

SPECIAL TOWN COUNCIL MEETING

APRIL 7, 1994

7:00 P.M.

Mark T. Sheehan High School - Drama Lecture Room/TV Studio  
142 Hope Hill Road, Wallingford

A special meeting of the Wallingford Town Council is being held for the purpose of gathering information from the School Building Expansion Committee on the School Expansion Project - No action will be taken

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142 Hope Hill Road, Wallingford

A Special Meeting of the Wallingford Town Council was held on Thursday, April 7, 1994 in the Drama Lecture Room/TV Studio of Mark T. Sheehan High School and called to Order by Chairman Thomas D. Solinsky at 7:12 P.M. All Councilors answered present to the Roll called by Town Clerk Kathryn J. Wall with the exception of Councilor Gouveia who had a previous commitment, Councilor Iris Papale who was out of State on vacation and Councilor Zappala who arrived at 7:13 P.M. Mayor William W. Dickinson, Jr. was also present at the meeting. Town Attorney Janis M. Small and Comptroller Thomas A. Myers were absent from the meeting.

The Pledge of Allegiance was given to the Flag.

Mrs. Duryea stated that Mr. Gouveia was engaged in a previous commitment and planned to attend the meeting once his business was completed.

At this time the Chairman of the School Building Expansion Committee, Don Harwood called their meeting to order as did the Board of Education.

Mr. Harwood reviewed the committee's objectives for the evening with all present. He referred to the original proposed implementation schedule for the project noting that the schematic design phase was well behind the scheduled November/December 1993 timeline.

The services of a surveying firm have been retained to map out the footprint of Yalesville School. The committee searched relentlessly to locate the "as built" drawings for the school, to no avail. The committee, therefore, authorized Fletcher-Thompson to develop site measurements. It is noted that some overlaps will exist with both Dag Hammarskjold and Moran Middle Schools.

Test borings will be performed to identify the sub surface of the areas, traffic studies will be performed for Route 68 and all feeders to the schools and a hazardous material survey is currently in the preparation stage. All of these components must be completed for the architect to prepare their cost estimates.

Yalesville School

The committee hopes to present the schematic design of Yalesville School to the Council on May 10th.

Since the Magnet School issue has impacted the project the committee has allotted one week in the timeline to allow for discussion of the issue.

A project completion date is proposed for June of 1996 with occupancy expected in August.

The committee's main objective is to provide a quality project utilizing the most cost effective measures.

Fletcher-Thompson exhibited the proposed site plan consisting of a two story structure with classrooms located on both levels. The lobby, entrance and auditorium areas will be limited to one level.

A main concern of the committee is the separation of the car and bus drop off locations.

Mr. Zandri stated that when Yalesville School was picked as a potential site the original game plan was to find an alternate route of entry to the school other than Route 68. He asked what other options had been researched?

Mr. Harwood explained that Hillside Lane was considered as an alternate means of egress however the roadway is extremely narrow and not conducive to bus traffic. The neighborhood is post WWII in construction with homes situated close to one another and streets that are much more narrow than would be required of a development today. The committee considered adding a light to Church Street to work in tandem with the existing traffic to handle the traffic flow to and from the school. Hillside Lane can be offered as an alternate option to the parents who wish to avoid the bus traffic and Church Street.

Mr. Zandri asked if the committee had considered the option of widening the roadway?

Mr. Harwood felt that the suggestion would meet with total opposition on the part of the residents in that area. He is confident that the traffic study will determine the best route(s) to use.

Mr. Solinsky asked if the boiler room was being moved?

Jeff Sells, Fletcher-Thompson Representative responded, no, due to the fact that the equipment is new and would be very costly to move. In fact the boilers, in their present location, may accommodate the heating needs of the new addition.

Mr. Solinsky asked, why not utilize the existing gym as such?

Mr. Sells responded, the present gym is not only too small but very badly damaged. The space will be reclaimed as a media center.

Mr. Solinsky asked if the building will house an elevator?

Mr. Sells answered, yes.

Mr. Rys asked if the structure will exhibit a flat or peaked roof design?

Mr. Sells responded that enough of a peak will exist for water runoff. A pitch of approximately 1/4" per foot will be maintained, there will

be no dead-level design to the roof. The existing decking will allow for the necessary slope.

Mr. Rys stated that he has noticed that many towns are avoiding flat roof design for their buildings due to the number of problems associated with them.

Mr. Sells responded that any flat or sloped roof can be poorly constructed.

Board Member John Wooding questioned why the kindergarten classrooms were located at the end of the building?

Mr. Sells explained that the design is proposed in such manner for the specific purpose of separating the age level from the rest of the elementary population while utilizing the south side of the location for play area. The children step directly off the bus to their suites. It is designed with the intention of operating as a separate school with semi-controlled outside space.

Mr. Wooding asked what the proposed capacity level would be?

Mr. Sells answered, twenty-three (23) classrooms, three (3) kindergarten classrooms, five hundred fifty (550) pupils.

Mr. Zappala asked, who did/will you work with on the design of the structure?

Mr. Harwood responded that the space allocation was determined by the Board of Education. The committee members, Dr. Cirasuolo, Suzanne Wright and Gerald Powers met, along with the architect to review the Board's recommended spacial needs and a site plan was developed from there.

Board Member Mark Moynihan asked if the existing rear parking area will be removed?

Mr. Harwood answered, yes. The committee and architect is looking at an option of diverting an existing stream in that area. Inlands Wetlands will be consulted, of course, in this matter to assure that all regulations are met.

Board Member Thomas Murphy asked if another right of way exists to Church Street?

Mr. Harwood responded, yes, however the site lines change when that option is considered. They do not prove conducive to the safe flow of traffic.

Mr. Zandri pointed out that a home is currently located on the proposed site plan and asked if there has been consideration given to purchasing the property?

Mr. Harwood answered, yes. Discussion has taken place on the usefulness of the property to the site. The committee has accounted

for land acquisition on its timeline in case this becomes a viable option to pursue.

Mr. Zandri urged the committee to consider additional playground area which is of a concern to many.

Mayor Dickinson stated that he counted thirty-one (31) instructional classrooms and asked if he was correct in his determination?

Mr. Sells responded, yes, there are twenty-three (23) classrooms, three (3) kindergarten classrooms, one (1) each of the special needs classroom, computer room, art room, music room and remedial reading room for a total of thirty-one (31).

Mayor Dickinson pointed out that the original configuration for Yalesville School reflected a capacity level of four hundred twenty-five (425) students. The maximum number of classrooms determined as needed in the past was identified as twenty-seven (27) when the project involved additions to multiple schools. Now that the project has been scaled to one site the number of classrooms needed have increased to thirty-one (31). This is clearly a departure from the original numbers proposed. He wanted everyone to understand that point.

Mr. Harwood stated that there has been no departure from the committee's formal charge. He stressed how crucial a partnership amongst the Board, Administration and Council is with the committee.

Mr. Zandri asked that the committee keep in mind the procedures of the Town Council with regards to submitting back-up information within a prescribed time frame when they are preparing to place an item on the agenda of the Council.

Mr. Harwood stated that the committee will take full responsibility to assure that the information is submitted in proper time to be considered for placement on the agenda.

The Mayor left the meeting at approximately 9:00 P.M.

#### Middle Schools

Mr. Harwood stressed the importance of notifying the committee of any shift in middle school objectives to assure that funds and time are not lost. He referred to the issue of the magnet school and its possible influence on the middle school project.

Suzanne Wright, Chairperson of the Board of Education stated that a Board of Education/Council Liaison Meeting was conducted last evening at which five Town Council members were present. The majority of the Council felt and stated that they could not support the magnet school at that meeting. The Board of Education wants to help the committee move forward in its building project and felt that it would be helpful to know at this juncture whether or not the Council will fund the magnet school project. She asked Mr. Solinsky if it would be proper to take a consensus vote of the Council on this issue to give the Board a better understanding of the Council's position on this issue. In turn, the Board could give better direction to the School Building

Expansion Committee on its project.

Mr. Solinsky stated that the magnet school issue is on the agenda of the April 12, 1994 Town Council Meeting. It is not proper to take a consensus vote for the Board would interpret it to be a formal vote. Any Councilor could certainly express his/her personal opinion on the issue tonight should they so desire.

Mr. Zandri stated that he is opposed to the magnet school for he wishes to retain local control of the Wallingford school system.

Mrs. Duryea stated that the timing of these two issues are terrible. Dr. Cirasuolo presented an exciting concept of the magnet school, however because of the complications of moving ahead on the issue she could not support it at this time.

Board Member Wooding stated that the Board will be taking the action tonight, not the Council. It is important for the Board to know where the Council stands on this issue. The Council is in a special meeting which is no different that holding a regular meeting session next week.

Mr. Solinsky reiterated that this meeting is called for the specific purpose of gathering information. The Council was not informed that the magnet school would be discussed. The Board will take the Council's consensus as a formal vote which it is not. It is not proper for the Council to take action here. It will be voted upon at the Town Hall, Council Chambers where usual business is conducted.

Mr. Killen agreed. The Board is willing to take action and vote on the Council's consensus which is wrong. The Council is limited to their agenda this evening which states that they are here for the purpose of gathering information only on the School Building Project. He stated that he supports the magnet school philosophically and academically but not administratively or financially.

Mr. Moynihan made a motion that the Wallingford Board of Education withdraw its participation with the Magnet School in Meriden, seconded by Mrs. Nolan.

The motion was approved by the Board by a vote of 5-2 recorded.

Mrs. Beecher then made a motion to Approve a Revision of the scope of the middle school portion of the school expansion project so that the scope conforms to the educational specifications adopted by the Board of Education on February 3, 1994, seconded by Ms. DiChello.

Mrs. Beecher stated that the adoption of this motion will put the Board on record as supporting the specifications that it had approved prior to reducing the scope on March 30, 1994.

The motion was approved by the Board by a vote of 6-1 recorded.

Mrs. Nolan asked the Council to afford the Board of Education some flexibility for classroom potential since there is a tremendous amount

of open space in town and home building projects currently under way will generate more students in the future. More art and music rooms are badly needed.

Mr. Murphy asked if anyone had an idea as to how many housing starts are recorded to date this year? He pointed out that some of the largest taxpayers in town, Eyelet Specialty, Revere Aerospace, etc. are sitting idle and are no longer generating revenue for our grand list.

Mr. Zandri stated that he was recently in the Building Inspectors office and took note that one hundred (100) housing starts were registered that day. If the average number of children to each of those homes are two, that will impact the school system substantially. This is only the beginning.

Mr. Knight reminded everyone to keep all of this in mind when requests come forward from the Economic Development Commission in the future. They (industry) pay our bills.

Philip Wright, Sr., stated that the school system is the first thing considered by potential future residents and taxpayers of the town. The way to keep industry is by having their employees develop a vested interest in the town.

#### Dag Hammarskjold Middle School

Brian Ridgeway, Architect with Fletcher-Thompson reviewed the preliminary site plan detailing the three story classroom addition, basement expansion, physical education teaching space, library media center, second floor technical education area, administrative and guidance offices. The proposed plan connects the entrance of the building with the art rooms above. Ten new classrooms will be added with seven located in the new addition and three in the former library space. The first floor library space will be recovered.

Mr. Solinsky asked if the two technical education areas, wood and metal shops, will generate noise to the library level below?

Mr. Ridgeway explained that the technical education areas will not be located directly over the library proper and the space between the two can be acoustically treated for sound.

Mr. Knight asked, what process was used to determine the square footage needs for the general library area?

Mr. Ridgeway explained that the program was based on Department of Education and American Library Association (ALA) guidelines. Fletcher-Thompson is also experienced in designing many schools, Dodd Junior High in Cheshire is one recent example of many.

Mr. Killen asked what the State Statutes requirements are for library space?

Mr. Ridgeway responded that the Department of Education guidelines

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recommend 13,800 to 19,700 square feet for the middle schools which is clearly unreasonable. We currently have 2,400 square feet allocated for library space. Fletcher-Thompson recommends 7,000 square feet for library space to properly accommodate the student population. That is why the proposed library is located off the back of the schools.

#### Moran Middle School

Mr. Ridgeway explained that the proposed addition to this school is identical to Dag with the exception of an additional room designated as a band room. The physical education, library and administrative office additions are all similar to Dag. The main entrance of Moran will be expanded.

Board Member Wooding asked how the additions will effect the temporary classrooms?

Dr. Cirasuolo responded that he does not anticipate recommending any additional temporary classrooms for the next year at the middle schools. It may be a possibility for 1995-96.

Mr. Ridgeway informed everyone that the temporary classrooms currently in place will have to be moved to allow for the construction phase. The modulars should be placed in the front of the schools.

Mr. Harwood felt that it would make sense to only move the portable classrooms once. Communication and coordination must exist between all necessary parties.

Mr. Zappala asked, where does the band practice now?

Mr. Ridgeway responded, on the stage area of the auditorium.

A proposed connecting corridor linking the northeast and southeast classroom, cafeteria and unified arts areas of the second floor levels at both schools raised many concerns. The committee, in reviewing the plan, noted that those students wishing to travel from the second floor of the northeast corner of the building to the southeast side of the school must first take the stairway down to the first floor, travel to the southwest side of the school to take the stairs to the second level of the southeast side of the building. The addition of a connecting corridor saves time and reduces traffic flow in other areas.

Board Member Wooding was concerned with the fact that the committee took it upon themselves to add this item without first obtaining input from the Board of Education on the matter.

The issue of "at what point does the School Building Expansion Committee come before the Board of Education for permission on a design change?" was a topic of discussion.

Mr. Solinsky stated that the Board of Education needs to decide whether or not a proposed plan will work.



Dr. Cirasuolo pointed out that the issue of the corridor is the kind of issue that can become something that is blown out of proportion to the point that everything is thrown down the drain over.

Mr. Killen felt that there was too much emphasis put on the wrong side of the issue. If the corridor is needed it should be proposed. We have learned a valuable lesson from the corridors of Lyman Hall High School.

Mr. Harwood stated that the committee is simply doing its job. The Council has the final say on the issue. If the Council wishes to change the charge of the committee, then do so. In the meantime the committee must identify problem areas and propose solutions to those problems.

Mr. Zandri felt that the committee did not overstep its charge. It is simply doing its job of proposing the design that best fits the needs of the student population.

Mr. Solinsky asked if the Board will act on approval of the conceptual designs?

Mr. Harwood responded, yes, it will appear before the Board prior to coming before the Council.

Mr. Zappala felt that the Board should review the proposed plans first to see if they will work. He warned everyone that there is a group of people who are working hard to bring this issue to referendum. He advised the committee not to go overboard on their proposals.

Mr. Knight asked if the committee will maintain the same flexibility to adjust the project to meet the financial responsibilities of the Town?

Mr. Solinsky requested that the Board of Education keep the Council informed of any additions to the project that the Board feels is over and above the identified needs of the school system. He asked why funds were approved to pay for "as built" plans for other schools?

Mr. Harwood explained that in order for the architect to provide everyone with accurate designs they need to work from construction documents, which cannot be located, or they need to measure the buildings themselves. Due to poor management of documentation the Town will have to spend \$30,000 to reconstruct those documents. The State Department of Education wants to know where everything exists prior to building a new project.

Mr. Killen pointed out that the documents need to be produced regardless of the building project.

Again, Mr. Ridgeway reminded everyone that the conceptual designs are the same for Dag Hammarskjold and for Moran Middle Schools with the exception of the band room at Moran.

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Motion was made by Mrs. Duryea to Append the Timelines and Site Plans presented this evening to the Minutes of this Meeting, seconded by Mr. Zappala.

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

Motion was made by Mrs. Duryea to Adjourn the Meeting, seconded by Mr. Zappala.

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

There being no further business, the meeting adjourned at 10:08 P.M.

Meeting transcribed by:

*Kathryn F. Milano*  
Kathryn F. Milano  
Town Council Secretary

Approved by:

*Thomas D. Solinsky*  
Thomas D. Solinsky, Chairman

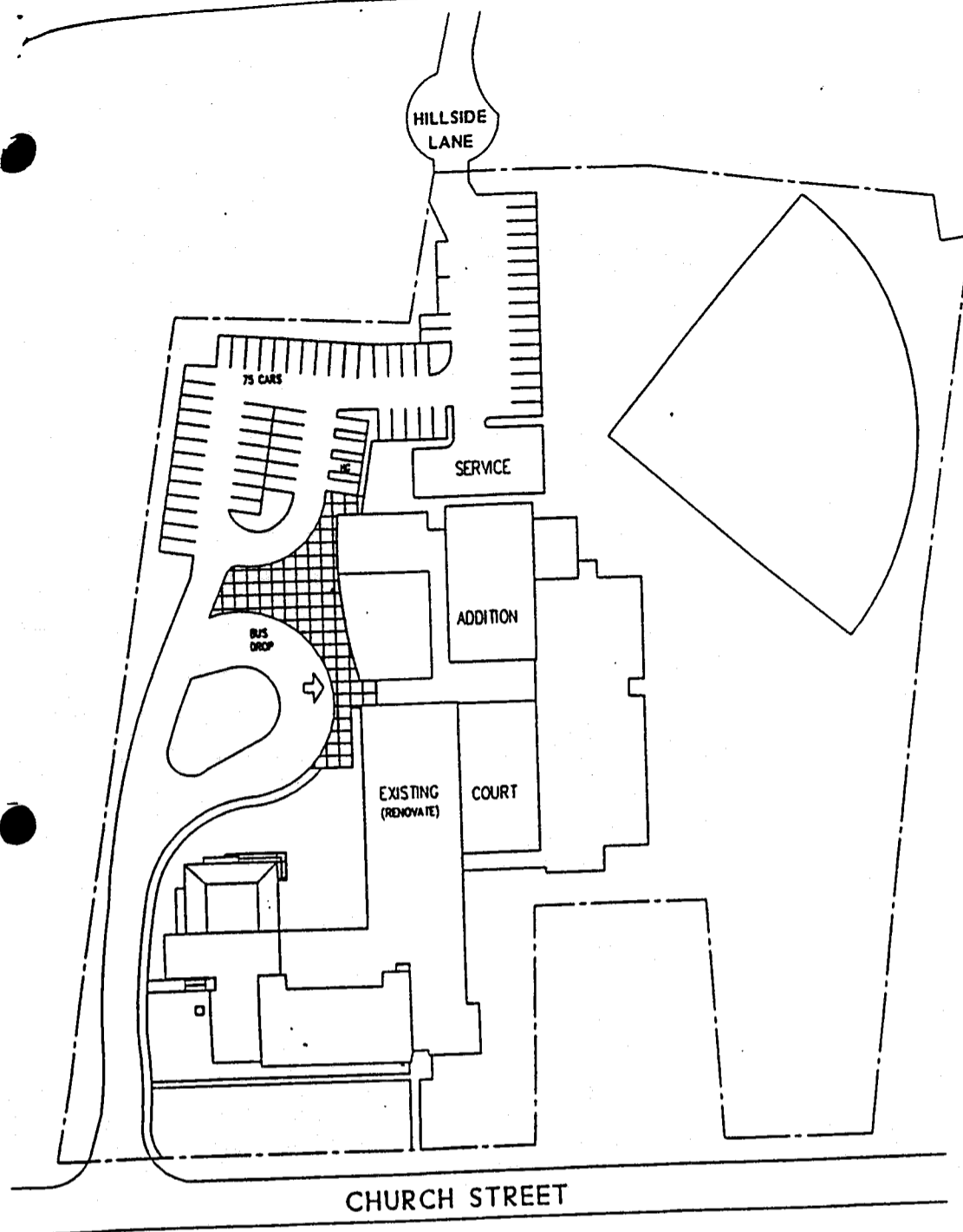
*April 26, 1994*  
Date

*Kathryn J. Wall*  
Kathryn J. Wall, Town Clerk

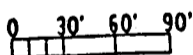
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Date





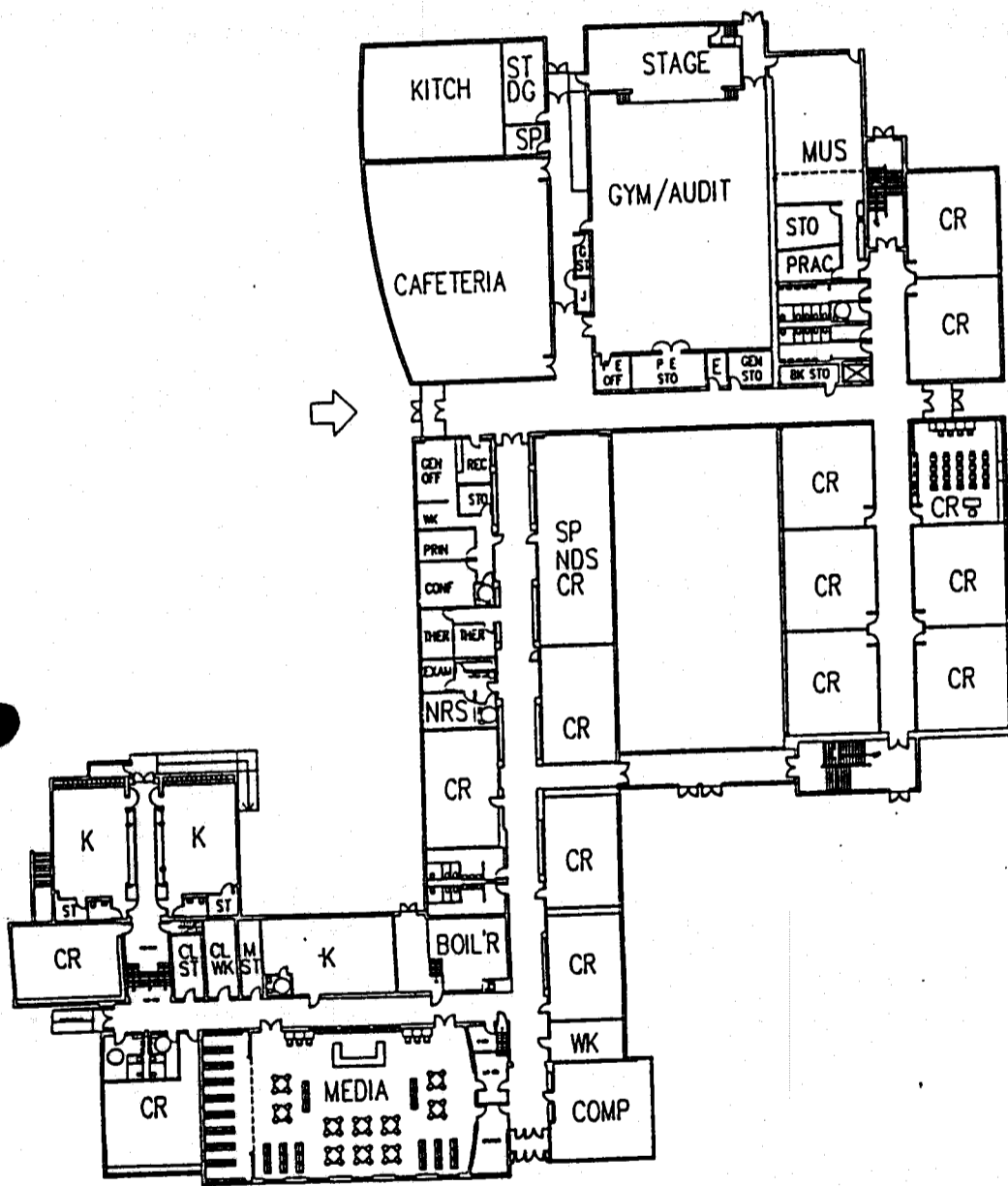


SITE PLAN

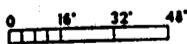


YALESVILLE ELEMENTARY SCHOOL  
WALLINGFORD, CT.

FLETCHER · THOMPSON  
ARCHITECTURE · ENGINEERING · INTERIOR DESIGN

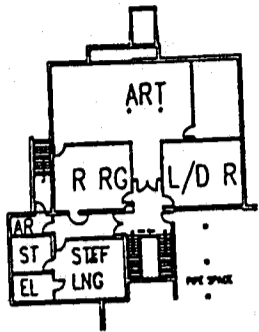


MAIN FLOOR PLAN

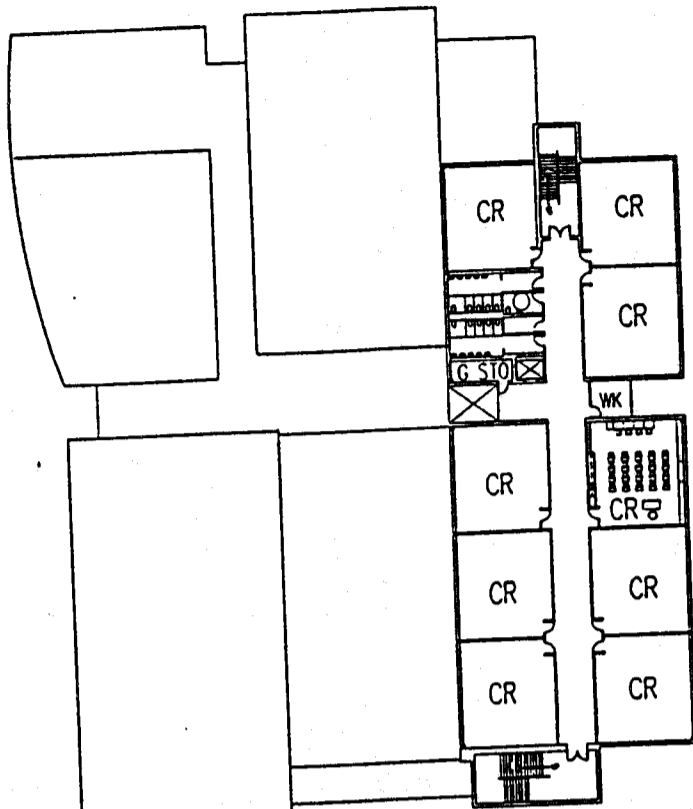


YALESVILLE ELEMENTARY SCHOOL  
WALLINGFORD, CT.

FLETCHER · THOMPSON  
ARCHITECTURE · ENGINEERING · INTERIOR DESIGN



LOWER FLOOR PLAN  
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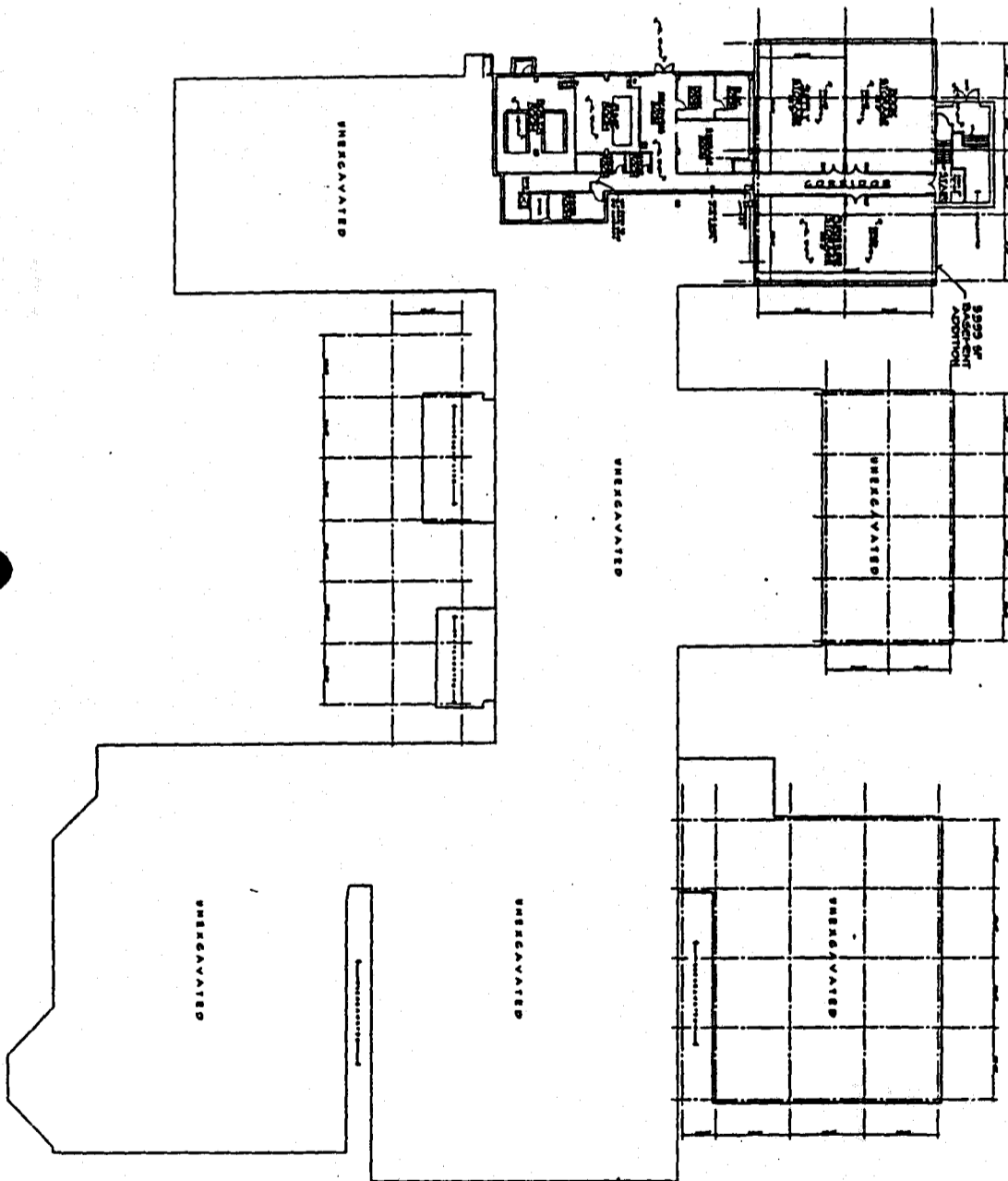
SECOND FLOOR PLAN  
 0 16' 32' 48'

YALESVILLE ELEMENTARY SCHOOL  
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BASEMENT FLOOR PLAN



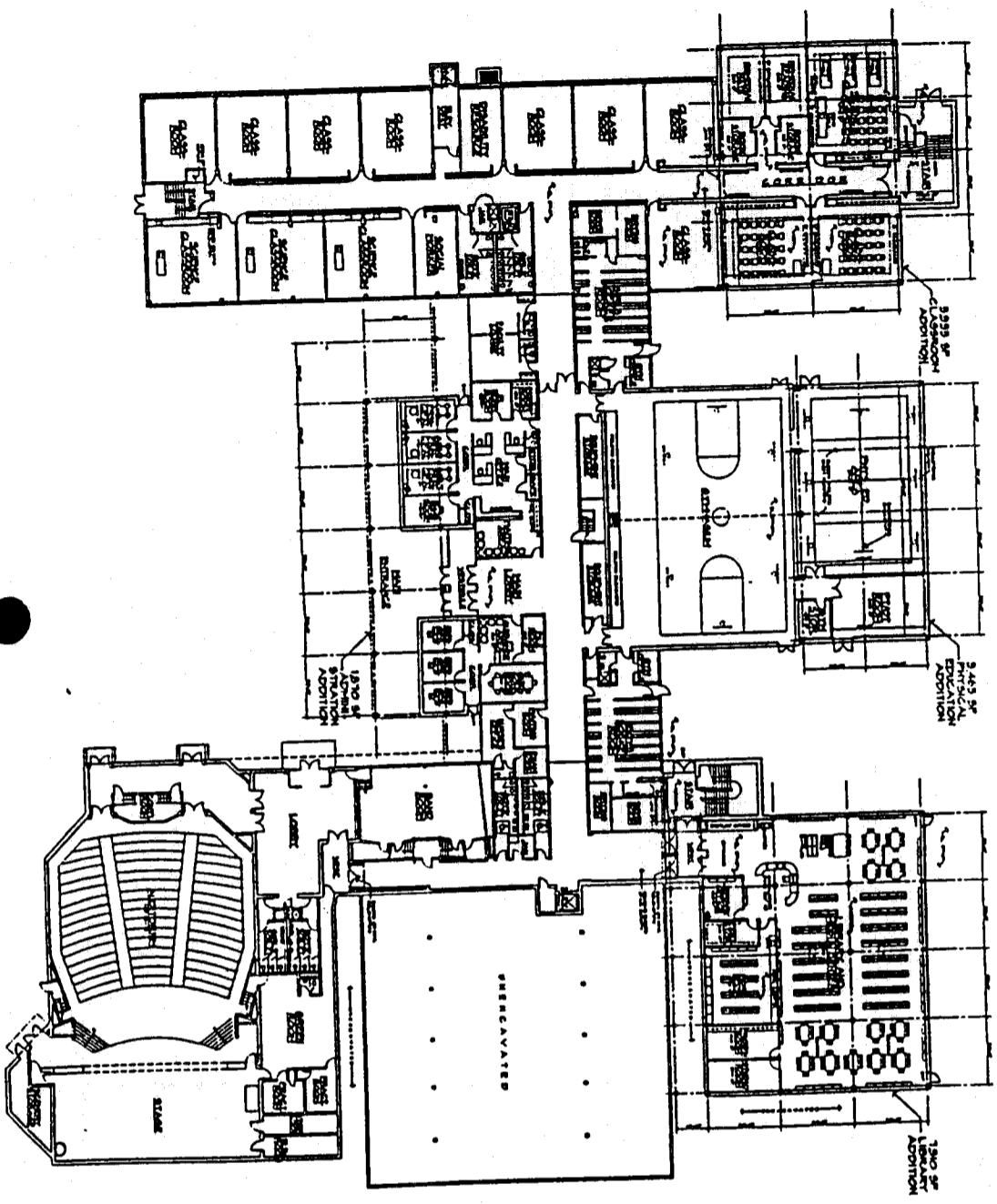
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FIRST FLOOR PLAN



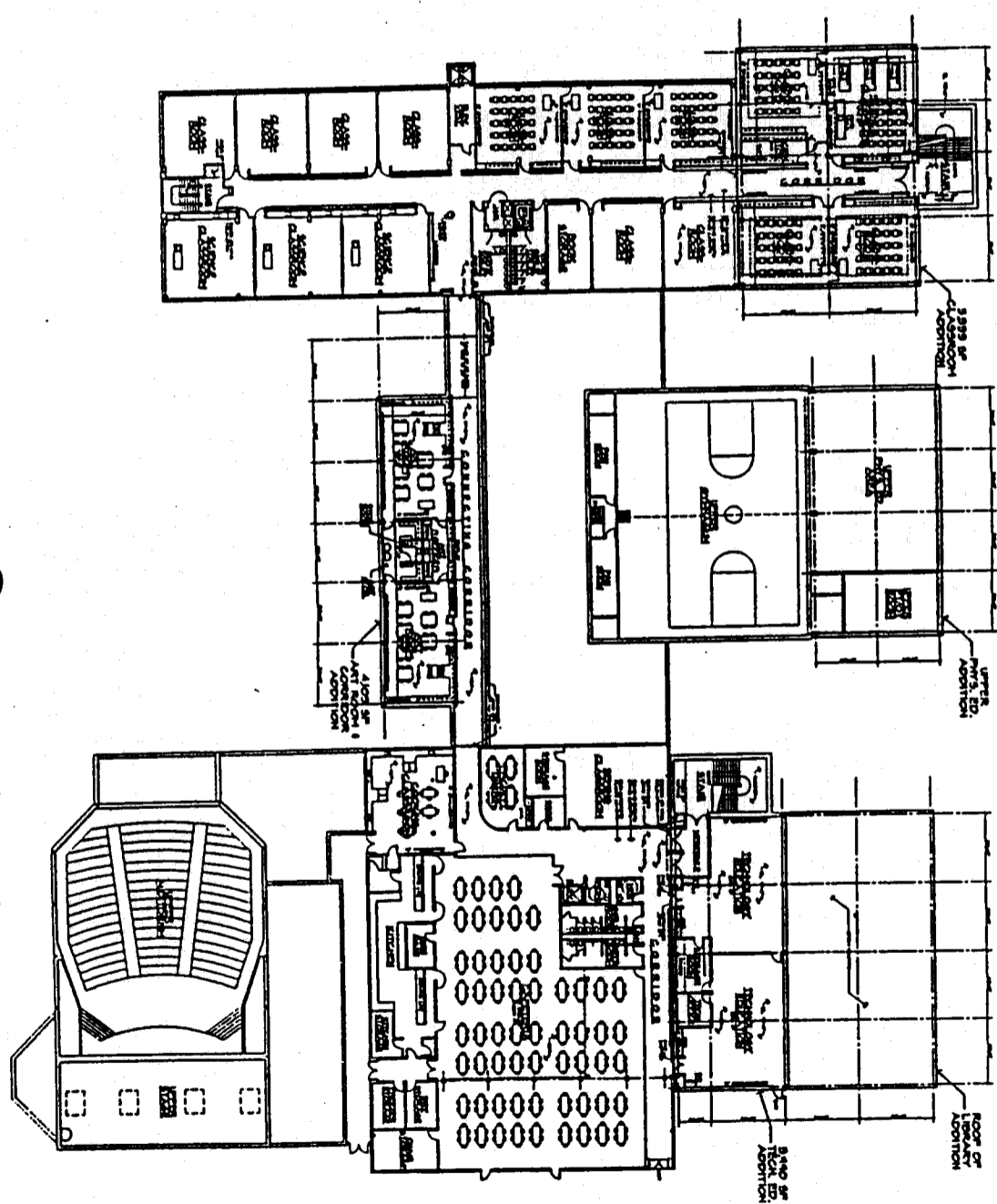
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WALLINGFORD, CT.

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SECOND FLOOR PLAN



DAG HAMMARSKJOLD MIDDLE SCHOOL  
 WALLINGFORD, CT.



FLETCHER · THOMPSON  
 ARCHITECTURE · ENGINEERING · INTERIOR DESIGN

TOWN COUNCIL MEETING

APRIL 12, 1994

6:30 P.M.

AGENDA

1. Roll Call and Pledge of Allegiance
2. Consent Agenda
  - a. Note for the Record Mayoral Transfers Approved to Date
  - b. Consider and Approve Tax Refunds (#251-273) in the Amount of \$7,350.61 - Tax Collector
  - c. Note for the Record Merit Increases Approved to Date
3. Items Removed from the Consent Agenda
4. Consider and Approve the Re-Appointment of Nicholas W. Kern to the Inlands Wetlands Commission for a Term of Five Years to Expire 3/1/99
5. Consider and Approve the Appointment of Council Liaison to the Recycling Committee Ad Hoc Group
6. Consider and Approve Appointing Three (3) Council Representatives to the Committee on Aging for a Term of Three Years to Expire 2/97
7. Consider and Approve a Transfer of Funds in the Amount of \$500 from Maintenance of Building Acct. #001-2020-500-5100 to Utilities and Answering Service Acct. #001-2020-200-2000 - Animal Control Officer
8. Consider and Approve a Transfer of Funds in the Amount of \$3,600 from General Wage Acct. #2032-100-1320 to Professional Services Acct. #2032-900-9000 - Dept. of Fire Services
9. Consider and Approve a Transfer of Funds in the Amount of \$1,600 from Utilities Acct. #2032-200-2010 and \$200 from Utilities Acct. #2038-200-2010 for a Total of \$1,800 to Utilities Acct. #2039-200-2010 - Dept. of Fire Services
10. Consider and Approve a Waiver of Bid for the Purpose of Granting Payment to Fairchild Communications for Work Provided for the Public Works Department
11. Consider and Approve a Transfer of Funds in the Amount of \$1,000 from Utilities - Yalesville School Acct. #001-5230-200-2010 to Maintenance of Building Acct. #001-5150-500-5100 - Dept. of Public Works

(OVER)

12. Consider and Approve a Transfer of Funds in the Amount of \$800 from Utilities - Yalesville School Acct. #001-5230-200-2010 to Telephone - Central Garage Acct. #001-5050-200-2000 - Dept. of Public Works
13. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.
14. Consider and Approve a Transfer of Funds in the Amount of \$10,000 from Part-Time Wages Acct. #001-7030-100-1350; \$1,000 from Printing Acct. #001-7030-400-4180; \$1,000 from Postage Acct. #001-7030-400-4080 and \$3,000 from Travel Acct. #001-7030-300-3200 for a Total of \$15,000 of Which \$8,000 is Transferred to Signs Acct. #001-7030-400-4240 and \$7,000 is Transferred to Promotional Acct. #001-7030-600-6020 - Economic Development Commission
15. Consider and Approve a Transfer of Funds in the Amount of \$5,192 from Contingency Reserve for Emergency Acct. #8050-800-3190 to Wallingford Center Inc. Acct. #3070-600-6851 - Mayor's Office
16. Consider and Approve a Transfer of Funds in the Amount of \$870 from Water Treatment Expense Acct. #641-000 to Regulatory Commission Expense Acct. #928-000 - Water Division
17. Approve and Accept the Minutes of the Town Council Meetings of 3/8/94 with Addendum; 3/22/94 and 3/31/94
18. Report Out on the Status of the Golf Course Study Committee
19. Consider and Approve the Use of the Parade Grounds by Wallingford Center Inc. on October 1, 1994 for the Purpose of Celebrate Wallingford Festivities
20. Discussion on the Wallingford Community Day Care Center Lease as Requested by Councilor Albert E. Killen
21. Consider and Approve a Resolution Authorizing the Mayor to Execute and Sign an Application with the Dept. of Public Health and Addiction Services for the Purpose of Operating the Mayor's Council on Substance Abuse - Mayor's Office
22. Consider and Approve a Resolution Authorizing the Mayor to Execute and Sign an Application with the State Department of Children and Families for the Purpose of Operating the Administrative Unit and Service Program of the Youth Service Bureau
23. Consider and Approve Reversing Public Utilities Commission Action Taken on April 11, 1994 with Regards to the Extension of the Credit Rider as Requested by Councilor Geno J. Zandri, Jr.

(NEXT PAGE)

24. Discussion on the Status of Community Pool and Possible Action as Requested by Councilor G. Tom Zappala
25. Discussion and Vote to Determine Support by the Town Council on the Magnet School as Proposed by the Board of Education with the City of Meriden as Requested by Councilor Raymond J. Rys, Sr.
26. Rescind the Vote Taken in Support of the School Project as Proposed by the Board of Education and School Building Committee Until an Acceptable Reduction in the Plan Takes Place by the Board of Education on the Middle Schools as Requested by Councilor Raymond J. Rys, Sr.
27. Consider and Approve an Appropriation of Funds in the Amount of \$477,229 from Retained Earnings to Environmental Acct. #598 - Electric Division
28. Discussion and Possible Action Regarding Bids Received for the Former Yalesville Firehouse - Mayor's Office
29. Discussion on the Council's Duty to Adopt a Budget Pursuant to Chapter XV, Section 7 of the Charter of the Town of Wallingford as Requested by Councilor Albert E. Killen
30. Consider and Approve a Transfer of Funds in the Amount of \$95 from Primary Elections Food Allowance Acct. #001-6011-600-6600 to Seminars and Dues Acct. #001-6030-700-7990 - Town Clerk
31. Consider and Approve a Transfer of Funds in the Amount of \$500 from Primary Elections Food Acct. #001-6011-600-6600 to Advertising Acct. #001-6030-400-4100 - Town Clerk
32. Consider and Approve a Transfer of Funds in the Amount of \$300 from Primary Elections Food Allowance Acct. #001-6011-600-6600 to Office Supplies Acct. #001-6030-400-4000 - Town Clerk