

TOWN COUNCIL MEETING

SEPTEMBER 22, 1992

7:00 P.M.

AGENDA

NOTE - INTERVIEWS FOR APPOINTMENTS WILL BEGIN PROMPTLY AT 6:30 P.M. IN THE TOWN COUNCIL OFFICE

1. Roll Call and Pledge of Allegiance
2. Recognition of Sean Malone as the New England Junior Welterweight Champion - Mayor's Office
3. Recognition of the Wallingford Teens N' Town for Their Contribution to the Hurricane Relief Fund for the Victims of Hurricane Andrew in Florida - Mayor's Office
4. Recognition of Tom Dooley for the Meritous National Young Professional of the Year 1992 as requested by Councilor Susan S. Duryea
5. Confirm the Appointment of Patricia Carruthers to the Position of Commissioner on the Zoning Board of Appeals to Fill a Vacancy
6. Consider and Approve the Appointment of Armend Minard to the Position of Commissioner on the Planning and Zoning Commission; Rosemary Rascati to the Position of Alternate on the Planning and Zoning Commission; Ellen Deutsch and Dennis Lewis to the Position of Alternates on the Inland Wetlands Commission
7. Consider and Approve Granting Permission for the Knights of Columbus Pinta Council No. 5 to Erect a Permanent Marker or Plaque on the Town Green in Honor of Christopher Columbus' Quincentennial Discovery of America
8. Consent Agenda
  - a. Consider and Approve The Acceptance of Rolling Meadow and Timber Lane and Twin Oak Farm and Country View Roads Approved by the Planning and Zoning Commission
  - b. Consider and Approve a Transfer of Funds in the Amount of \$1,053 from Repairs to Engine I Acct. #2032-999-9904 to Repairs to Ladder I Acct. #2032-999-9924 - Dept. of Fire Services
  - c. Consider and Approve a Transfer of Funds in the Amount of \$400 from Clerk's Wages Acct. #012-9000-100-1300 to Part Time Clerk's Wages Acct. #012-9000-100-1310 - Youth Service Bureau
  - d. Consider and Approve a Transfer of Funds in the Amount of \$600 from Tractor Rotary Mower Acct. #001-5031-999-9901 to Brooms Acct. #001-5040-400-4560 - Public Works Dept.

(OVER)

- e. Consider and Approve a Transfer of Funds in the Amount of \$5,000 from Tractor Rotary Mower Acct. #001-5031-999-9901 to Repair Sweepers and Scavengers Acct. #001-5040-500-5012 - Dept. of Public Works
  - f. Consider and Approve a Transfer of Funds in the Amount of \$400 from Field Supplies & Expenses Acct. #001-5030-400-4650 to Lawn Mower Acct. #001-5030-999-9958 - Dept. of Public Works
  - g. Consider and Approve Tax Refunds (#1-23) in the Amount of \$2,600.09 - Tax Collector
  - h. Consider and Approve a Transfer of Funds in the Amount of \$1,000 from Commissioner's Salaries Acct. #8070-100-1100 and \$734 from Part Time Secretary's Wages Acct. #8070-100-1350 for a Total of \$1,734 to Executive Secretary Overtime Acct. #8070-100-1400 - Public Utility Commission
  - i. Consider and Approve a Transfer of Funds in the Amount of \$4,826 from Employee Incentive Program Acct. #930 to Automotive Maintenance Acct. #920-4 - Electric Division
  - j. Consider and Approve a Transfer of Funds in the Amount of \$1,800 from Contingency Reserve for Emergency Acct. #8050-800-3190 to Small Equipment Acct. #2035-400-4850 to Upgrade Radio Equipment for Compatibility with Dept. of Fire Services Communication System - Fire Marshal
9. Items Removed From the Consent Agenda
  10. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.
  11. Consider and Approve a Waiver of Interest on a Welfare Lien - Dept. of Welfare Services/Town Council
  12. Report Out by the Director of Welfare Services on Changes Made to the General Assistance Program by the State of Connecticut and their Effect on the Town of Wallingford
  13. Presentation and Discussion on the Benefits of Membership in the CT. Conference of Municipalities (CCM) by Ms. Katie Feidelson, Associate Director of CCM as requested by Vice Chairman David J. Doherty
  14. Consider and Approve Extending Financial Assistance to the Wallingford Housing Authority in the Form of a Loan to Purchase Property in the Ridgeland Neighborhood - Wlfd. Housing Authority
  15. Discussion Concerning Chip Seal/Asphalt Processing of Town Roads and the Cost and Life Expectancy of Each Method as Requested by Councilor Susan S. Duryea
  16. Remove from the Table to Discuss and Possibly Act Upon the Council's Recommendation to the Mayor to Initiate a Transfer in the Amount of \$3 Million Made at the August 11, 1992 Town Council Meeting as Requested by Councilor Geno J. Zandri, Jr.

17. Consider and Approve a Transfer of Funds in the Amount of \$154,000 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to Installation New Heating System & Related Work Yalesville School Acct. #001-5230-999-9904 - Public Works Dept.
18. Discussion Pertaining to the Frequency of the Town Council Meetings as Requested by Councilors Robert F. Parisi, Steven B. Holmes and Thomas D. Solinsky
19. Discussion and Possible Action on Forming a Committee to Establish a Five (5) and Ten (10) Year Priority List for Capital Projects in the Town of Wallingford as Requested by Councilor Brian M. McDermott
0. Consider and Approve a Transfer of Funds in the Amount of \$20,000 from Contingency Reserve - General Government Acct. #8050-3230 to Maintenance of Building Acct. #2020-5100 - Dog Warden
21. Consider and Approve the New Design of the Boys and Girls Club
22. SET A PUBLIC HEARING to Amend the 1992-93 Budget of the Town of Wallingford:
  - a. Amend the Mayor's Council on Substance Abuse Prevention Revenue and Expenditure Budget in the Amount of \$6,634.40
  - b. Amend the Expenditure/YSB Youth Projects Acct. #012-9000-900-9010 and Revenue/YSB Town Contribution Acct. #012-1040-060-6000 by \$480
  - c. Amend the Town Aid Road Fund Revenue from the State of CT. Acct. and the Expenditures: Improvements to Town Roads Acct. in the Amount of \$72,376 - Comptroller
  - d. Amend the Local Capital Improvement Fund Revenue from the State of CT. Acct. and Expenditures: Capital Improvements Acct. in the Amount of \$1,261 - Comptroller
3. Discussion Concerning Proposed Leases with the Wallingford Municipal Federal Credit Union and Wallingford Public Access for Lease of the Premises Located at 88 S. Main Street - Town Attorney
24. Report Out by the Comptroller on the Issuance of \$8,000,000 in General Obligation Bonds of the Town of Wallingford - Comptroller
25. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Strategy and Negotiations with Respect to Pending Litigation
  - Tax Appeals of American Cyanamid Company and Property Operating Company

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22. Fail to SET A PUBLIC HEARING to Amend the 1992-93 Budget of the Town of Wallingford	
a. Amend the Mayor's Council on Substance Abuse Prevention Revenue and Expenditure Budget \$6,634.40	

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- b. Amend the Revenue and Expenditures of the Youth Service Bureau by \$480
- c. Amend the Town Aid Road Fund Revenue and Expenditures: Improvements to Town Roads Accounts \$72,376 - Comptroller
- d. Amend the Local Capital Improvement Fund Revenue and Expenditures Budget \$1,261 - Comptroller

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23. Withdrawn

24. Table Report Out by the Comptroller on the Issuance of \$8,000,000 in General Obligation Bonds of the Town of Wallingford

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25. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Strategy and Negotiations with Respect to Pending Litigation

- Tax Appeals of American Cyanamid Company and Property Operating Company

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Waiver of Rule V

To Approve a Request to Waive the Bidding Process for Reinforcement of Cabinets at the Vo-Ag Building - Vo-Ag Committee Building Committee

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TOWN COUNCIL MEETING

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7:00 P.M.

A meeting of the Wallingford Town Council was held on Tuesday, September 22, 1992 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order at 7:04 P.M. by Chairperson Iris F. Papale. All Councilors answered present to the Roll called by Town Clerk Kathryn J. Wall. Mayor William W. Dickinson, Jr. and Comptroller Thomas A. Myers were also present. Town Attorney Janis M. Small arrived at 8:30 P.M.

The Pledge of Allegiance was given to the Flag.

ITEM #3 Recognition of the Wallingford Teens N' Town Volunteers for Their Contribution to the Hurricane Relief Fund for the Victims of Hurricane Andrew in Florida - Mayor's Office

Mayor Dickinson asked Rachel Stalmach to step forward and list all the names of the volunteers who helped in this project.

Ms. Stalmach thanked the Council for recognizing the group this evening. The Teens N' Town organized "Project Care" within 24 hours of Hurricane Andrew's visit. With the help of Ann Rabidowicz and the Mayor's Office the group was on their way with calling TNT members to help collect money and canned foods. The Salvation Army contacted the group to help transport the donations to Florida. On Saturday and Sunday, August 29th and 30th the group took turns collecting what the group thought would just be cash donations at Stop and Shop and Finast. By noon on Saturday the teens were packing boxes and lining up the trucks to transport to the Salvation Army in Hartford. The donations were flowing in to the point that the teens requested help from the Girl Scouts of America. They felt, as a group, that they were not seeking handouts but to extend a hand to help those in need. She proceeded to read into the record the names of all the volunteers (see attachment I).

Mr. John Cappiello and Thomas Meyers of the Salvation Army came forward to receive a donation from the Teens N' Town. Mr. Meyers presented the teens with a plaque that read, "In recognition of invaluable assistance through your efforts, the Salvation Army marches forward with heart to God and hand to man and continues in service that never ceases." The Girl Scouts and K Mart were presented with similar personalized plaques. A representative of K Mart was present to present a donation on behalf of their employees. Mr. Cappiello explained that the Teens and Girl Scouts collected over three truckloads of donations.

Mayor Dickinson and Iris Papale congratulated the groups and distributed certificates recognizing their tremendous contribution and dedication to the project.

Mayor Dickinson stated that this is a good example of what an organization like the Teens N' Town can accomplish. He asked how other youths may join the group?

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Ms. Stalmach responded that Wednesday, September 23, 1992 from 3:00 P.M. to 5:00 P.M. in Doolittle Park a social will be held for eighth and ninth graders. Thursday will be for the sixth and seventh graders.

Ms. Papale added that it proves to everyone that the Teens N' Town in the Town of Wallingford are people to be very proud of.

ITEM #2 Recognition of Sean Malone as the New England Jr. Welterweight Champion - Mayor's Office

Mayor Dickinson explained that Mr. Malone earned his title before a crowd of approximately 2,000 people at Oakdale Theatre recently. He invited Mr. Malone to come forward and accept a Certificate of Appreciation from the Town for his accomplishment.

Mayor Dickinson and Chairperson Iris Papale congratulated Mr. Malone.

ITEM #4 Recognition of Tom Dooley for the Meritous National Young Professional of the Year 1992 Award as Requested by Councilor Susan S. Duryea

Mr. Doherty read a resolution into the record (see attachment II).

The Council congratulated Mr. Dooley on achieving such a distinguished award. Mayor Dickinson and Councilor Duryea presented Mr. Dooley with the resolution.

ITEM #5 Confirm the Appointment of Patricia Carruthers to the Position of Commissioner on the Zoning Board of Appeals to Fill a Vacancy.

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

Town Clerk Kathryn J. Wall performed the swearing in ceremony.

Mrs. Carruthers thanked the Council for their vote of confidence.

ITEM #6 Consider and Approve the Appointment of Armend Minard to the Position of Commissioner on the Planning and Zoning Commission to Fill a Vacancy

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Doherty to Consider and Approve the Appointment of Rosemary Rascati to the Position of Alternate on the Planning and Zoning Commission, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Doherty to Consider and Approve the Appointment of Ellen Deutsch to the Position of Alternate on the Inland Wetlands Commission, seconded by Mr. Parisi.

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VOTE: All ayes; motion duly carried.

NOTE: Mr. Lewis will be considered for the Position of Alternate on the Inland Wetlands Commission at the Town Council Meeting of October 13, 1992 due to the fact that he was out of town.

ITEM #7 Consider and Approve Granting Permission for the Knights of Columbus Pinta Council No. 5 to Erect a Permanent Marker or Plaque on the Town Green in Honor of Christopher Columbus' Quincentennial Discovery of America

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Ms. Johanna Fishbein, Chairperson of the Public Celebrations Committee explained the desire on the part of the K of C Pinta Council to erect the plaque due to the special significance Christopher Columbus has to the Knights in Wallingford. The Pinta Council No. 5 is the fifth worldwide and the fourth Degree Assembly is named for Christopher Columbus.

The Council requested that the plaque be shown to them prior to erecting it in the green to assure that it conforms with the historical setting that the town wishes to preserve.

VOTE: All ayes; motion duly carried.

ITEM #8 Consent Agenda

Mr. Doherty made a motion to place the following items on the consent agenda to be voted upon by one unanimous vote of the Council, seconded by Mr. Parisi:

ITEM #8a Consider and Approve the Acceptance of Rolling Meadow and Timber Lane Roads (Twin Oak Farm and Country Way Roads were Withdrawn at the Request of the Town Planner)

ITEM #8g Consider and Approve Tax Refunds (#1-23) in the Amount of \$2,600.09 Tax Collector

VOTE: All ayes; motion duly carried.

ITEM #9 Items Removed from the Consent Agenda

ITEM #8b Consider and Approve a Transfer of Funds in the Amount of \$1,053 from Repairs to Engine I Acct. #2032-999-9904 to Repairs to Ladder I Acct. #2032-999-9924 - Dept. of Fire Services

Motion was made by Mr. Doherty to Approve the Transfer, seconded by Mr. Parisi.

VOTE: Killen, no; all others, aye; motion duly carried.

NOTE: Mr. Killen voted no on all the transfers due to his belief in the fact that a transfer amends the budget ordinance and a public hearing must be scheduled.

ITEM #8c Consider and Approve a Transfer of Funds in the Amount of

\$400 from Clerk's Wages Acct. #012-9000-100-1300 to Part Time Clerk's Wages Acct. #012-9000-100-1310 - Youth Service Bureau

Motion was made by Mr. Doherty to Approve the Transfer, seconded by Mr. Parisi.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #8d Consider and Approve a Transfer of Funds in the Amount of \$600 from Tractor Rotary Mower Acct. #001-5031-999-9901 to Brooms Acct. #001-5040-400-4560 - Public Works Department

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #8e Consider and Approve a Transfer of Funds in the Amount of \$5,000 from Tractor Rotary Mower Acct. #001-5031-999-9901 to Repair Sweepers and Scavengers Acct. #001-5040-500-5012 - Dept. of Public Works

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #8f Consider and Approve a Transfer of Funds in the Amount of \$400 from Field Supplies and Expenses Acct. #001-5030-400-4650 to Lawn Mower Acct. #001-5030-999-9958 - Dept. of Public Works

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #8h Consider and Approve a Transfer of Funds in the Amount of \$1,000 from Commissioner's Salaries Acct. #8070-100-1100 and \$734 from Part Time Secretary's Wages Acct. #8070-100-1350 for a Total of \$1,734 to Executive Secretary Overtime Acct. #8070-100-1400 - Public Utility Commission

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #8i Consider and Approve a Transfer of Funds in the Amount of \$4,800 from Employee Incentive Program Acct. #930 to Automotive Maintenance Acct. #920-4 - Electric Division

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #8j Consider and Approve a Transfer of Funds in the Amount of \$1,800 from Contingency Reserve for Emergency Acct. #8050-800-3190 to Small Equipment Acct. #2035-400-4850 to Upgrade Radio Equipment for Compatibility with Dept. of Fire Services Communication System - Fire Marshal

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

VOTE: Holmes and Killen, no; all others, aye; motion duly carried.

PUBLIC QUESTION AND ANSWER PERIOD

Edward Bradley, 2 Hampton Trail asked if there was any update on the alternative power solution issue that was discussed back in May of this year between CEMEC and the P.U.C.? At that time two solutions were offered, one was affiliation with CEMEC and the other was life of unit contracts. This comes on the heels of the Northeast Utilities fixed rate contract which expires the end of December of this year. Expiration of that contract will effect our rates. He asked if any of the Council or P.U.C. Liaison of the Council has an update as to where we are with this?

Mr. Raymond F. Smith, Director of Public Utilities responded that negotiations with Northeast Utilities (NU) are continuing. NU has the right to raise rates by January 1, 1993. No rate filing has occurred at this point in time. A number of issues remain to be dealt with. The P.U.C. is hoping to bring forward an update and draft contract in the near future. The next meeting on this issue will be held on September 30, 1992. The P.U.C. hopes to send out drafts of the contract prior to meeting with the Council.

Al Bulmer, 53 Saw Mill Drive asked if the parking was available at 88 South Main Street? He stated that he has had difficulty finding a parking space at Town Hall and asked if the employees are able to park in 88 S. Main Street yet? He noticed the Mayor's car along with another white vehicle parked there which prompted his questioning.

Mayor Dickinson responded that the parking lot can be used now but it has not been encouraged formally due to the fact that the lighting is not installed. Within the month it may be dark by 5:00 P.M. and to have people walking into the unlit parking lot at that time is not recommended. Use will begin in the near future. He added, anyone who wants to park there now is allowed to do so.

Mr. Killen stated that, at the rate the job is being performed there no one will ever be able to park there because the electricity will not be in any faster than tenants. He asked about the electricity a month or more ago and was told it would be taken care of. He asked about the tenancy two months ago and was told it was going to be taken care of. The parking lot is now available. At this time there should be limited or no parking along the side of the building so that people could come in an pay their bills and not have to go around in circles.

Ed Musso, 56 Dibble Edge Road asked if a drive up window could be installed at 88 S. Main Street to pay electric bills at?

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Councilor Zandri stated that this week he received a letter regarding the negotiations between the trash plant and American Cyanamid on the steam contract. It was his understanding that what the town was trying to accomplish is to buy out the contract from American Cyanamid. He asked the Mayor if he was interpreting the letter correctly?

Mayor Dickinson responded, yes.

Mr. Zandri commented that he finds it ironic that one of the main arguments that was made in favor of the plant was the contract between the trash plant and American Cyanamid and now here we are negotiating a deal to buy that contract out. He found it very ironic that one of the very arguments right along has been that the plant could be located anywhere if the sole purpose of the plant was to generate electricity and generate revenues that way. He wanted that point to be made.

Mayor Dickinson responded that the reason for the change is that the initial contract with Cyanamid is almost over, there remains one year. There is an option to renew, however, the initial contract period is almost at an end. Secondly, the basis for the steam revenues is a different basis than the electrical revenues. At this point the revenue picture on the electrical side is far more attractive for the standpoint of bringing money into the project than the steam side. That is why it is in the interest of the project to look into buying out of the steam contract. It is partly the term of the contract and partly due to change of conditions that brings about the issue.

Mr. Zandri felt that really what was happening is that the true cost of trash disposal is being disguised with high utility rates.

ITEM #11 Consider and Approve a Waiver of Interest on a Welfare Lien - Dept. of Welfare Services/Town Council

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

A letter addressed to the Town Council and read into the record (attachment III) by a Mr. Frank Montefusco told of a welfare lien that was placed against his property many years ago by the town welfare department. Mr. Montefusco and his wife were divorced in 1978 at which time she collected a payment of \$333.00 from general assistance of the town. Due to the fact that the recipient owned property a lien was placed against it, unbeknownst to Mr. Montefusco, co-owner of the property. Upon quit claiming the property to her husband, the lien was not addressed. Whether it was an oversight on the part of the attorney or a gentlemen's agreement between the divorced parties was not determined. Mr. Montefusco was not made aware of the lien until this year when he applied for a home equity loan and was informed of the action. Mr. Montefusco is of the opinion that the town failed to notify him of this lien, therefore he wishes only to pay the \$333.00 to the town and have the interest of approximately \$220 waived.

Mr. Holmes was of the opinion that letters should be forwarded to property owners who have welfare, sewer, water and tax liens placed against their property.

After much discussion the Council was of the opinion that Mr. Montefusco's attorney who should have performed a title search was negligent in doing so and, therefore the town was entitled to receive their interest. The fault lies in the parties involved in the quit claiming action and not on the town.

VOTE: Holmes, aye; all others, no; motion failed.

ITEM #12 Report Out by the Director of Welfare Services on the Changes Made to the General Assistance Program by the State of Connecticut and their Effect on the Town of Wallingford

Motion was made by Mr. Doherty to Hear the Report on the Changes, seconded by Mr. Parisi.

Copy of changes are attached (see attachment IV).

Mary Alice Petrucelli-Timek explained that the formal regulations contain 354 pages, therefore the changes listed (attached) are not a complete list but rather a condensed version that highlights the most dramatic changes.

The State is looking to take over the general assistance program effective 7/1/94 by using their seven district offices offering just payment of financial needs and medical needs with no social services or counseling. A task force, on which Mrs. Petrucelli-Timek serves, has been formed to study numerous issues involved.

It was asked whether or not benefits would cease once a recipient obtained a job?

Mrs. Petrucelli-Timek responded that the medical benefits would continue, however, the financial assistance would supplement the earnings of the recipient only if they were earning less than the \$314 per month that the program provides. The supplement would bring them up to the grant amount of \$314.

The Council thanked Ms. Petrucelli-Timek for her presentation.

ITEM #13 Presentation and Discussion on the Benefits of Membership in the CT. Conference of Municipalities (CCM) by Ms. Katie Feidelson, Associate Director of CCM as Requested by Vice Chairman David J. Doherty.

Motion was made by Mr. Doherty to Hear Discussion, seconded by Mr. Solinsky.

Ms. Feidelson distributed informational packets to all Councilors as well as the Mayor, Comptroller, Town Attorney and Town Clerk. She proceeded to give a brief synopsis of invaluable services and information available to those municipalities that choose membership in the organization.

A partial list of benefits offered by the organization is attached (attachment V).

Mr. Doherty explained that CCM was the organization that had suggested years ago the idea of the consent agenda. Upon visiting their firm Mr. Doherty explained how the meetings continue to late hours of the morning and the staff at CCM offered many suggestions, one of which was the consent agenda idea.

Recently Mr. Doherty and Mr. McDermott had the opportunity to attend one of CCM's conferences and found it to be extremely informative. The services offered by CCM seemed to be invaluable to the town, therefore the suggestion to consider membership.

Mr. McDermott urged his fellow Councilors to review the material carefully and give it much consideration. CCM has so much to offer the town in the way of research which is of great value to the Council since they are not in the office full-time to research information on a more thorough level.

The Council decided that it will absorb this information and consider membership in CCM at budget workshops next year.

Mayor Dickinson asked Ms. Feidelson what the dues would be for membership?

Ms. Feidelson responded, \$16,333 for the year. If the town were to join mid-year the dues would be pro-rated. At times trial memberships are also offered.

Mr. Doherty asked if CCM perform a fact finding along with what awards have been made with binding arbitration contracts throughout the State? Do you provide that for the members?

Ms. Feidelson: yes, yes.

Mr. Doherty pointed out that, although we are not members, our attorney (Atty. Ciccarillo) quoted from CCM's report on binding arbitration awards. So he, obviously, is using it as a basis for our negotiations.

Mr. Parisi asked if everyone, Department Heads, Councilors, Mayor, etc., would be able to make requests of CCM?

Ms. Feidelson responded, yes. There is no limit. It includes commissions and boards as well.

Mr. Edward Musso, 56 Dibble Edge Road complained that he was unable to hear a large portion of the meeting at this point in time. Lapel microphones should be purchased.

ITEM #14 Consider and Approve Extending Financial Assistance to the Wallingford Housing Authority in the Form of a Loan to Purchase Property in the Ridgeland Neighborhood

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Mr. Stephen Nere, Executive Director of the Wallingford Housing Authority; Mr. Robert Prentice, Chairman of the Wallingford Housing Authority; Larry Zabrowski, Vice Chairman of the Wallingford Housing Authority and Commissione

Carolyn Ireland was also present to speak on this matter.

Mr. Nere stated that it was brought to his attention more than a year ago that there was some property that had become available in the Ridgeland neighborhood that had gone into foreclosure. It consisted of thirty-two two bedroom units. The Wallingford Housing Authority (WHA) presently has approximately a three and one-half year waiting list for two bedroom units and between ninety and one-hundred people waiting to fill any vacancies that may occur. After discussions with his board and the town and the bank who presently owns the property, an arrangement was assembled which could be culminated by the infusion of \$100,000 from the Town of Wallingford. These funds would be loaned to the Housing Authority at a rate of 5% to be paid back over a period of ten years. In purchasing this property the WHA feels that it can be kept from potential condominium conversion and a need of the town, which has evidenced itself not only on a day to day basis at the WHA office, but also a need which has been shown through the town's housing partnership survey which was conducted, would be met.

Mr. Zandri asked if part of the funding is being provided by a bank?

Mr. Nere responded that, basically, all the funding would be private and hopefully the loan from the Town. There is no State or Federal money involved whatsoever.

Mr. Zandri asked why the bank won't finance the entire project?

Mr. Nere responded, presently they (the bank) have an inactive loan on one side of the books and if they finance the entire project it no longer is looked at as a performing loan. They have to have some money infused against the existing debt.

Mr. Zandri asked if this is the minimum amount that the bank has to have infused?

Mr. Nere stated that this is the number that has been discussed. The board has worked very closely with the bank for the past four or five months to come up with extremely attractive arrangements. The bank is loaning more than \$250,000 to infuse into the property to correct any violations and make it much more aesthetically appealing. The arrangements include no payments for the first 90-120 days, interest for only one year, etc., they were very accommodating.

Mr. Killen asked, who owned the property?

Mr. Nere responded, People's Bank.

Mayor Dickinson pointed out that, with private financing it means that the WHA must receive in the way of rent funds sufficient to cover the cost of debt, cost of operation and the cost of any reserves for capital replacement. It truly is a unique approach by the Housing Authority. It is a very positive effort on their part and, hopefully, will receive support. The report from the housing partnership evidences a need for rental units and these units would rent for similar prices to what they are renting today and have in the past. It is not an effort to completely change or alter a neighborhood. It is an effort to improve a neighborhood and pro-

vide adequate housing.

Mr. Nere explained that the \$250,000 would be put into the development ranging from correcting code violations; electrical upgrade from 60 to 100 amps and all G.F.I.s (ground fault interrupters) which are necessary; gutters; downspouts; total bathroom renovations; interior and exterior painting; staining; modifications in the kitchen facilities; new flooring throughout, etc.

Mr. Zandri asked what will happen to the existing tenants?

Mr. Nere vowed that no tenants would be displaced.

Mr. Zandri asked what the occupancy is now?

Mr. Nere responded, very low, approximately 30% occupied. This property has eight four-unit buildings. There are buildings that are completely vacant.

Mr. Killen asked if the bank has made efforts to attract private owners for this before coming to the WHA?

Mr. Nere was not aware of that information. The bank did not approach Mr. Nere, he approached the bank.

Mr. Killen felt that the bank is bending over backwards or WHA has a lot of money hidden somewhere because somewhere along the line there is a lot of money being put up, being used to compete with landlords who do have vacant rents. That disturbed him a bit. He did not want to make it too easy a route.

Mr. Nere felt that they were not necessarily competing because they are not going after the market rents. They are trying to fill a gap that exists right now. Our present family developments have a base rent of approximately \$220 or 27% of an individual's income. These units presently do rent for approximately \$450 per month. He expected to keep the rents at that rate and/or 25% of a family's income depending upon whichever is greater. The fair market rent in Wallingford runs approximately \$550 to \$600 month for a two-bedroom unit and the WHA is not targeting that individual. The tenant selection process will be structured so that families can only earn a certain amount of money in order to gain entry.

Mr. Parisi asked if, in fact, the WHA has reached an accord with the neighbors?

Mr. Nere responded that a neighborhood meeting was held on September 3, 1992 in Room #315 of the Town Hall. Notices were distributed to what they thought were everyone in the neighborhood but some did not seem to receive them. Approximately twenty to twenty-five residents attended the meeting. A great deal of concern was expressed over the fear of low income housing. Upon an explanation of the plans the neighbors seemed somewhat satisfied.

Mr. Parisi asked, what are your plans in the event that you do not achieve your rental growth as quickly as is indicated in your letter? Is there money that will be put aside in a reserve?

Mr. Nere stated, absolutely. Our budgets have been projected and the way the numbers will run is that money is going to be set aside on an annual basis. We project that in a five year period we will have between \$80,000 and \$100,000 set aside to address any physical problems with the development or any other unforeseen occurrences.

Mr. Parisi clarified that he was referring to the possibility that the units could remain vacant for some time after completion. The mortgage goes on but the income is not there. Is there a plan to deal with that should it happen?

Mr. Nere answered, again, all you can do is project. When we projected our numbers we ran and installed a vacancy and loss of two units per month that would basically be vacant all year round. We judged this on our past experiences when, in essence, we have no vacancies. The only time that a unit is "down" is when we renovate after someone moves. The "down time" never exists for lack of wants.

Mr. Parisi asked if those individuals who, while living there, increase their earnings and are now considered over the income guidelines asked to leave?

Mr. Nere responded that State Statutes read that you can, if you are so inclined, to ask someone who is over income to leave. It would have to be done through a legal action. Odds are there is no judge that will put someone out because they are making a few hundred dollars more a year than the guidelines allow. There are provisions in the rental structure that dictates an individual will be charged an additional percentage if they are over income.

Mr. Parisi asked if it ever reaches a point where they are asked to leave?

Mr. Nere answered, eventually the rent gets to a point where they are paying \$600, \$700, \$750 per month and they are saying they don't necessarily have to live there anymore, they can go into the private sector.

Mr. Parisi asked if the monthly rent includes utilities?

Mr. Nere: No. The tenants are responsible for all their own utilities.

Mr. Parisi asked how tenants qualify, i.e., in town residents vs. out of town residents?

Mr. Nere responded that tenant selection will basically take place as it does in our family development right now with Wallingford residents being given a preference and we normally go on a point system. For instance if you live in Meriden you receive no points, if you reside in Wallingford you receive one point. Veterans receive an additional point. We clear the list on an annual basis. All names must be taken off the 1992 list before the WHA can begin to address the 1993 list.

Mr. Parisi asked if age matters?

Mr. Zabrowski responded that the WHA was considering changing the point system by giving Wallingford residents an additional point. The question

that is raised is, how do we confirm their residency?

Mr. Parisi's concern is that Wallingford people should be given top priority.

Mr. Zabrowski stated that Wallingford residents always receive a preference in all of their developments. It does not mean that because you live in Wallingford that you are automatically in the complex.

Mr. Parisi stated that he did not mean that by his statement, he just wanted them to have an edge.

Mr. Zabrowski informed the Council that a minimum of 25% of the \$250,000 for rehabilitation work will be go to local contractors.

Mr. Parisi hoped that more than that would be awarded. He asked if all the families currently on the waiting list were Wallingford residents?

Mr. Zabrowski responded, no.

Ms. Ireland stated that the WHA cannot prohibit people from out of town from moving into the development. Eventually it happens.

Mr. Parisi understood that fact but his concern is for the Wallingford residents who need the opportunity to rent in such a place, especially since the town is considering making the loan and we are making it for Wallingford people first. He did not have anything against anyone from out of town but he did not think that people from Wallingford could get into Meriden very easily or, for that matter, anywhere else.

Mr. Nere pointed out that Meriden Housing Authority labors under the same rule that WHA does.

Mr. Killen stated that the WHA is going to start with a base rent of \$450 in the new units and that is precisely what is being paid now by the current tenants. To spend \$250,000 to renovate the units to lure tenants back to the project, People's Bank in Bridgeport is in a better position than WHA or the Town of Wallingford to put up \$250,000 if that was the only lure to get those people back in there. There has to be something wrong here somewhere.

Mr. Nere stated the People's Bank is giving them the money to renovate.

Mr. Killen added that they are not giving the entire amount, there is something wrong for them not to do so. He was leery of this whole issue until he hears more on it.

Mr. Zandri asked who will maintain the units after the tenants move in?

Mr. Nere responded, the WHA. They have their own maintenance staff which currently maintains the 317 other units in town. Tenants are required to cut their lawns, etc. but the general maintenance and upkeep of the building would be the responsibility of the WHA.

Mrs. Duryea had a problem with the fact that the town could be lending money when we have our own investments in the Town of Wallingford that are deteriorating that we can't seem to get money released to fix them up. Those are the town's investments. She realized the \$100,000 was for a good cause, but that amount of money, at this point in time, could be better utilized in the Town of Wallingford for something that is deteriorating in front of our eyes. She wanted input from the public to help her in her decision.

Mrs. Ireland stated that the town has lived with 132 units of affordable housing for the past 38 years. It is time we grew with the population. There are so many turned away that are within one month of losing all that they have because they cannot get into affordable housing. It is so badly needed.

Ms. Papale asked if the WHA has ever been loaned money before for one of their projects by the town?

Mr. Nere responded that, to the best of his knowledge, the town has never loaned the WHA any money and, actually this concept is unique within the State, the involvement of the WHA, private lender and municipality.

Bernadette Renda, 753 N. Main Street Ext. asked how the WHA will insure that the tenants live up to their responsibility of maintaining the grounds?

Mr. Nere responded that the WHA maintains a very high profile within their developments. They drive through the developments on a daily basis. An actual physical of each inspection of each unit takes place on an annual basis. In addition to that, any time that there is a maintenance call a general inspection of the unit is conducted during that time.

Tim Cronin, 47 S. Ridgeland Road stated for the record that his wife denies everything that was stated in the paper today. She absolutely, unequivocally denies that she made those statements today to the reporter of the Record Journal. The paper erroneously reported the Cronin's views on this matter. He was made aware of the WHA's plans to purchase this property by a flyer that was placed in his mailbox approximately two months ago (it must be noted that the flyer was placed there anonymously). There should have been a meeting of the residents of the neighborhood. Apparently a meeting was scheduled September 3, 1992 and some of the neighbors felt that the residents notified of the meeting were selectively chosen because not everyone was aware of the meeting. He felt that this was a serious matter that should not be enacted upon hastily.

Mr. Nere stated that a meeting was held on September 3, 1992 in Room #315 of the Town Hall. Flyers were distributed in everyone's mailbox, so Mr. Nere had thought, in the surrounding neighborhood.

Other residents approached the Council to inform them that they did not receive notification of the September 3rd meeting either.

One gentleman stated that he could not compete with Mr. Nere's housing for the simple reason that they both charge the same amount of rent but Mr. Nere's organization enjoys the benefits of a tax break. He felt that by attracting tenants aware from the center of town more merchants in the center will go under.

Motion was made by Mr. Parisi to Table This Item Until the Housing Authority can Schedule a Meeting with the Residents of the Neighborhood, seconded by Mr. McDermott.

VOTE: All ayes; motion duly carried.

The Chair declared a ten minute recess.

Waiver of Rule V

Motion was made by Mr. Doherty to Waive Rule V of the Town Council Procedures to Discuss Vo-Ag Committee's Request to Waive Rule V, seconded by Mr. Parisi.

VOTE: McDermott and Solinsky were absent; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Bring Up for Discussion the Vo-Ag Request to Waive the Bid for Reinforcement of Cabinets, seconded by Mr. Parisi.

Mr. Doherty made an amendment to the motion to Waive the Bidding Process on the Reinforcement of Cabinets for the amount of \$2,385., seconded by Mr. Holmes.

Mr. Thomas Wall, Chairman of the Vo-Ag Building Committee reported that the Vo-Ag building is completed. He spoke with Mr. Powers who is very happy with the building. The cabinets, however, were not built strong enough to handle the use they were experiencing at the building so they would like to go in and reinforce them.

Mr. Parisi asked what the cabinet manufacturer's response was when Mr. Wall approached him to complain?

Mr. Wall reported that the manufacturer stated that the cabinets were not designed for this type of use. The doors had to be changed, new hinges had to be installed.

Mr. Parisi asked if we will have to pay for this?

Mr. Wall stated that it will fall under the bonding. The change orders on this building has been the lowest, percentage-wise, than any other project within the Town of Wallingford.

Mr. Parisi stated that it was a job well done.

Mr. Zandri asked if there was a hurry to complete this project so much so as to request the Council waive the bid?

Mr. Wall responded that the Comptroller's Office contacted him wanting to know if the building was done so they could get on the bonding list which is currently being prepared. The building has to be completed to apply for the bond.

Mr. Meyers explained that his office has received a request from the State to forward to them a list of the current projects that are in progress and when the town will complete them so that the State can plan when they will issue bonds to reimburse the town. For this Vo-Ag project it is 100% reimbursable. We have spent in excess of \$1 million of our own cash pending reimbursement from the State of Connecticut. The State will issue State of Connecticut bonds to reimburse us. They are now looking to establish their priority lists as to when they will bond out these projects. The Finance Department has been contacting the Vo-Ag Committee, School Roof Resurfacing Committee and the Handicap Renovations to Schools Committee because they are major projects that are due reimbursement.

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

ITEM #15 Discussion Concerning Chip Seal/Asphalt Processing of Town Roads and the Cost and Life Expectancy of Each Method as Requested by Councilor Susan S. Duryea

Motion was made by Mr. Doherty to Hear Discussion on the Issue, seconded by Mrs. Duryea.

Mrs. Duryea stated that the reason for bringing this item forward was to give the viewers a better understanding of the two processes of road surfacing in the town.

Henry McCully, Superintendent of Public Works described the difference between the two processes. He felt that chip seal was misunderstood. It is primarily a maintenance application. The primary purpose of it is to keep water from penetrating the road surface and consequently making the road susceptible to frost heaves, etc. which will break the road up. It is much more expensive to lay down a 2" bituminous overlay. We are approaching two hundred miles of road in Wallingford that have to be maintained. Financially it is not possible to install drainage and pave roads. The town has a ten year road program for paving where several sub-divisions have been taken into consideration.

Mrs. Duryea explained that she had called a few of the surrounding towns and talked to some of the Public Works Directors and/or Department Heads and there are quite a few towns that do not chip seal anymore at all because of the public outcry. That was her concern a while back and that is why she is bringing it to the Council again, for discussion. She asked, who makes the final decision as to whether or not chip seal will be used instead of asphalt? Would it have been Mr. Deak? A combination of Mr. Deak and the Mayor?

Mr. McCully responded that the chip seal program was given to Mr. McCully personally to select the roads and come up with approximately twenty miles

more or less.

Mrs. Duryea asked, if there was enough public interest to no longer have the roads chip sealed would you, in your capacity, make that presentation at budget time? Or would it be a combination of both you and the Mayor?

Mr. McCully answered that when the funds were made available to Public Works we took the roads that we felt needed paving to complete reconstruction, there was some input from the Mayor; Cook Hill Road, Parker Farms Road, we recently finished a large portion of the Ridgeland Road area. To say, yes, the money that is allotted to us, it would be best to pave ten roads, but you are still faced with the maintenance of the rest of the roads in town. This is where the problems come up. If you fill holes with a patch truck, that is not the cure. The chip seal is a maintenance program, not a cure-all. A good chip seal will last three to four years, a subsequent application can last six to seven years. You will not have a perfect surface but it will extend the life of it until you can get around to re-designing the road, installing drainage, installing permanent asphalt which would be a good sub-base and four inches of asphalt. That is what we require on our subdivision regulations.

Mrs. Duryea stated that one Public Works Director stated that if the base of the road is not in good condition when the chip seal is applied you might as well be throwing your money away because it will only crumble and come up very quickly whereas if you did have the asphalt you are talking about ten or fifteen years vs. two to three years.

Mr. McCully pointed out that Grieb Road and Liegus Road were overlaid in 1981 and both were in terrible condition prior to chip sealing with 1 1/2" overlay.

Mr. Holmes stated that the decision to chip seal less, eliminate chip seal altogether and just go with bituminous overlay comes down to the question of how much you want to spend and where do you want to spend those dollars. Next time at budget hearings perhaps Mr. McCully can give us a cost comparison on what it would cost to overlay roads as opposed to chip sealing them.

Mr. McCully stated that the Town Engineer and has gone over this many times with Mr. McCully and the ratio of cost is 8:1 with asphalt costs eight times the cost of chip seal.

Mr. Holmes felt that the program was managed very well this year by the Public Works Department in making sure that the stones were swept up in a timely fashion. There have been fewer complaints this year than last.

Mr. McCully pointed out that the last time chip sealing was done was back in 1988 and at that time the Department of Public Works had a three wheeled street sweeper and not the high dump sweeper. With the three wheeled sweeper it was necessary to follow behind with a payloader. We now have four good sweepers in operation. Our roads are second to none.

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Mayor Dickinson wished to clear up that there may be some misconception that we are only dealing with the dollar issue. There is another important part to this, what the structure of the road requires. If you have a road without any base or storm drainage it is a total waste of money, from what he understands, to put any bituminous overlay over it. You will be lucky if it lasts two years without cracking. Once it cracks it is gone. That is when the pot holes occur and the liability factor increases. It is not solely the cost that keeps us from paving a road.

Mr. Zandri asked, what is the life expectancy for the two inch overlay?

Mr. McCully responded that if you have an unstable base and inadequate draining to take care of the water, you will always have problems. The additional 1/2" overlay will not add to the life of the road.

Mr. Zandri asked Mr. McCully, these road that have an unstable base, you are saying that by putting down a thin layer of tar and stones that it will last four years?

Mr. McCully: Approximately. It can be three to four years, additional time if you chip seal again after four year because you are building up on a surface that is already there. Public Works does add a leveling course, it is a class fourteen asphalt to fill in the small cracks, etc.

Mr. Zandri: The thing that disturbs me is that we can say that if we put two inches of asphalt on a road that does not have a base and it will tend to crack after the first winter and, yet, we are putting chip seal on and saying that it lasts four years! I have a tough time believing that!

Mr. McCully offered to show Mr. Zandri other roads in town that were chip sealed four and five years ago that are still holding up remarkably well. Scard Road, Northford Road, there are many roads in town that were chip sealed. Some roads hold up better than others.

Mayor Dickinson stated that it is the same as putting Jennite on a driveway. It has stones in it so that it can be driven on right away. People seal the cracks in their driveways to prevent their driveways from breaking up, the town tries to seal the roads to prevent them from breaking up.

Mr. Pete Lorusso, 60 Forest Road stated that Mansion Road, which was just chip sealed, is no better off today than it was four years ago. It still has the swales and dips from when they dug in the sewers. Why didn't they underlay it first and then chip seal to get a few more years out of it?

Mr. McCully stated that some leveling was applied to Mansion Road as was done last year. He has inspected the road and sees no problems with the road. It is an old farm to market road that is very steep in some places. It was a dirt road that became an oil and stone road that has become a chip seal road. It would require several million dollars to repair that road.

Mr. McCully vowed to meet with Mr. Lorusso to discuss this matter.

Mr. Edward Musso, 56 Dibble Edge Road was in favor of chip sealing.

Ms. Papale thanked Mr. McCully for his time and expertise and Mrs. Duryea for bringing this issue to the attention of the Council.

ITEM #17 Mr. Doherty made a motion to Move Agenda Item #17 Up to the Next Order of Business, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

ITEM #17 Consider and Approve a Transfer of Funds in the Amount of \$154,000 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to Installation of New Heating System and Related Work Yalesville School Acct. #001-5230-999-9904 - Public Works Dept.

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Mr. Zandri asked, if we spend these dollars now on this building and it is then turned over to the Board of Education for their building project will we be reimbursed by State grants for these dollars?

Mayor Dickinson did not know for sure, quite possibly not. This improvement would be sufficient to handle any addition to the building. The down side is if we do not go ahead we will go through another winter without any heat there. He felt that the heating system should be repaired rather than have the building deteriorate for lack of heat.

Mr. Zandri stated that it appears to him that the Board of Education will be utilizing this building for their upcoming projects. He asked if that be the consensus would it be possible to turn the building over to the Board of Education so that they could make the repairs and then be subject to some contribution from the State?

Mayor Dickinson doubted that the Board of Education would accept the building short of it being usable as a school. It is an open question. Ordinarily they would not.

Mr. Zandri then asked, if the school building project goes through would the school have to be turned over to the school system prior to their starting that project in order for it to be eligible for funding? How would that happen if we were not looking at this building project right now but the project that they are anticipating to convert that into a school?

Mayor Dickinson answered that it is possible that will solve the problem but it is also possible that since the building committee would be... right now part of the whole plan is to put a new heating system in there that they would be eligible now. Given the eligibility schedules of the State, I don't know that anyone could be certain. We could check on it. It is a question that may not have a definite answer.

Mr. Zandri stated that he would hate to see us spend \$154,000 on this building when it could potentially be eligible for a good percentage of reimbursement from the State. That is his concern on this matter.

Mr. Killen concurred with Mr. Zandri. We all knew what the condition of the building was at budget time, why wasn't these dollars budgeted for? He felt it was ridiculous to take it out of the Contingency fund when everyone was well aware of this problem.

Mayor Dickinson pointed out that this was a bid project. What we have are bid prices and \$154,000 is the amount necessary to do all the work.

Mr. Killen was not aware that this money was put aside in this account, he asked if anyone else was?

Mayor Dickinson stated that he was not saying that the money was put aside. When he spoke with Mr. Deak they had a real difficulty determining what the bid may be. In the budget process it was not provided for.

Mr. Parisi agreed somewhat with Mr. Killen's comments, however, the bottom line is that the building has to be done prior to winter for obvious reasons. Let's not have another Simpson School. When all the discussion is through a boiler will still be needed.

Mr. Edward Bradley, 2 Hampton Trail stated that Yalesville School is an integral part of the spacial needs and chances are extremely good that that building is going to be used for a school. With that said and in looking at installing a new heating system, he asked, if you do install a new heating system will that suffice to handle Yalesville, if it did open for a school, if not, could it be retrofitted at minimal cost or expanded to accommodate Yalesville as a school?

Mr. McCully responded that the proposal for the new system is to heat the existing building plus an additional 59,200 sq.ft. It would heat the additional twelve classrooms that they want to add onto the building.

Mr. Edward Musso felt that the school should have heat through the winter.

OTE: Duryea, Killen and Zandri, no; all others, aye; motion duly carried.

ITEM #16 Remove From the Table to Discuss and Possibly Act Upon the Council's Recommendation to the Mayor to Initiate a Transfer in the Amount of \$3 Million Made at the August 11, 1992 Town Council Meeting as Requested by Councilor Geno J. Zandri, Jr.

Motion was made by Mr. Doherty to Remove The Item From the Table, seconded by Mr. Parisi.

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

Holmes left for work at 11:00 P.M.

Motion was made by Mr. Doherty to Discuss and Possibly Act Upon the Council's Recommendation to the Mayor to Initiate a Transfer in the Amount of \$3 Million Made at the August 11, 1992 Town Council Meeting, seconded by Mr. Parisi.

Mayor Dickinson stated that he has reviewed it and the town's fiscal con-

dition is good and in sound condition. The major reason for that is that we have had a consistent fiscal policy. Consistency means that you do not depart for arbitrary reasons. Part of that policy has been the designation of rate settlement money in the Electric Division for possible renovation of the Pierce Plant. To depart from that policy should bear a heavy burden. If the policy is not successful, then it is not as heavy a burden. However, if it a successful policy, why leave it? Until we have a decision on the Pierce Plant then the discussion as to exactly what will happen, I can't see why we would want to remove those funds and jeopardize what is a bona fide utility project. For that reason I can't agree with a transfer of money from one area to another where we have not made a decision on the very reason that we set those funds aside. Especially with that decision being made in the very near future. Consistency is the cornerstone of successful fiscal policies. To the extent that we depart from that we do so at great risk. At this point I do not feel that the burden has met the justification for departure.

Mr. Zandri stated that the amount of dollars that were recommended to be transferred is nowhere near the amount that would be needed for the Pierce Plant project. You are only talking about \$3 million. There is an excess of over \$18 million available in the Electric Division today. He felt that it has already been the recommendation of this Council that a generating facility has not been approved. He did not see that happening with the present Council either. As far as the fiscal policy of the town, we have a Council here, and yourself, Mayor, who were elected by the people to run this community and manage this town. The majority of these elected officials feel that it is in the best interest of the community to transfer these dollars. It is unfortunate for this town, however, that the way the Charter is structured in such a way that we have a strong Mayor form of government and regardless of what the majority thinks in this town or votes on in this town, it will just not happen unless you (Mayor) decide that you want it to happen. That is something that the community is going to have to live with unless we get that Charter changed. That is it in a nutshell.

Mayor Dickinson corrected Mr. Zandri that there is not \$18 million in cash that is available. There is only \$9 million. The other funds are for existing capital projects and other reserves. Secondly, our form of government is almost a direct parallel with State government with a Governor and a Legislature, which almost directly parallels the Federal Government with a President and a Congress and two Houses. If you want to attach our form of government in Wallingford then why not begin at Washington and in Hartford. Your majority votes effect the legislative branch. You have one responsibility. I have another responsibility on the executive branch. The two branches must agree to operate government. It is a balance of power. No one has all the power, there has to be agreement. I cannot spend money unless you appropriate it and you cannot appropriate it without some agreement from the executive branch. That is the way it ought to run, that is a good balance for the public. So if we get into philosophies about how government should be structured, I think that it should also be stated, what I stated...the Town of Wallingford's form of government on a local level directly parallels federal and state governments. If there is something wrong here then perhaps we should look at those levels and find out what is wrong there.

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Mr. Zandri retorted, there is one comment I would like to make on that. I would like to see what other form of government requires more than a two-thirds majority vote to override a veto.

Mr. Killen stated that Mr. Zandri's point is exactly the same as his. Our form of government does parallel the state and federal governments but the founders, the people who drew up this Charter, had in mind that no such thing would exist as the three votes being necessary to uphold the Mayor. It has been an interpretation that has upheld that. It has given you power that was not intended. Mr. Killen stated that he sat in on all of the hearings on the Charter, was not an original framer of it, but did listen to and witness its evolution. It was intended to be a strong Mayor-Council government. Both were to have strong powers. There were checks and balances all around. They did away with Boards and Commissions that existed before and gave the powers back to the Mayor and the Council. Little by little they have crept back in here again. We cannot undo interpretations of the law. He referred to the Mayor's statement of "we have to do certain things", made earlier in the evening. He pointed out to the Mayor how he (Mayor) puts money aside that the Council does not even know exists. You keep talking about the money that is there for the Electric Division and putting monies aside for specific purposes. This Council knocked down the original plan for the Electric Division. It might have flown a long time ago. Now, all of a sudden, the plans that are coming forward right now are much better than what the Electric Division had come forward with. Thank God it didn't fly. There is consistency all right, consistency is all on your part. You are not letting the Council take part in the running of this particular town. We are necessary because without the five votes, you cannot do anything. My fellow Councilors see fit to support you, fine, all well in good. I can't. I don't believe you are right, I don't believe you are following the dictates of the people of Wallingford so I can't support you on that. But I wish when you use the term "we" you would really mean "we", that you were really interested in what we were talking about. \$3 million is peanuts compared to what is put aside. Mr. Zandri does not want to take the money and make the Council salary something to brag about, he wants to use it for the good at the town and you can't tell us why we can't use it for the good of the town. We have a capital and non-recurring fund and you have listed a whole litany of things that have to be done but you will not set them out in that particular manner. How can we use the money, Bill?

Mayor Dickinson: I have never had a department head nor resident in town come to me and say, "I want to waste money". I never heard that when I was lobbying at the State Capitol and I doubt that you will ever hear that from Washington. No one comes forward to say that. If I have to be criticized, criticize me for whether this town is in bad or good condition. I think that you people should share, rightfully, in what ever the condition is, I can't do it alone. It is two branches of government that has to agree. We have agreed and disagreed but what has come out of it is a pretty solid track record. I have to continue making my voice heard on my side of it to maintain that. You want to depart from that policy. I can understand your opinion but I cannot agree with it. I have never heard anyone say that they want to hurt the situation but there are things that can hurt it and it has happened elsewhere.

Mr. Killen: You keep talking about the condition of the town. It is such that our taxes go up, our surplus goes up, the Electric Division earns more than they anticipated year after year, we can't touch it and we are in good shape. Anyone can be in good shape that way, Bill. You raise the taxes higher than necessary, and this we do constantly because the money is there to be used...but you won't spend it. You have to be in good shape otherwise you are a darned fool. I don't think you are a darned fool but you know as well as I that the dollars are there and they are surplus dollars are not at your disposal to decide that you will withhold them, etc. You are supposed to put them forth at budget time for this entire Council to act on. You have hesitated to do so. I can't agree with you that "we" are running this particular town. You are mandated by the Capital and Non-Recurring Ordinance to tell us what our needs are going to be over the next couple of years. You have spewed them out to us time after time but you never have put them in any order nor funded them.

Mayor Dickinson: I believe that the needs have been funded. We can't afford everything but we have funded our needs. We have had vast improvements over the past few years and more have to be made. Schools have been re-opened. I am not going to go through the list here. It is not a question of who is in control. Two branches of government run Wallingford. You are part-time. How can you expect to be exercising the kind of day to day responsibility that a full-time administrative branch exercises? It was not set up for that. There is a check and balance...it takes both branches to run it well. You share in whatever happens, good or bad. We should all be proud of Wallingford. We disagree over what some may think is minor. I don't feel it is minor but it comes down to what is an appropriate fiscal policy? I think being cautious is the best way to go, especially with the economy being what it is.

Mr. Killen: Again, we know that there are dollars there. You don't tell us what you are going to do with those dollars. The fact that they are there does not make me feel any better, as I have said before, I am paying taxes, everyone here who owns property here is paying taxes. We are paying taxes at a higher rate than is necessary. If it comes to fruition that you do not run again or if you are defeated and the next Mayor decides to spend the funds and in the interim I sell my property someone else will get the benefit of what I helped accrue. Yet, you can show me nowhere that I gained anything from that one way or another. We are not putting the Electric Division in any danger, you are as well aware of that as I am that we have to supply the needs of the Electric Division. They come up with this bit about them supplying their own dollars...read the State Statutes. The money for running the Electric Division comes from the town funds that are adopted at the budget sessions. There is nothing in danger. We have the ability to bond, we have a darned good bond rating yet we have dollars sitting there doing absolutely nothing and the taxes are going up. If you think that is wonderful, fine. Only an election can tell. You have won your re-election so I can't fault you on that, Bill.

No action taken.

ITEM #18 Discussion Pertaining to the Frequency of the Town Council Meetings as Requested by Councilors Robert F. Parisi, Steven B. Holmes and Thomas D. Solinsky.

Motion was made by Mr. Doherty to Hear Discussion, seconded by Mr. Solinsky.

Mr. Parisi stated that it was brought to their attention by the Republican Town Committee that the length of the Council meetings, be they necessary or not is another subject that was not discussed, it was their (Town Committee) feelings that the public was not always to be represented at the meeting due to the lateness of the hour. We all can probably concur with that. Their feeling was also that certain members of the Council are not always maintaining their attendance at the meetings which also disfranchises the vote. I have been one of those Councilors that has not always been able to stay to vote in the morning. I am sure that we all have different opinions and I don't really want to attempt to discuss them all tonight but we, amongst ourselves, have different opinions. My thought was that perhaps a small committee could meet and explore all the options within a months time and present those options back to the Council for consideration at that time.

Mr. Solinsky added that some of the discussion at this time was to consider having a meeting once a week, on Tuesday, and place a time limit on it. Another was to start the meeting earlier. Some may say that the public cannot be at 6:00 P.M. but the public cannot also be here at 1:00 A.M. either. There are probably some options that can be incorporated to make it more palatable for everyone.

Mr. Parisi explained that there may have been miscommunication on his part with the agenda item since he did actually intend to discuss the length of the meetings.

Ms. Papale expressed her interest in serving on this committee since she has her own opinions of how the meetings are run, not to mention that she needs to be involved due to the fact that she is Chairperson of the Council.

Mr. Parisi wanted to make sure that it was understood that there is no criticism intended for anyone at anytime on this issue.

Zandri pointed out that one or two years ago this same issue was brought up for discussion and, at that time, the Council was trying to increase their meetings from two to three meetings per month and try to limit the agenda. At that time it was voted down.

Mr. Parisi admitted that he voted against it at that time.

Ms. Papale admitted the same.

Mr. Zandri wanted to remind everyone of that and thought it was the consensus at that time to stay to the two meetings per month.

Mr. Parisi felt that he was flexible and ready to try other options.

Ms. Papale stated that this has to be thoroughly discussed to assure that the number of meetings do not increase and continue to run as long as they do now.

Mr. Killen understood Mr. Parisi's point but one can never tell by the length of the agenda how long or short the meeting will run.

- 24 - September 22, 1992

Mr. Parisi made a motion that the Council Establish a Small Committee to be Charged with Looking Into this Issue and Report Back no Later than One Month's Time, seconded by Mr. Doherty.

Mr. Edward Musso, 56 Dibble Edge Road addressed Mr. Parisi, Mr. Holmes and Mr. Solinsky and stated, "if you don't like it, get out". He became very boisterous in his remarks towards the Councilors making insinuations that they wish only to collect the pay and not represent the public.

Mr. Parisi asked Mr. Musso that he never accuse him of taking the money.

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

Mr. Parisi apologized to the Council and to whomever was viewing the meeting for having witnessed the interaction between himself and Mr. Musso

ITEM #21 Motion was made by Mr. Doherty to Move Agenda Item #21 Up to the Next Order of Business, seconded by Mr. Solinsky.

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

ITEM #21 Consider and Approve the New Design of the Boys and Girls Club

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

No backup material on this item had been made available to the Council prior to this meeting.

Mr. Steve Lazarus, Lazarus and Sargent; Phylliss Murray, Exec. Director of the Boys and Girls Club; Roberta Benoit, Treasurer of the Boys and Girls Club and Justin Williams of the Carpenter Company, successful bidder for the project.

At our last meeting the Council requested that final plans be presented to the Council for approval before being heard by Planning & Zoning. After a long struggle the funding is finally in place to build. The task was to modify the building design to fit the construction funding that is now in place. The building has been made smaller to achieve the reduction in cost to match the funding. It is now 10,000 sq. ft. as opposed to the original plan of 16,000 sq. ft. The same basic services will be offered and the building less expensive to operate. The building is a brick building with metal siding above and a metal roof. It is 100' by 102.8' in size. The building "footprint" is still within the original proposed lease line. In fact the driveway, parking, nothing is changed from the original proposal the Council viewed quite a few months ago. It is a one story building instead of the two story building in the original proposal. It has less impact on the site. The Boys and Girls Club can move into this building in April of 1993 if everything goes according to schedule.

Mr. Zandri asked Mr. Lazarus if there are any future plans for expansion?

Mr. Lazarus responded that toward the lakeside there is a possibility of

adding another 3,000 sq. ft. which would bring the total to 13,000 sq. ft. He would be surprised if that was ever added to the building. It is nice to have that room, it was planned for, it can be added to the building if the club is wildly successful. The \$500,000 funding is still in place from the State. It is basically due to the private sector that it has become tougher to find dollars for a project such as this.

Mr. McDermott asked if the gym was carpeted?

Mr. Lazarus responded, yes, it is very remarkable. It is a new product that bounces a ball very well and absorbs sound much better than a hardwood floor. It provides a much friendlier surface for other uses as well. It has been aggressively tested.

Mr. Parisi asked if the carpet is tight fitting?

Mr. Lazarus responded that it is very tightly woven with a short nap to the rug.

Mr. Parisi explained that Gaylord Hospital is building a new ambulatory care unit and was looking for a carpet that would accommodate a wheelchair.

Mr. Lazarus thought this was the product for them.

Mr. Solinsky asked for a description of the entryway of the club.

Mr. Lazarus explained that you enter through a games room. It is the equivalent to what currently exists in their present facility. There is also a day care facility with supporting bathrooms and offices surrounding it. Two rooms will be designated as program rooms for computers, etc. One larger room remains for a variety of community services.

Mr. Solinsky asked how much electrical service will be needed for the building?

Mr. Williams responded that it will be a two and three phase service.

Mr. Solinsky asked if it will be underground?

Mr. Williams answered, yes.

Mr. Doherty asked what was cut out of the design in the downscaling process?

Mr. Lazarus responded that there was a fitness center located in the basement in the first proposal as well as an elaborate locker room facility that was omitted. There will be a shower for boys and a shower for girls.

Mr. Killen asked if the facility was made as vandal-proof as possible?

Mr. Lazarus responded that the exterior of the building is brick up to and over seven feet and the steel siding is heavy industrial siding that will be used over seven feet and on the roof. It is a tough building.

Mr. Killen: Windows?

Mr. Lazarus answered windows are windows. It has 1/10th of the glass that was in the original proposal. All of the glass is in standard sizes. They are probably not as attractive a target as the windows in the old building. Hopefully we have decreased the chances of vandalism.

Mr. Edward Musso asked what the size of the day care room was?

Mr. Lazarus responded that it was twenty-five children times thirty-five sq. feet. Approximately 20' X 35'. The program room is approximately 18' X 25'.

Mr. Musso asked if the foundation could be built strong enough to hold a future second story for offices?

Mr. Lazarus stated that the handicapped accessibility issue has overtaken us all. For just the 3,000 sq. ft. space which is what the future addition represents, to put that above ends up not being such a good idea because it would require an elevator.

VOTE: Holmes was absent; Killen, no; all others, aye; motion duly carried.

ITEM #19 Discussion and Possible Action on Forming a Committee to Establish a Five (5) and Ten (10) Year Priority List for Capital Projects in the Town of Wallingford as Requested by Councilor Brian M. McDermott

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Mr. McDermott stated that it has been mentioned several times at several past meetings. We all know what the issue is. I would like to take a vote to see if there is interest on the part of the Council to form a committee to discuss some type of a priority list. He did not want to debate the issue tonight since it is so late.

Mr. Solinsky asked who would be on the committee?

Mr. McDermott stated that first it should be decided if we want to form a committee. Then it could be decided whether to put 3, 5, 7 or more on it.

Mr. Solinsky felt the Council should constitute the committee since it is a Council issue.

Mr. Zandri saw no sense in forming a committee when there is no money to do anything with. It would be a waste of time.

Mr. Killen pointed out the the State Statutes read that the capital and non-recurring fund is under the Mayor's purview.

Mr. McDermott made a motion to form a committee of nine people to discuss issues for a five and ten year priority list for capital projects, seconded by Mr. Doherty.

VOTE: Holmes was absent; Killen, Parisi, Solinsky and Zandri, no; all

others, aye; motion failed.

ITEM #20 Consider and Approve a Transfer of Funds in the Amount of \$20,000 from Contingency Reserve - General Government Acct. #8050-3230 to Maintenance of Building Acct. #2020-5100 - Dog Warden

Motion was made by Mr. Doherty, seconded by Mr. Parisi.

Ms. Papale asked if this money was placed in the Contingency account?

Mayor Dickinson responded yes, it was the issue of not knowing quite what amount of money was needed and it had to be bid, etc.

Ms. Papale stated that it was a majority vote to place the funds in the contingency account at budget time.

Mr. Edward Musso was against fixing the dog pound. He felt that the place looks fine now and does not need that much money.

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

ITEM #22 Set a Public Hearing to Amend the 1992-93 Budget of the Town of Wallingford:

- a. Amend the Mayor's Council on Substance Abuse Prevention Revenue and Expenditure Budget in the Amount of \$6,635.00
- b. Amend the Expenditure/YSB Youth Projects Acct. #012-9000-900-9010 and Revenues/YSB Town Contribution Acct. #012-1040-060-6000 by \$480
- c. Amend the Town Aid Road Fund Revenue from the State of CT. Acct. and the Expenditures: Improvements to Town Roads Acct. in the Amount of \$72,376 - Comptroller
- d. Amend the Local Capital Improvement Fund Revenue from the State of CT. Acct. and Expenditures: Capital Improvements Acct. in the Amount of \$1,261 - Comptroller

Motion was made by Mr. Doherty to SET THE PUBLIC HEARING for October 13, 1992 at 7:45 P.M., seconded by Mrs. Duryea.

VOTE: Holmes, McDermott and Parisi were absent; Killen and Zandri, no; all others, aye; motion failed.

Motion was made by Mr. Doherty to Reconsider the Vote, seconded by Mr. Solinsky

VOTE: Holmes and McDermott were absent; Killen and Zandri, no; all others, aye. Motion failed due to the fact that Robert's Rules of Order clearly states that only a member who has voted in the prevailing side (in this case the negative) can make a motion to reconsider a vote. Mr. Doherty voted in the affirmative.

- 28 - September 22, 1992

Mr. Killen and Mr. Zandri did not wish to make a motion to reconsider the vote.

ITEM #23 - Withdrawn

ITEM #24 Report Out by the Comptroller on the Issuance of \$8,000,000 in General Obligation Bonds of the Town of Wallingford

Motion was made by Mr. Doherty to Table This Item, seconded by Mr. Solinsky.

VOTE: Holmes was absent; McDermott passed; all others, aye; motion duly carried.

ITEM #25 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes to Discuss Strategy and Negotiations with Respect to Pending Litigation

- Tax Appeals of American Cyanamid Company and Property Operating Company

Motion was made by Mr. Doherty to Proceed Into Executive Session, seconded by Mr. Parisi.

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

Motion was made by Mr. Doherty to Exit the Executive Session, seconded by Mr. Parisi.

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

Motion was made by Mr. Doherty to Settle the Case with American Cyanamid, seconded by Mr. Parisi.

VOTE: Holmes was absent; Duryea, Killen and Zandri, no; all others, aye; motion duly carried.

Motion was made by Mr. Doherty to Adjourn the Meeting, seconded by Mr. Parisi.

VOTE: Holmes was absent; McDermott, Parisi and Zandri, no; all others, aye; motion duly carried.

There being no further business, the meeting adjourned at 12:45 a.m.

Meeting recorded and transcribed by:

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

Approved by: Iris F. Papale  
Iris F. Papale, Chairperson

OCT 13 1992  
Date

Kathryn J. Wall  
Kathryn J. Wall, Town Clerk

OCT 13 1992  
Date

Wallingford

TEENS 'N TOWN

Attachment I

701 Center Street Wallingford, Connecticut 06492 - 294-2175



# Youth Service Bureau

SUSAN D. McLAUGHLIN, M.P.A.  
Director

1992  
AUGUST 29, 30, 31  
Hurricane Andrew TNT Helpers

September 1, 2

Stephanie Battiparano

Kristen Blasczyk

Jessica Halligan

Megan Hoover

Dave Buongiorno

Chris Castelli

Ryan Ivers

Kate Larson

Stephanie Czerniewski

Mary Beth Doehr

Mike Fazzino

Angelo Finola

Jamie Grass

Karen Grass

Tony Griffin

Chrystyna Horbaty

Paul Lorenson

Bill LeTournier

Stephen Marcarelli (Marcarelli)

Kim Mullally

Taryn Ortoli

Michael Pederson

Becca Porlyo

Andrew Rabinowitz

Tammy Savaga

Joanne Seeba

Bonnie Sperzel

Jessica Stalmach

Rachel Stalmach

Pam Turdin

Robert Turek (Robyn)

Chrissy Terrelli

This is the list of TNT Members that helped out with Project Care\*\*Hurricane Andrew Relief Fund\*\* The time that was put into this project showed that not all Teens are looking for a hand out but, are willing to extent Their Own hands out. With their efforts in getting this project set-up in such a short time, shows that as Future Adults they are willing to help out and come together when needed. They hope that the truck loads of items and the monies that they collected and donated to the Salvation Army has helped.

Several Girl Scout troops - helped as well. Gloria Horbaty (269-5909) has information on the Girl Scouts.



OFFICE OF THE MAYOR  
TOWN OF WALLINGFORD  
CONNECTICUT

WILLIAM W. DICKINSON, JR.  
MAYOR

R E S O L U T I O N

WHEREAS, Thomas Dooley, Superintendent of Programs for the Town of Wallingford Department of Parks and Recreation has been awarded the Meritorious Service - Young Professional Award;

WHEREAS, the Meritorious Service - Young Professional Award is a national recognition of those individuals in the United States who have achieved excellence in the field of recreation;

WHEREAS, the Award is a positive reflection of the excellent programs developed under the leadership of Thomas Dooley and sponsored by the Town of Wallingford Department of Parks and Recreation.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WALLINGFORD,

That Thomas Dooley be given the highest praise and recognition for his continued outstanding performance as Superintendent of Programs at the Wallingford Department of Parks and Recreation and for his ongoing dedication to make the Town of Wallingford Department of Parks and Recreation an outstanding symbol in the community.

Dated at Wallingford, Connecticut this 21st day of September, 1992.

\_\_\_\_\_  
William W. Dickinson, Jr.  
Mayor

Proposed By

Town Councilwoman Susan Duryea

Town Council

Attachment III

11

My exwife received a welfare payment of \$333.00 in 1978 at which time the welfare dept put a lean on my house. I had no knowledge of this payment or the lean until I applied for a home equity loan. My exwife and I have been divorced since 1979 when I bought her share of the house. I would think that if money is owed to the welfare dept they would send out a bill at the end of each fiscal year. If they had done so I would have been able to deduct the money from the payments I make to her for the house. I am asking the town council to waive the interest on the money. I am willing to pay them the money. The gov. her.

Thank You.

Frank Montalvo

9/8/92

Many changes have occurred in this last legislative session. Emergency regulations were passed and the regulations were implemented July 1, 1992.

The emergency regulations will expire December 24. At present, regular regulations to replace the emergency regulations are going through the regulatory process. Public hearings were held August 26.

The formal regulations contain 354 pages, therefore the changes listed are not a complete list but a condensed version that highlight the most dramatic changes.

1. 85% Reimbursement for the program  
No administrative incentives (\$50.00)  
In the past the town was reimbursed 90% for the program  
95% for the mandatory workfare recipients participating on workfare/active on the rolls the first of the month.  
We also received an administrative incentive of \$50.00 for the workfare participants noted above; this has been eliminated.
2. Different definitions of "employability" and unemployability"  
New employability plans for employable recipients  
Penalty sanctions - 90 days for numerous infractions including quits/fires with no conditional reinstatement  
New flat grant system for individuals (\$314.00 and \$356.00)  
Married couples with no dependents only receive a family of 2 flat grant (\$473.00) in our region  
Duration limit of 9 months out of 12 (with a possibility of 3 months extension) for employable recipients
3. Non-Citizen - must be legal entrants of U.S. with permanent residence status
4. Residency/Domicile Requirements - now required
5. Recipients of SSI and SSD are no longer eligible for GA medical/financial
6. Emergency shelter - new regulations require only recipients of GA to be eligible with specific reasons that homelessness occurred. Leaving housing "voluntary" isn't allowed as a reason.
7. Substance abusers - must seek treatment for substance abuse to be eligible for financial assistance (they have 30 days to get into a program or on a waiting list)
8. No more incentives for clients on the workfare program (\$10.00 extra for client)
9. Workfare sanctions - 90 day suspension with no conditional reinstatement
10. Quits/fires - any recipient on GA on or after 7/1/92 who subsequently quits his/her job without good cause, or is fired with cause within 12 months of being discontinued from GA is ineligible for financial assistance for 90 days

Attachment IV (cont.)

11. Penalty for refusal to accept employment - 90 days
12. Statewide penalties - The penalties now received in one town can be extended throughout the state (including for fraud)
13. Ownership of non-owner occupied real property is no longer eligible for General Assistance Program.  
There are stipulations that would exclude situations like battered women in shelters, etc.
14. EDS payment of all medical bills
15. No medical coverage for person under 21 or over age 65 - unless person has applied for and signed T-19 application
16. Hospitals - new responsibilities - Full disclosure and full application is now required
17. Court ordered medicals - All payments on or after 7/1/92 on a court ordered medical for non-eligible GA recipients - The State will not reimburse towns.
18. Recoupment - Towns shall recoup all overpayments of financial assistance by reducing award by 10%
19. State take over - effective 7/1/94 - The State is looking to take over program - using their 7 district offices - offering just payment of financial needs and medical needs with no social services or counseling. Task force has been formed to study numerous issues involved.



**Wallingford Housing Authority**

P.O. BOX 415, 45 TREMPER DRIVE, WALLINGFORD, CONNECTICUT 06492  
269-5173

RECEIVED  
MAYOR'S OFFICE  
SEP 15 3:52

FAX: 269-5150

- 14
- ROBERT PRC:  
Chairman
- LAURENCE ZA  
Vice-Chairman
- JOHN SAVAGE  
Treasurer
- FREDERICK MC  
Assistant Treas.
- CAROL ANN IRE  
Tenant Commis
- STEPHEN P. NE  
Executive Direct:

September 15, 1992

The Hon. William W. Dickinson, Jr.  
Mayor, Town of Wallingford  
Municipal Building  
45 South Main Street  
Wallingford, Connecticut 06492

Dear Mayor Dickinson:

As you know, the Wallingford Housing Authority is attempting to purchase 32 two bedroom units in the Ridgeland neighborhood of Wallingford.

In order to obtain this property, the Authority will need financial assistance from the Town, in the form of a loan. We are requesting a \$100,000.00 loan to be paid back at a rate of 5% over ten years.

The purchase of this property will accomplish objectives of both the Housing Authority and the Wallingford Housing Partnership. The following is a listing of the benefits to be achieved:

- 1) Presently the property is 65% vacant, in significant disrepair and in foreclosure. The Authority proposes a substantial rehabilitation program, and would expect to achieve 50% occupancy in 90 days with the remaining units being leased 3-6 months after that.
- 2) The present market rent in Town for a 2 bedroom unit is \$550.00 to \$600.00 per month. We propose a "base" (minimum) rent of approximately \$450.00, filling a gap which now exists between the rents now being offered by the Authority, and what is being charged in the conventional market. It should be noted that the units which are now occupied in this development are leased at a rate between \$450.00 and \$550.00 per month.
- 3) The purchase will address a specific need identified by the Housing Partnership and the survey it conducted.
- 4) Purchasing of this property will keep these units as rental units and not see them lost to condominium conversion.
- 5) Residents of Wallingford will be given a preference as they do now in our other rentals.
- 6) Approximately \$250,000.00 of repairs will be made to the property, a minimum of 25% of this work being performed by local businesses.



## ERIN ISLE FARM

Rule V

The Walls

DAIRY CATTLE • FARM PRODUCTS • CUSTOM WORK  
EST. 1916 • WALLINGFORD, CONNECTICUT • 06492

9/21/92

Chairlady Iris Papale  
Town Council  
Town of Wallingford

At this time I would like to have  
town council consider waving Rule  
Five at your council meeting Sept. 22, 1992.

The purpose of this request is to enable  
the committee to hire a contractor to make  
adjustments to the cabinets.

The Vo Ag Building is finished. After  
being used for a year by the students  
it has become apparent to the administrators  
and the building committee the cabinets as  
designed are not structurally sound to handle  
the heavy use they receive.

I talked to two local building contractors  
about the problem. They both suggested we go  
back to the manufacturer who also installed  
the cabinets. This was done and to upgrade  
the hinges, put in additional supports, change  
doors etc. to make the cabinets capable of  
heavy use they have quoted a price not  
to exceed \$2,385.

The committee is most anxious to have  
this work done so we may complete the project  
and apply for the state grant.

Yours truly,  
Thomas J. Wall  
Chairman, Building Comm.

7) There are no State or Federal dollars involved with this transaction. This will be a combined effort the Wallingford Housing Authority, the Town of Wallingford and a private lending institution.

8) As with our other family development and in accordance with State Statute 8-58, we would be making a PILOT payment to the Town, to be fashioned after our present agreement.

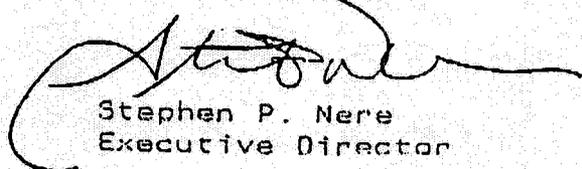
9) This project has been reviewed and endorsed by the Wallingford Housing Partnership.

10) No existing Tenant, who is in good standing, will be displaced.

It should be noted that on September 3, 1992, a meeting was held with the residents of the Ridgeland neighborhood. At this time we answered questions and explained to our prospective neighbors what plans we had for this property. After two hours of conversation, a general understanding was achieved and a positive rapport established.

Should you have any questions regarding this request, or if you need additional information, please contact me.

Very truly yours,



Stephen P. Nere  
Executive Director

STEVEN L. DEAK  
DIRECTOR OF PUBLIC WORKSHENRY McCULLY  
SUPERINTENDENT OF PUBLIC WORKSDEPARTMENT OF PUBLIC WORKS  
29 TOWN FARM ROAD  
WALLINGFORD, CONNECTICUT 06492  
TELEPHONE (203) 294-2105  
FAX (203) 294-2107

## Town of Wallingford, Connecticut

September 8, 1992

Mrs. Susan S. Duryea, Town Councilor  
2 Stegos Drive  
Wallingford, Ct. 06492

SUBJECT: COST OF CHIPSEALING VERSES 2" BITUMINOUS OVERLAY

Dear Susan:

As requested I am enclosing the following information:

<u>LOCATION</u>	<u>MILES</u>	<u>CHIP SEAL</u>	<u>2" BITUMINOUS OVERLAY</u>
Grieb Road	1.38*	\$15,659.00	\$ 91,494.00
Liegus Road	.54	\$ 4,282.00	\$ 39,780.00
Mansion Road	2.30**	\$18,489.00	\$152,490.00

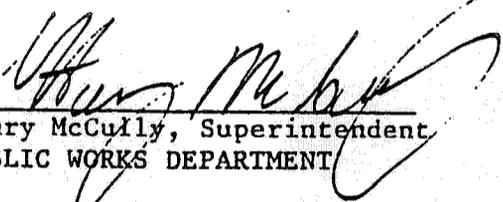
The average life of a chip sealed surface is approximately 4+ years. Subsequent applications on the same road will last for longer periods of 6-7 years. The primary function of chip sealing is to prevent water from penetrating the road base and therefore making the road susceptible to frost.

A 2" Bituminous Overlay of the same road has a life expectancy of about 10+ years. An example of this is Liegus Road and Grieb Road (from North Elm St. to Liegus Road) both of which had a 1½" Bituminous Overlay in 1981.

\*Grieb Road required more leveling because of storm damage.

\*\*Mansion Road .2 of a mile were not chip sealed because it was part of subdivision improvements.

Very truly yours,

  
Henry McCully, Superintendent  
PUBLIC WORKS DEPARTMENT

HMC:atf

cc: Honorable William W. Dickinson, Jr., Mayor  
Mrs. Iris Papale, Chairperson Town Council  
Mr. John Costello, Town Engineer  
Mr. Henry McCully, Superintendent Public Works