2.1

Chairman Parisi said that there will be an opportunity for the public to get a copy of the report and to attend another meeting to ask questions. He said there will be another meeting where there will be discussion.

Christine Bee, 8 Saddlebrook Drive, clarified for herself that the same panel would attend the next meeting on this subject. She asked about neighborhood impact, buffer zones, audio-visual impact of fire vehicle traffic; Site scores and why North Farms received 30 when Barnes Road received only 15; expansion; design and the next steps.

John Benham, 861 North Farms Road, noted that the presentation seemed to favor the North Farms site. Mr. Stein responded that there are unknowns that require environmental studies involved in the process on both sites. Mr. Benham wants the deed 'locked up' so that nothing more can be built on the proposed North Farms Fire Station property and asked if that is possible. Town Attorney Small said 'not 100%', whether you can bind yourself is something that you can attempt to do and it can be tight but not 100%. She said that she can find no reference to this type of situation, no fact pattern that fits what we are trying to accomplish. She said she would give a report to the Council on what she finds.

Mr. Gross, 114 Long Hill Road, asked about the Executive Session since it was not on the agenda.

Ken Daly, 594 North Elm Street, also made comments with regard to the Executive Session and about its legality because he does not believe that the Council can Waive Rule V to hold an Executive Session.

Wes Lube, Montowese Avenue, discussed costs of the two sites.

Christine Bee, 8 Saddlebrook Drive, commented on the square footage in relation to the costs. Mr. Stein said that their costs have remained flat for the last year.

Carol Sielaff, 24 Saddlebrook Drive, recognized the need for the fire house. She said that there are a number of things that still bother her realizing that this is just a preliminary/feasibility study. She said she thinks that we need to think about these things going forward. Local government is still struggling including the elimination of teaching positions, instituting pay-for-play in student athletics, decreased funding for a number of programs like the fireworks. She stated that she was glad to hear of the acknowledgement in the unknowns because there are costs involved in the unknowns. She commented on looking more carefully at the Barnes Road site since the cost savings is great. She was shocked to hear eminent domain in discussions last fall and hopes that it doesn't come to this. She made comments with regard to the point system on the two sites and that it was helpful.

Mr. Fishbein inquired about traffic signals, structure testing and the EcoGrid. And the grading

Mr. Testa asked about the major criteria to which Chief Struble responded – replace the existing structure and add capability to have both career and volunteer components and to build a building that will take them 30 years into the future in protecting the town. He said that the best location is between I-91 and the current station and as close as possible to Route 68 based on call volume and response time. They discussed separating career and volunteers and the fear of volunteer collapse.

Mr. Sullivan discussed with Chief Struble the number of career firefighters, the decline of volunteers, staffing, EMS support, EMS volume and EMS response. Mr. Sullivan talked about the added cost at North Farms Road firehouse site versus contracting out emergency medical services.

Mr. Economopoulos stated the importance of this project and said that for him it is a no-brainer and that this will encourage people to become volunteers.

There were no further comments.

7. Consider and Approve a Request for Bid Waiver in the range of \$8,150 - \$11,000 for AECOM – Water Division

MOTION Mr. Farrell made a motion to approve a Bid Waiver in the range of \$8,150 - \$11,000 for AECOM as requested by the Water Division.

SECOND Mrs. Rascati seconded.

*In attendance: Roger Dann, General Manager, Water-Sewer Division*

With respect to a request from the City of Meriden to shut down the Sawmill well, which has operated since 1988, and the request by the Department of Environmental that Wallingford provide input on the Meriden evaluation by Fuss and O'Neill of the Sawmill well, Mr. Dann explained the need for the bid waiver to retain an individual, employed by AECOM, who performed the Level A Mapping of the Water Division's wellfields and is familiar with the hydrology of the aquifers that feed the Oak Street well. He reported that the Sawmill well acts as an interceptor well to capture potential contaminants from the Meriden landfill in order to protect water quality in the aquifer from which the Wallingford No. 2 production well draws its water. In order to evaluate what is in the best interests of the Water Division of Wallingford, the Water Division would like to engage AECOM to perform an independent hydrogeological review of the aquifer, the historical operating data and the proposed monitoring plan. He stated that knowledge of the aquifer characteristics in the vicinity of the Oak Street wells is critical.

Mr. Cervoni said his understanding is that our concern is to protect our water supply in that neck of the woods, so that is why we want to evaluate the Saw Mill well that Meriden wants to stop operating. Mr. Dann said that is correct and that we have been presented with data and the suggestion that if that well is not performing and viable function any longer as an interceptor well and has the potential of perhaps being detrimental to our wells that we at least study that and make an educated and informed decision as to whether we believe that to be the case. Beyond that, if we do believe that to be the case, then we need to be sure going forward that the monitoring plan and the back stop which would be put in place so that if the contamination began to be found that the plan is sound and well thought out. He said that is what we are looking to accomplish and we are just looking for the bid waiver.

There were no further comments.

All Councilors present (8) voted Aye. Mr. Sullivan was absent.

The motion passed.

**9. Revaluation Update Presentation – Comptroller & Assessor**

*In attendance: James Bowes, Comptroller  
Shelby Jackson, Town Assessor  
Sue Robinson, Vision Appraisal Project Manager*

Chairman Parisi wished Dave Moran, Record-Journal reporter, good luck as he moves on in his career.

Mr. Bowes reviewed the recent past of the revaluation process for the public in how the process would proceed.

Mr. Jackson read a prepared statement which is part of the record of the meeting.

Mr. Fishbein inquired about putting all of this information online where it could be easily reviewed by the public and named other towns who do put the information online. Mr. Jackson said that, no, that would not be put online even though Vision Appraisal has that capability. Mr. Jackson said that they would lose the copy sales.

Mrs. Rascati asked about appeals of assessments. Mrs. Robinson said that you would probably want the services of an attorney.

Mr. Shelby stated that the town is required to perform an evaluation every five years. Mr. Bowes added that the last market date was 10/01/05 and that a lot has happened economically since that time. He said that the peak of the real estate market had not been reached on 10/01/05. He said to please remember that those values that you are seeing now are the estimated market value as of 10/01/05. The high value was in 2007.

Mr. Sullivan made comments about his last assessment and compared it to what the new assessment might say.

Mr. Bowes said that folks should not anticipate a large decline.

**10. Executive Session pursuant to §1-200 (6)(D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property – Mayor**

**11. Executive Session pursuant to §1-200(6)(B) of the Connecticut General Statutes regarding strategy and negotiations with respect to the pending matter of Vece v. DeMaio (Town of Wallingford) – Law Department**

MOTION Mr. Farrell made a motion to go into Executive Session pursuant to

10. §1-200 (6)(D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property – Mayor
11. Executive Session pursuant to §1-200(6)(B) of the Connecticut General Statutes regarding strategy and negotiations with respect to the pending matter of Vece v. DeMaio (Town of Wallingford)  
– Law Department

SECOND Mrs. Rascati seconded the motion.

VOTE All Councilors present (8) voted Aye. Mr. Cervoni was out of the room.

The motion passed.

The Council entered into Executive Session at 10:27 P.M.

MOTION At 10:55 P.M., Mr. Farrell made a motion to come out of Executive Session.

SECOND Mrs. Rascati seconded.

VOTE All Councilors present (9) voted Aye.

The motion passed.

EXECUTIVE SESSION ATTENDANCE:

10. Nine (9) Councilors, Mayor Dickinson, Town Attorney Janis Small and Fire Chief Peter Struble, Deputy Chief Richard Heidgerd and David Stein and Chris Nardi of Silver, Petrucelli and Associates, Inc.
  11. Nine (9) Councilors, Mayor Dickinson, Town Attorney Janis Small
12. Motion to Consider and Approve the settlement of the pending litigation matter of Vece v. DeMaio (Town of Wallingford) as discussed in Executive Session. – Law Department

*Withdrawn*

MOTION Chairman Parisi made a motion to adjourn.

SECOND Mr. Cervoni seconded.

VOTE All Councilors present (9) voiced Aye.

The motion passed.

The Town Council meeting adjourned at 10:55 P.M.

Respectfully submitted,

Sandra R. Weekes  
Town Council Secretary  
Meeting digitally recorded

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Robert F. Parisi, Town Council Chairman

Date

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Barbara Thompson, Town Clerk

Date