

TOWN COUNCIL MEETING

FEBRUARY 25, 1997

6:30 P.M.

AGENDA

Blessing - Rev. Dean Warburton - First Congregational Church

1. Roll Call & Pledge of Allegiance
2. Consent Agenda
  - a. Consider and Approve Tax Refunds (#284-287) Totalling \$1,762.81 - Tax Collector
  - b. Consider and Approve an Appropriation of Funds in the Amount of \$20,000 to the Elementary Science Reform Information Grant Acct. of the Special Revenue Fund - Elementary Science Reform Information Grant Bristol-Myers Squibb Company
  - c. Consider and Approve an Appropriation of Funds in the Amount of \$5,000 to the Energy Grant Acct. of the Special Revenue Fund - Energy Grant
  - d. Consider and Approve an Appropriation of Funds in the Amount of \$500 to the Long Island Sound Grant Acct. in the Special Revenue Fund - Long Island Sound Grant
  - e. Consider and Approve a Transfer of Funds in the Amount of \$600 from Regular Salaries & Wages Acct. to Purchased Services - Secretarial Acct. - Environmental Planner
  - f. Consider and Approve Four (4) Merit Increases Approved by the Mayor
  - g. Consider and Approve a Transfer of Funds in the Amount of \$2,956 from Debt Service Administration & Registration Acct. to Interest on Debt Acct. - Comptroller
  - h. Consider and Approve a Request by the Wallingford Municipal Federal Credit Union to Install a Night Drop Box at 88 S. Main Street
  - i. Approve and Accept the Minutes of the February 11, 1997 Town Council Meeting
3. Items Removed from the Consent Agenda
4. PUBLIC QUESTION AND ANSWER PERIOD

5. Consider and Approve a Transfer of Funds in the Amount of \$16,500 from Power Purchased for Pumping Acct. to Maintenance Transmission and Distribution Lines Acct. - Water Division
6. Consider and Approve a Transfer of Funds in the Amount of \$20,000 from Sludge Disposal-Tipping Fees Acct. to Maintenance Sewer Treatment Equipment Acct. - Sewer Division
7. Consider and Approve a Transfer of Funds in the Amount of \$60,000 from Street Lights Acct. to Underground Conductors Acct. - Electric Division
8. Consider and Approve an Agreement Between the Town of Wallingford and the Association for Community Organization and Resource Development, Inc. (ACORD) to Provide Inspection and Cleanup Services for Town Park Grounds - Public Works Department
9. Consider and Approve an Agreement Between the Town of Wallingford and Big Brothers/Big Sisters of Meriden/Wallingford, Inc. to Lease a Room at 6 Fairfield Boulevard - Mayor's Office
10. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Respect to Pending Litigation in the Matter of the Town of Wallingford v. Thurston Associates - Town Attorney
11. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Respect to a Pending Claim Involving Masonic Temple Corporation - Corporation Counsel

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6:30 P.M.

SUMMARY

<u>Agenda Item</u>	<u>Page No.</u>
2. Consent Agenda - Items #2a-i	1-2
3. Withdrawn	
4. PUBLIC QUESTION AND ANSWER PERIOD - Inquiries on Potential Use of Simpson School Upon the Departure of the Recreation Department; Community Pool Contract; Deregulation of the Electric Utility Industry Article Presented to Council; Question Re: Approved Minutes of Town Agencies; Taping of P.U.C. Meeting Comment; Inquiry Re: Thurston Food Litigation; Explanation of Merit Review Process; Complaint Re: Condition of Ornamental Bricks on Center Street	2-7
5. Approve a Transfer of \$16,500 to Maintenance Trans. and Distrib. Lines Acct. - Water Division	7-10
6. Approve a Transfer of \$20,000 to Maintenance Sewer Treatment Equipment Acct. - Sewer Division	10-12
7. Approve a Transfer of \$60,000 to Underground Conductors Acct. - Electric Division	12-13
8. Approve an Agreement Between the Town and the Association for Community Organization and Resource Develop., Inc. (ACORD) to Provide Inspection and Cleanup Services for Town Park Grounds	13-15
9. Approve an Agreement Between the Town and Big Brothers/Big Sisters of Meriden/Wallingford, Inc. to Lease a Room at 6 Fairfield Boulevard	15-17
10. Executive Session - 1-18a(e)(2) - Town of Wallingford v. Thurston Associates	17
11. Executive Session - 1-18a(e)(2) - Masonic Temple Corp.	17
Approve Authorizing the Town Attorney to Pay Money Owed to the Masonic Temple Corporation Pursuant to a Lease for Use of Land Behind Simpson Court Between Church Street and Center Street	17

TOWN COUNCIL MEETING

FEBRUARY 25, 1997

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, February 25, 1997 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:32 P.M. All Councilors answered present to the Roll called by Town Clerk Rosemary A. Rascati. Mayor William W. Dickinson, Jr. and Comptroller Thomas A. Myers were also present. Town Attorney Janis M. Small arrived at 6:44 P.M.

A blessing was bestowed upon the Council by Rev. Dean Warburton of the First Congregational Church.

The Pledge of Allegiance was given to the Flag.

A moment of silence was observed for Bonita "Bonnie" Rubenstein, Vice-Chairperson of the Zoning Board of Appeals.

ITEM #2 Consent Agenda

ITEM #2a Consider and Approve Tax Refunds (#284-287) Totalling \$1,762.81 - Tax Collector

ITEM #2b Consider and Approve an Appropriation of Funds in the Amount of \$20,000 to the Elementary Science Reform Information Grant Acct. of the Special Revenue Fund - Elementary Science Reform Information Grant Bristol-Myers Squibb Company

ITEM #2c Consider and Approve an Appropriation of Funds in the Amount of \$5,000 to the Energy Grant Acct. of the Special Revenue Fund - Energy Grant

ITEM #2d Consider and Approve an Appropriation of Funds in the Amount of \$500 to the Long Island Sound Grant Acct. in the Special Revenue Fund - Long Island Sound Grant

ITEM #2e Consider and Approve a Transfer of Funds in the Amount of \$600 from Regular Salaries & Wages Acct. to Purchased Services - Secretarial Acct. - Environmental Planner

ITEM #2f Consider and Approve Four (4) Merit Increases Approved by the Mayor

ITEM #2g Consider and Approve a Transfer of Funds in the Amount of \$2,956 from Debt Service Administration & Registration Acct. to Interest on Debt Acct. - Comptroller

ITEM #2h Consider and Approve a Request by the Wallingford Municipal Federal Credit Union to Install a Night Drop Box at 88 S. Main Street

ITEM #2i Approve and Accept the Minutes of the February 11, 1997 Town Council Meeting

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

VOTE: All ayes; motion duly carried.

ITEM #3 Withdrawn

ITEM #4 PUBLIC QUESTION AND ANSWER PERIOD

Ryan Stample, 19 Martin Avenue stated that it is his understanding that the Y.M.C.A. is interested in acquiring space at Simpson School once the Recreation Department vacates the building. He asked the Mayor if the Town has any specific plans for Simpson School once the Town offices move over to Fairfield Boulevard?

Mayor Dickinson responded, once the building is emptied he would most likely make a recommendation to the Town Council to sell the property.

Mr. Stample explained that there were plans at one point in time to construct elderly housing units adjacent to the site. Can that option be considered once again? It would help generate tax revenue for the Town and the use of the land would be compatible with the residentially-zoned area.

Mayor Dickinson responded that at one point a congregate housing proposal was presented, however the plan is no longer moving ahead because of funding difficulties with the State of Connecticut and the Housing Authority, the two entities involved with the proposal. The Housing Authority projects are funded by the State due to the fact that the State oversees the Housing Authority functions. They are not an entity of the Town.

Mr. Stample asked, if the building is sold will it be used as office space?

Mayor Dickinson explained that although the property is zoned for residential use a new owner can apply to Planning & Zoning for a change in zoning regulations.

Mr. Stample stated, presently there are three houses for sale on Martin Avenue due to the amount of traffic and noise generated from the businesses conducted out of Simpson School. He urged the

Council to consider the plight of the homeowners in the area. He asked the Council and Mayor to be sensitive to their problems when selling the property. He asked that the Town consider carefully who they sell the property to. He asked if the neighbors can take part in the negotiating process of the sale?

Mayor Dickinson responded, that is not a possibility.

Pasquale Melillo, 15 Haller Place, Yalesville extended credit to the Law Department for scrutinizing the Community Pool contract. He commented that he is pleased to see that the Town is taking a pro-active stand with regards to acquiring open space.

On a separate matter Mr. Melillo referred to an article from the Hartford Courant regarding deregulation of the Electric Utility industry. He gave a copy to the Town Council Secretary for distribution to the entire Council.

Doris Bevans, 45 Martin Avenue resident approached the Mayor and Council to echo Mr. Stample's concern with regards to the future occupants of Simpson School. She provided a brief history of the use of the building up until the time that it closed as a functioning elementary school. The building housed a few Town offices, Comptroller being one and very little VNA use. There were very few activities at night that were not bothersome to the neighboring residents. Once the Recreation Department began to occupy the building, the use began to grow. Without any checks on the system, the department began to add more and more and more programs. The neighbors asked the Director of the department to back off on the amount of activity....

Mr. Parisi responded that the situation has improved somewhat. It has been monitored.

Ms. Bevans responded, slightly, very slightly. What is happening is the VNA is expanding its services. There are more classes and things happening there and it goes on day and night. She asked, what kind of control will the Mayor and/or Council have with regards to who will occupy the building?

Mayor Dickinson responded, the Town would have to enter into a contract with whatever party is interested in buying the building. That is a means of control.

Ms. Bevans asked, can there be restrictions with regards to off-street parking?

Mayor Dickinson answered, any business that would occupy the building would only qualify under zoning with the providing of parking space on the property. That is a zoning requirement.

Ms. Bevans asked that the residents please be notified as to what type of business may be occupying the building once the Town has been approached by a potential buyer.

Mayor Dickinson stated, at the point that there is an interested purchaser, that would be public knowledge that we would be signing a contract regarding the sale. Some of your questions can be satisfied at that point. The use would have to fit within zoning regulations.

Ms. Bevans felt that the Council and/or Mayor should be able to have some input as to how the building is used.

Mr. Parisi stated, some of us have worked very diligently to try to have the bigger programs scheduled off the property and at the Town Hall. Mr. Dooley has been cooperative in my discussions with him. Mr. Rys has attended meetings and I am sure that other Councilors and the Mayor's office have done their part, too. The situation has gotten better and we will continue to try and monitor it with the residents' input.

Ryan Stample, 19 Martin Avenue asked, will we have any input on what kind of business can occupy the building without having to hire a lawyer? Will the Council notify us when it is on a Council agenda?

Mayor Dickinson responded, at the point there is a decision to make on the sale of the property it will be on the Town Council agenda.

Frank Wasilewski, 57 N. Orchard Street asked, which are the correct minutes of a public meeting that are available for the public, the ones that are first printed or recorded? Or are they the minutes that are approved at the meeting where there are some changes? The Council always lists an item on their agenda to approve the minutes of the previous meeting and there is never an error or omission that anyone knows about? Do you (Council) make any changes on the minutes?

Mr. Parisi stated, I have not had any changes (Councilors off microphone responded, no to the question).

Mr. Wasilewski stated, there was a discussion on this very item at the P.U.C. meeting. Like many people in Wallingford, he would like to have the meetings televised. If televised, then the film would be the true record. There could be a disturbance on a tape recording that interferes with the true minutes of a meeting.

Mayor Dickinson responded, we do not hold onto the film for posterity so the film would never be an official record. Minutes prior to approval are a record. At the point they are approved then where there are changes the approved minutes with changes are the

official record. At any given point in time you could look to a different record.

Mr. Wasilewski noted that there is an item on the agenda regarding the Thurston Food case and asked, how long has this case been going on? Are we finally going to settle the issue?

Town Attorney Janis Small responded, it has been an issue since 1986-87. A lawsuit in New Haven County can take five to seven years...there has been no trial date but the court will start looking at whether or not there is any possibility in settling it. There will be a trial date set within a reasonable amount of time.

With regards to merit raises, Mr. Wasilewski asked, is every employee reviewed yearly to see if they are entitled a merit raise? Who decides whether or not they are entitled?

Mr. Parisi responded, not every employee is evaluated.

Mayor Dickinson answered, if management employees are on steps they have a yearly review. The reviews follow contract language. Management have yearly reviews. With most, if not all, other employees it is a contractual issue that does not necessitate a single review. Supervisors have to be satisfied with work content otherwise other means are available to see that work is performed in a satisfactory manner. The merit review process is limited to the supervisory employees.

Mr. Wasilewski asked, are they the only ones who get the merit raises?

Mayor Dickinson answered, there is a step increase that is contractually required in union contracts.

Mr. Wasilewski asked, an employee, if they are lucky, can get a couple of raises in a year....contractual and merit?

Mr. Parisi answered, yes.

Mr. Wasilewski stated, a lot of companies have been going with a lump-sum merit raise.

Mayor Dickinson responded, no employee is entitled to a merit increase after the fifth year of employment. There are no merit increases for that employee. It is within the first five years that there are merit or step increases, after that they are not available unless there is a re-classification or promotion to another position. The Merit Review process involves a committee from the Council which reviews the recommendations of department heads regarding supervisory personnel.

Mr. Wasilewski asked the Mayor is he (Mayor) received a merit raise?

Mayor Dickinson responded, no.

Mr. Wasilewski stated that the Mayor earned a yearly salary of \$37,500 the first year he took office, 1983-84. This year the Mayor makes \$65,000., which is a one hundred percent (100%) increase. This goes on all the way through the Town.

Mr. Parisi responded, not as good as the Board of Education, rather, the Superintendent of Schools.

Mr. Wasilewski stated, in reviewing a lot of the positions in Town, the employees do pretty well, plus their benefits.

Ms. Papale explained that she sits as Chairperson of the Merit Review Committee along with Councilors Jerry Farrell, Jr. and Richard J. Centner, Jr. The Merit Review process is a five year process. After that we do not see the employees anymore. When an employee is being reviewed for the first time the Merit Review Committee asks that they appear, in person, so that the committee can get to know them. After that it is not necessary for the employee to be in attendance, only the employee's department head. The Merit Review Committee, ninety-nine percent (99%) of the time, approves the department head's recommendations with regards to the employee. There have been a few times when the committee has not agreed with the department head's recommendation and the increase has not been given.

Mr. Wasilewski thanked Ms. Papale for her explanation. On a separate matter he pointed out that some of the newly laid brick on Center Street from Dime Savings Bank down to Orchard Street are in dangerous condition. People can trip over the bricks. The Town should have the sidewalk inspector check out the situation.

Mr. Wasilewski next asked if the issue of transporting and storing dirt at the Wooding/Caplan property has been put to rest?

Mr. Parisi responded that he (Mr. Parisi) is in receipt of a copy of a letter from the Mayor to the individual who raised the questions regarding the matter. The matter has been taken care of.

Mayor Dickinson explained that some of the dirt was from SNET (Southern New England Telephone) who was working in the vicinity of the property and was placing the dirt at the site until such time as the work was complete.

Mr. Farrell informed Mr. Wasilewski that he, also, noticed the dangerous situation with regards to the brick work on Center

Street. He placed a call to Wallingford Center, Inc. and was told that the contractor would be back to remedy the situation. He vowed to stay on top of the matter.

Philip Wright, Sr., 160 Cedar Street thanked Mayor Dickinson for his letter explaining the matter of the dirt at the Wooding/Caplan Property.

Mr. Wright asked the Mayor if he released a message to all departments relative to the upcoming budget the same as Governor Rowland did with his staff?

Mayor Dickinson responded, we send out a letter setting general direction regarding budget requests. Some of it is repeated from year to year but some of it is new information. This year the message was to be very austere about requests.

ITEM #5 Consider and Approve a Transfer of Funds in the Amount of \$16,500 from Power Purchased for Pumping Acct. to Maintenance Transmission and Distribution Lines Acct. - Water Division

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

Mr. Rys explained that the Water Division is currently expecting to make repairs at three stream crossing locations based upon the results of last year's stream inspections. No funds were allocated for the purpose in this year's budget.

Correspondence from Roger Dann, General Manager of the Water/Sewer Divisions explains that funds for the transfer are available in other division accounts due to the effects of the extremely high rainfall amounts in the previous year which has reduced the overall system production and the amount of transfer pumping between reservoirs along with the division achieving lower than anticipated kilowatt hour charges through demand management at its larger facilities.

Mr. Knight asked Mr. Dann to explain what "demand management" was.

Mr. Dann responded, the municipal electric rate is made up of two components, one of which is a demand charge for which you pay based upon the maximum fifteen minute demand that is recorded during any given month. We have looked to manage that component of our electric bill. That is a charge that was implemented with the rate that was put in place in January of 1996. Previously, we paid a flat charge per kilowatt hour regardless of the recorded demand. We have attempted to maximize the utilization of our facilities in order to get the lowest possible overall cost per kilowatt hour. We have done that primarily by how we bring facilities on and off line.

Mr. Doherty asked Mr. Dann to identify the three stream crossing locations.

Mr. Dann responded, two are bridge crossings where we have pipe with hangers and insulation that needs to be replaced. Those locations are at Northfield Road crossing over Wharton Brook and we also have a crossing on Pond Hill Road. The third location is in the vicinity of Hall Acres Drive. Our transmission mains cross through a stream behind that area and two of the mains are exposed in the stream.

Mr. Doherty asked, are you anticipating any work on Meetinghouse Brook in this fiscal year?

Mr. Dann responded, we have done some work there already. We made a repair in the vicinity of Circle Drive. We also made some repairs just below that to give us some temporary protection around a manhole behind Healthworks. We had done the repairs last year that also carried into this fiscal year just below the AmTrak railroad crossing at Meetinghouse Brook. We still have several locations that we are looking to put out to bid and at least start this year and complete next year at the very latest.

Mr. Zappala asked, has the work adjacent to Allegheny been done? Have the pipes been moved yet?

Mr. Dann answered, that project is not yet completed. What has been accomplished to this point is that the sheeting on the river side is in place, the rip rap protection for that sheeting has been put in place, the pipeline has been replaced and is in service. The pumps are out of there. This week they are in there driving the sheeting on the other side. There are two sets of sheeting that goes in, the second set being shorter but designed to retain the sheeting that is at the river face so that it does not have a tendency to rotate out and into the stream channel itself. That work is in the process. That will be the final work before restoration and then it will be complete.

Dave Gessert, Chairman of the Public Utilities Commission extended credit to Commissioner Papale who has been on the work site behind Allegheny during the entire course of the project to make sure the contractor was fulfilling his duties in a timely manner to the satisfaction of the commission. He has acted as an unpaid Clerk of the Works, so to speak.

Mr. Zappala stated that the pumps were in the river bed for a long time. Wouldn't it have been in the best interest of the Town to buy pumps instead of having to contract for them? What was the cost for the pumping?

Mr. Gessert stated that the P.U.C. Commissioners asked the same question of the Director of Public Utilities, Raymond Smith and Mr. Dann. No one anticipated the duration of how long the pumps were going to be there. The cost for pumping ran more than what was originally anticipated. To secure these pumps would have cost us more money than we paid to rent them. The likelihood where we would have another application at which we would be able to use them would be remote. It would not have been cost-effective to purchase the pumps.

Mr. Parisi commended the work performed on the open piping over the past year.

Frank Wasilewski stated, the division can transfer from one budget item to the next so long as they don't go below the bottom line, right?

Mr. Gessert responded, correct.

Mr. Parisi stated, they are here for approval to do so.

Mr. Wasilewski complained that account numbers no longer appear on the agenda designating the accounts from which the transfers are being made from and to.

Mr. Parisi explained that the Councilors have the transfer with account numbers on them.

Mr. Wasilewski asked, which account number is assigned to the accounts entitled, "Power Purchased for Pumping" and "Maintenance Transmission and Distribution Lines"?

Mr. Rys read the account numbers to him.

Mr. Wasilewski stated, the division budgeted \$320,000 for Power Purchased for Pumping and reduced \$60,000 from the Maintenance Transmission and Distribution Lines Account for this past year. In 1995-96 they budgeted \$178,540 and for 1996-97, \$115,000. That is quite a difference in the budgeting.

Mr. Gessert responded, we don't believe in taking last year's figure and adding five percent to it as a means of setting a budget. We ask all our managers to go through their budgets with a fine-toothed comb.

Mr. Wasilewski asked, does the Water and Sewer Division have an emergency account from which to draw if an emergency occurred?

Mr. Gessert responded, there is no Water Division contingency account.

Mr. Parisi felt that everyone was wandering off the subject matter at hand.

Raymond F. Smith, Director of Public Utilities responded, Retained Earnings is a source of monies in the event of some unforeseen event. That is the purpose of the account.

Pasquale Melillo, 15 Haller Place, Yalesville asked if there is a State department that could be of assistance to the Town with regards to the Town's erosion problems? Could the Agricultural Department assist the Town in making sure that the Town has the proper plants and/or trees in place to protect against erosion?

Mr. Gessert responded, many of the places were are talking about have pipes that travel along private property. The division does not have the right to go off of our right-of-way to place various types of plantings.

VOTE: All ayes; motion duly carried.

ITEM #6 Consider and Approve a Transfer of Funds in the Amount of \$20,000 from Sludge Disposal - Tipping Fees Acct. to Maintenance Sewer Treatment Equipment Acct. - Sewer Division

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

During the course of the current year, the Sewer Division has experienced a number of unanticipated repair expenses at the wastewater treatment plant. In order to meet the repair needs at the facility for the remainder of the year, it is necessary to request a transfer of funds in the amount of \$20,000. Since the cleaning of the secondary digester has been nearly completed and during refilling of this digester, as it is returned to service, sludge hauling and disposal will not be required for a period of time. Funds originally budgeted for the hauling and disposal of sludge are now made available to use for the repairs.

Mr. Parisi announced the corresponding account numbers into the record for the benefit of the public.

Mr. Gessert stated that a ceremony was conducted this afternoon at the Sewer Division recognizing the Town's wastewater treatment plant as one of the top plants in New England. We shared that recognition with our employees. Officials from the E.P.A. (Environmental Protection Agency) and the D.E.P. (Department of Environmental Protection) were invited to recognize the staff for the job they do in the treatment process.

Mr. Parisi extended thanks for inviting the Council to the ceremony. He offered congratulations on behalf of the entire Council for the achievement.

Mr. Zappala requested an explanation of the repairs to be performed.

Mr. Dann stated, the division does budget for normal repairs during the course of the year. In most years that is adequate but this year we had a few more significant problems that were fairly expensive. Additionally, one of the more significant areas that the division is experiencing failures in is the drive units for the rotating biological contractors. The division has been working at correcting these type of failures for a number of years. The contractors are the large bacterial media coded devices that are rotating underneath the white covers. Those are extremely heavy and take a considerable amount of torque to turn. We have experienced problems with the drive units and we are rebuilding currently four or five of the units per year. We are anticipating that we will have to rebuild another four this year. We are also investigating and have begun to purchase alternate manufactured units to see whether or not we can come up with a somewhat heavier duty unit that over time we can utilize in lieu of the originally provided units. Hopefully, that will improve our repair history. We are working in that direction as well. There are approximately 11,000 customers served by the sewer system in town.

Mr. Knight asked, how many digesters do we have in the plant?

Mr. Dann responded, three, two primary, one secondary.

Mr. Knight asked, is this a routine maintenance procedure...the cleaning?

Mr. Dann answered, it is routine with a frequency of about every seven years. This is the first time we have been in to clean the digesters since the new facility was placed on line.

Mr. Knight asked, wasn't this a predictable reduction in the expense of hauling the sludge and should have been reflected in the department's budget?

Mr. Dann responded, possibly it would have been but we expected to be done with the work sooner.

Mr. Knight asked, is it that big a process, this is a multi-year process cleaning the digesters?

Mr. Dann answered, it takes quite a while, these are six hundred thousand gallon containers.

Philip A. Wright, Sr., 160 Cedar Street asked, how much money was in the budget for the maintenance of sewer treatment equipment?

Mr. Dann answered, \$96,800.00.

Mr. Wright asked, and we are putting another \$20,000 into it?

Mr. Dann responded, yes.

Mr. Wright stated, in an operation like this (Sewer Treatment Plant) your sludge ought to be about the same everyday. There is a certain amount of sludge that will occur. How do we get to this point where there is a variation?

Mr. Dann answered, the volume of sludge varies from year to year; it depends on the flows coming into the plant in any given year. We have a situation where we are cleaning the digesters which holds the material. There is a period of time where you have to empty one of the digesters and you are now taking more material off site than you would in an average year. During the period of time when it is refilling you are taking advantage of available storage and during that time you are not hauling material off site.

VOTE: All ayes; motion duly carried.

ITEM #7 Consider and Approve a Transfer of Funds in the Amount of \$60,000 from Street Lights Acct. to Underground Conductors Acct. - Electric Division

Mr. Rys read the corresponding account numbers into the record for the benefit of the public.

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

Mr. Rys read correspondence into the record from Michael Holmes, Asst. General Manager of the Electric Division which states that the Electric Division suffered two major underground primary circuit failures within the duct bank system in downtown Wallingford. One occurring at Center and Main Streets while the other occurred at Ward and Washington Streets with a secondary failure at Washington Street/Judd Square. It appears that the overall cost of material, labor and equipment to effect the necessary repairs to the system will be \$50,000 to \$60,000. The repairs will be expensed from the division's capital Underground Cable Account #367. Funds are available for transfer in the capital street lighting account #373 as new lighting that was budgeted for in conjunction with the Center Street Beautification project was paid for by others.

Mr. Gessert brought a sample of the cable which failed up to the Council for review.

Philip A. Wright, Sr., 160 Cedar Street asked, how much money is left in the Street Lighting Account?

Raymond F. Smith, Director of Public Utilities responded, there will be very little left in the account after this commitment. We are actually replenishing the account to cover the remainder of the fiscal year.

Frank Wasilewski, 57 N. Orchard Street stated, we have a major (cable) problem here, let's do the major project instead of fooling around with piecemealing the repairs. There are no guarantees that the repairs will last.

VOTE: All ayes; motion duly carried.

ITEM #8 Consider and Approve an Agreement Between the Town of Wallingford and the Association for Community Organization and Resource Development, Inc. (ACORD) to Provide Inspection and Cleanup Services for Town Park Grounds - Public Works Department

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

Ms. Papale asked, is it true that the Town is entering into this agreement not because the Public Works Department employees do not have enough time to do this work, rather that it is because the work crew has disabilities and this opportunity gives them a chance to work?

Henry McCully, Director of Public Works responded, it is a combination of both. The group does a wonderful job for the Town and it makes them feel they have accomplished something. Our parks are much cleaner as a result of the program. It also allows Mr. McCully to have his work crew assigned to other tasks. The group also assists the department in the clean up after the fireworks display.

Ms. Papale asked, is this the first agreement or has the work been done by ACORD before?

Mr. McCully answered, this is our fifth year, I believe.

Ms. Papale asked, have we voted on this every year?

Mr. McCully answered, yes, because we have needed a waiver of bid for this service for it amounts to more than \$2,000.

Mayor Dickinson stated that the bid waiver would not only cover this year but next fiscal year as well. The contract period will cover May and June of this fiscal year and July, August and September of the next fiscal year.

Contract language lists the period for which the agreement applies as being May 1, 1997 through June 30, 1997 for a cost of \$2,600. and a subsequent period from July 1, 1997 through October 31, 1997

and May 1, 1998 through June 30, 1998 at a cost of \$7,800.

Philip A. Wright, Sr., 160 Cedar Street asked if there has been any change in rate since the last agreement with ACORD?

Mr. McCully answered, the price has remained the same for the past four or five years. These handicapped individuals are supervised and transported by the ACORD organization.

Mr. Wright asked, by entering into this agreement were we able to reduce a regular force by some number?

Mr. McCully responded, it was not a question of reducing the work force. With this group assisting the Public Works personnel, we can do a much better job.

Mr. Wright asked, is there any other area of Town in which we can utilize this group's services?

Mr. McCully answered, their physical capabilities are limited.

Pasquale Melillo, 15 Haller Place, Yalesville asked, are the supervisors Town of Wallingford personnel?

Mr. McCully answered, no, they are employees of the ACORD program.

Mr. Melillo asked, are the handicapped individuals getting the maximum amount of money available for this service?

Mr. McCully answered, the ACORD group also works in other towns, Meriden, Southington, etc. Some of the money has to go to administration of the program, obviously. How much, I don't really know.

Mr. Melillo stated that he felt it was important for the public to know how much of the money was going to administrative costs.

Mr. McCully stated, Mr. Melillo can contact the ACORD organization himself if he would like that information.

Mr. Parisi stated, that he does not feel that the money issue is something we should be too concerned about when the service is helping someone to feel as though they are needed and productive in society.

Mr. Knight stated that his office was neighbors with the ACORD office for many years giving him the opportunity to observe the work performed by them. The ACORD personnel came into his office to collect waste paper. The people that are being referred to this evening in this program are very handicapped. They are severely handicapped and the money that the Town provides is for the

supervision. The supervisors work along side the handicapped individuals, hand in hand. This is money well-spent for the professional supervision of the adults in the program. This is a very intensive program involving people that require a lot of supervision and assistance.

Lester Slie, 18 Green Street stated, we have the ACORD group at the Meriden Golf Course. They do a wonderful job of policing the course and we should not be worrying about the money that the individuals are receiving. He gave credit to Mr. McCully for working with the organization.

VOTE: All ayes; motion duly carried.

ITEM #9 Consider and Approve an Agreement Between the Town of Wallingford and Big Brothers/Big Sisters of Meriden/Wallingford, Inc. to Lease a Room at 6 Fairfield Blvd. - Mayor's Office

Motion was made by Mr. Rys to Approve the Agreement and Append a Copy of it to the Minutes, seconded by Mr. Farrell.

Mr. Rys explained that the lease agreement involves a yearly payment of \$520 for the lease of Room #305 at 6 Fairfield Blvd.

Mr. Centner asked, what is the size of the room that is being leased?

Mayor Dickinson responded, 585 sq. ft.

Mr. Centner stated, the language of the agreement reads that the Town will be responsible for the structural repair and maintenance of the building and the organization will take care of the interior is this correct? Do they plan on performing any renovations to the area?

Mayor Dickinson responded, they cannot make any physical alterations to the building without our permission.

Mr. Centner asked, upon their leaving in the future, if they have changed the paint in the area being leased, are they required to restore the area to the original condition?

Mayor Dickinson answered, I don't know that there is a requirement that they re-paint it.

Mr. Parisi agreed that the agreement was not clear on this matter.

Mr. Doherty asked, how many groups will be occupying the building?

Mayor Dickinson answered, this is the only outside group. We have Government Access T.V.; Youth Service Bureau; Recreation

Department. Big Brothers/Big Sisters currently fall under the Youth Service Bureau at Simpson School. They are utilizing area at Simpson School under lease presently. There will be no other exclusive custody of any area other than this one lease.

Mr. Doherty noted that there is reference made to the use of a conference room also in the agreement.

Mayor Dickinson answered, it is the conference room of the Youth Service Bureau.

Mr. Parisi read the following language from page three of the agreement: "Big Brothers/Big Sisters shall be responsible for the cleaning and maintenance of the leased premises and shall repair any damage caused to said leased premises by its use and occupancy."

Mr. Zappala asked, how was the figure of \$520 per year arrived at?

Mayor Dickinson answered, the dollar figure was arrived at by using the same formula used in calculating the amount that they currently pay for space at Simpson School; \$.89 sq. ft., \$400/yr.

Mr. Zappala stated, it is a worthy organization and he is puzzled why the Town is charging rent to begin with.

Mayor Dickinson stated, the belief was originally that it was appropriate that there be some recognition of the lease of space which is valuable. There should be an arm's length relationship between the parties and making the lease payment \$1.00/year gives more of a wink to that than there ought to be. This is valuable space and worth at least \$520 per year.

Ms. Papale asked, doesn't the Town donate money to Big Brothers/Big Sisters?

Mayor Dickinson responded, yes, they are one of the organizations that receives a contribution from the youth caucus.

Ms. Papale stated, it does not make sense to give money to the organization and take it back in rent. She was in favor of giving the money to the organization but felt it was odd to be getting money back from them through another means.

Mayor Dickinson responded, there may or may not be a contribution in any given year, depending upon the rules set by the youth caucus. I am not sure there will be a yearly contribution to the organization. I believe that whenever we provide space to an outside organization we should keep it as bona fide as necessary.

Ms. Papale stated that she will vote in favor of the agreement however she would have supported giving them the space at no cost.

VOTE: All ayes; motion duly carried.

ITEM 10 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Respect to Pending Litigation in the Matter of the Town of Wallingford v. Thurston Associates - Town Attorney

ITEM 11 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes With Respect to a Pending Claim Involving Masonic Temple Corporation - Corporation Counsel

Motion was made by Ms. Papale to Enter Into the Executive Sessions Pursuant to Sections 1-18a(e)(2) of the CT. General Statutes, seconded by Mr. Farrell.

VOTE: Parisi did not vote; all others, aye; motion duly carried.

Present in Executive Session for Items #10 & #11 were all Councilors, Mayor Dickinson and Town Attorney Janis M. Small.

Motion was made by Mr. Rys to Exit the Executive Sessions, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

WAIVER OF RULE V Motion was made by Mr. Rys to Waive Rule V of the Town Council Meeting Procedures for the Purpose of Discussing Payment to Masonic Temple, seconded by Mr. Knight.

VOTE TO WAIVE RULE V: All ayes; motion duly carried.

Motion was made by Mr. Rys to Authorize the Town Attorney to Pay Money Owed to the Masonic Temple Corporation Pursuant to a Lease for Use of Land Behind Simpson Court Between Church Street and Center Street, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

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

VOTE: All ayes; motion duly carried.

There being no further business, the meeting adjourned at 8:30 P.M.

Meeting recorded and transcribed by:

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

Approved by: \_\_\_\_\_

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

*March 11, 1997*  
\_\_\_\_\_  
Date

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

*March 11, 1997*  
\_\_\_\_\_  
Date