

TOWN COUNCIL MEETING

DECEMBER 10, 2002

6:30 P.M.

AGENDA

Blessing – Rev. Greg Makowski, St. Casimir Polish National Catholic Church

1. Pledge of Allegiance and Roll Call
2. Correspondence
3. Consent Agenda
 - a. Consider and Approve Tax Refunds (#396 - 406) Totaling \$3,533.10 – Tax Collector
 - b. Approve and Accept the Minutes of the October 22, 2002 Town Council Meeting
 - c. Consider and Approve Accepting a Donation of Fatal Vision Goggles from Wallingford Elks Lodge #1365 to Assist the Department of Police Services with their Training concerning the Dangers of Impaired Driving - Chief of Police Services
 - d. Consider and Approve a Transfer of Funds in the Amount of \$3,025 from Regular Salaries & Wages Acct. #1401-101-1000 to Telephone Acct. #1401-201-2000 – Comptroller
 - e. Consider and Approve an Appropriation of Funds in the Amount of \$33,297 to Grant Revenues and Program Expenditures Accounts within the Technology Infrastructure Grant Budget of the Board of Education
4. Items Removed from the Consent Agenda
5. PUBLIC QUESTION AND ANSWER PERIOD
6. Consider and Approve a Transfer of Funds in the Amount of \$16,040 from Regular Salaries & Wages Acct. #1401-101-1000 to Purchased Professional Services – Accounting Acct. #1401-901-9007 - Comptroller

7. Consider and Approve a Bid Waiver Request to Continue Contracting with Village Pet Spa for the Boarding of Animals while Renovations are being Completed at the Shirley Gianotti Municipal Animal Shelter – Mayor

8. Consider and Approve Accepting the Following Roads as Requested by the Planning & Zoning Commission:

Brockett Rd. (southerly portion)	Dana Boulevard
Platt Drive	Pierson Drive (new section)
Charben Lane	Merriman Lane
Tammy Hill Rd. (southerly fr. Susan Dr.)	Terrell Farms Way
Nathan Hale Rd.	Davenport Place
Hemingway Drive	
Marie Lane (final section east of Tammy Hill Rd.)	

9. PUBLIC HEARING to Consider and Act Upon an Ordinance Amending an Ordinance Appropriating \$4,475,000 for the Planning, Acquisition and Construction of Town-wide School System Renovations and Authorizing the Issue of \$4,475,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose – 7:45 P.M.

(The purpose of the amendment is to increase the appropriation and bond authorization therein by \$18,562,000 from \$4,475,000 to \$23,037,000 to account for project construction, and to ratify, confirm and adopt all prior authorizations and ordinances in connection therewith.)

10. Report Out by the Auditor Search Committee on Its Vote to Suspend the Search for a New Auditor Until the Town has Hired a Comptroller as Requested by Committee Chairman Hank Toman

11. Discussion and Possible Action Regarding the Waiving of the Public Bidding Process to Authorize the Town's Auditor to Continue Service for the Next Fiscal Year as Requested by Chairman Robert F. Parisi

12. Executive Session Pursuant to Section 1-200(6)(D) of the CT. General Statutes with Respect to the Purchase, Sale and/or Leasing of Property – Mayor

TOWN COUNCIL MEETING

DECEMBER 10, 2002

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, December 10, 2002 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:39 P.M. Answering present to the Roll called by Town Clerk Rosemary A. Rascati were Councilors Brodinsky, Doherty, Farrell, Knight, Papale, Parisi, Rys and Toman. Councilor Vumbaco was unable to attend due to work commitments. Mayor Wm. W. Dickinson, Jr. was also present. Town Attorney Janis M. Small arrived at 6:52 P.M.; Comptroller Thomas A. Myers arrived at 7:21 P.M. due to a previous commitment.

A blessing was bestowed upon the Council by Rev. Greg Makowski of St. Casimir's Polish National Catholic Church.

The Pledge of Allegiance was given to the Flag.

Chairman Parisi announced that Agenda Items #10 & 11 were withdrawn from the Agenda.

ITEM #2 Correspondence from Councilor James Vumbaco were read into the record by Vice Chairman Steve Knight as follows:

"To: Mr. Robert Parisi, Chairman
From: Jim Vumbaco
Subject: Agenda Items 10 & 11, Auditor Issues

I will be unable to attend the December 10, 2002 meeting of the Wallingford Town Council due to a business commitment I am unable to get out of. Because I feel so strongly about the issues to be discussed on Agenda Items 10 & 11, I wrote my comments and concerns and formally request they be read publicly into the record prior to the agenda items being discussed. I am not in favor of the recommendation to postpone the auditor search for one year because of the pending retirement of Mr. Myers. As I stated during the committee meeting, I feel the retirement of Mr. Myers and the search for a new auditor are completely independent of each other. The auditor is being hired by the Town to insure the financial system, accounting policies and procedures and the Town's records adhere to accounting standards and are presented to the public in the proper manner. The auditor is not hired by, nor does the auditor work for the comptroller. As a matter of fact, the accounting firm audits the comptroller department's work requiring complete independence. The argument being made the Town does not want to "saddle" the new

comptroller with a firm he/she had no input into hiring defeats the purpose of hiring an independent auditor. I believe the Town has a capable staff in the Finance Department that can handle the transition to a new auditing firm as well as adjusting to a new comptroller. I would think the majority of the audit support is provided by the staff. The staff is very professional and to think there would be a problem insults each and every one of them. The argument there was a problem fifteen years ago within the department when the Town switched auditors is not valid as it was fifteen years ago. Times and people have changed and transitions between auditors are governed by a code of conduct whereby the outgoing firm fully supports the incoming firm by providing all work papers associated with the prior audit. It should be pointed out; the audit work papers are the property of the Town, not the auditing firm. The transition should be seamless. I would think this Council would prefer to go forward with the hiring of a new auditing firm at the same time Mr. Myers retires, if for no other reason, than to verify the excellent work done by the department and to leave nothing to the imagination as we go forward with a new comptroller. I feel the Republican majority has put off the decision to seek another auditing firm long enough. Every year, the majority finds a way to stonewall the process by coming up with reasons why it can not or should not be done. Besides the excuses if would be disruptive, or the new comptroller should have a say in the selection, or there will be transition problems, another excuse being bantered about is it will take six months to hire a new comptroller. There is absolutely nothing to back up this claim other than "gut feeling" on Mr. Toman's part. If it does take that long, there is something wrong in our hiring process. I seriously doubt it would take that long. I work for a government entity that just changed auditors at the same time a new CFO was hired. There wasn't a problem because there is competent staff to handle the transition. I have also been through many changes in auditing firms with the same result, very little transition problem. I believe it is time for Wallingford to move forward in seeking a new auditing firm. I do not support the postponement of the auditor search nor do I support a bid waiver to keep the existing firm for one more year. It is not good business policy and if the Town is to act like a business, as the Republican majority claims, it should follow the lead from business.

Respectfully submitted,
James Vumbaco"

Chairman Parisi stated, I believe that Councilor Toman will be calling a meeting in the very, very near future of the Audit Committee.

ITEM #3 Consent Agenda

ITEM #3a Consider and Approve Tax Refunds (#396-406) Totaling \$3,533.10 - Tax Collector

ITEM #3b Approve and Accept the Minutes of the October 22, 2002 Town Council Meeting

ITEM #3c Consider and Approve Accepting a Donation of Fatal Vision Goggles from the Wallingford Elks Lodge #1365 to Assist the Department of Police Services with their Training concerning the Dangers of Impaired Driving -Chief of Police Services

ITEM #3d Consider and Approve a Transfer of Funds in the Amount of \$3,025 from Regular Salaries & Wages Acct. #1401-101-1000 to Telephone Acct. #1401-201-2000 – Comptroller

ITEM #3e Consider and Approve an Appropriation of Funds in the Amount of \$33,297 to Grant Revenues and Program Expenditures Accounts within the Technology Infrastructure Grant Budget of the Board of Education

Motion was made by Mr. Knight to Approve the Consent Agenda Items #3a, b, c & e, seconded by Mr. Farrell.

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

ITEM #4 Items Removed from the Consent Agenda

ITEM #3d Consider and Approve a Transfer of Funds in the Amount of \$3,025 from Regular Salaries & Wages Acct. #1401-101-1000 to Telephone Acct. #1401-201-2000 – Comptroller

Motion was made by Mr. Knight to Approve the Transfer, seconded by Mr. Farrell.

Mayor Dickinson stated, due to the change in procedures in the Tax Office, they are now handling the utility payments as well as tax payments, at times there are insufficient number of people now that they are dealing with the opening of mail for all payment of bills. There are an insufficient number of people to be handling of the phone calls in a timely fashion. We are looking to making a staffing change but, in the interim and probably for the foreseeable future, we want to provide a queuing system for the telephone where calls will be backed up and you will receive the message as you often do calling a business of many varieties, “all of our sales representatives are busy...please hold, the next one available will attend to your call.” That, hopefully, temporary delay will allow the people handling the counter to leave the counter, be able to handle a phone call if there is no one assigned at that point to phone calls. That will allow us some flexibility. Right now we don’t have that. It is meant to be a better means of handling the volume of business.

Mr. Brodinsky asked, at the bottom of the letter that we have as back up it indicates that the cost per month is approximately \$175 and an installation fee of \$925. Are these written proposals that the Town got?

Mayor Dickinson answered, yes.

Mr. Brodinsky asked, did we get more than one proposal? Are there alternatives that we considered?

Mayor Dickinson answered, we used SNET since our phone service is through SBC SNET so we are using the same vendor that we are using for our phone system in general.

Mr. Brodinsky stated, my question wasn't clear, were there alternative solutions to the problem that were presented and reflected in a proposal, maybe something that may be less money or something like that?

Mayor Dickinson answered, there were three options from SNET. One of them dealt with a voicemail system; included within all of this, one of them dealt with... we really wanted the queuing capability and as I recall, I am not sure the queuing was part of the other options.

Mr. Brodinsky asked, were these other options cheaper or more expensive than the ones selected? You mentioned voicemail, was that more expensive or less expensive?

Mayor Dickinson answered, I don't recall. I could go up and get my information on it, I don't have the back up here.

Mr. Brodinsky replied, the reason I ask is because voicemail is generally very, very cheap for one or two phones. My research, in preparing for this meeting, indicated that voicemail is probably way less than \$175 per month. Does that trigger your memory in any way?

Mayor Dickinson answered, it may be. The problem with the voicemail is that it doesn't mean that someone is going to get your call right away. You are leaving a message and you'll hang up, you're hoping they're going to get back to you. Our goal was to have the line on hold, the light is blinking and someone is obligated to get to that phone as soon as feasible and answer the call rather than have it a situation where someone will get back to you. The expensive component of this is the announcement that all of the representatives are busy, that is I think \$66/mo.; it is another \$20 or \$30/mo. for the delay response, "our operators are still busy, please hold." And we are looking into having some kind of music or something else on the line in order to assure the person that the line just hasn't gone dead. The issue here is to have someone respond within a timely fashion rather than leave a message and whether they get back or not becomes then the debate that can occur.

Mr. Brodinsky stated, you indicated that your concern was that you wanted someone to respond. You said that this a queuing system so someone would call up and they would get a recording that they are expected to hold. How long might they hold before they hear a real voice?

Mayor Dickinson replied, that is dependent upon the volume of business.

Mr. Brodinsky asked, what is the worst case scenario? How long can they be on the phone?

Mayor Dickinson answered, I can't guess that. It is a question of how quickly someone can get to the phone from the other duties.

Mr. Brodinsky stated, I guess it is the system capability. Again, my question wasn't clear. Under the system, how long might they be on hold before they are kicked out of the system? Indefinitely? They could be holding for hours and hours?

Mayor Dickinson answered, they will stay on that hold until the call is answered. The fifth call would find a busy signal. I think this will queue four calls.

Mr. Brodinsky replied, so if the first resident or customer calls up takes ten minutes; the second one takes another ten minutes; the third takes another ten minutes; someone could be waiting a half an hour for the phone to be answered, wouldn't that be right?

Mayor Dickinson replied, a person could wait that long. Our desire is that not happen. Obviously, someone is going to be complaining if they are waiting that long and then, undoubtedly, I will find out about it or the department head will and we will have to make further plans as to handling business.

Mr. Brodinsky stated, you will find out about the complaints; is there any way to find out if someone hung up in frustration after waiting this long? Are there any records generated or any...?

Mayor Dickinson answered, there are no records generated but what we have been finding is that other offices, the Town Clerk, my office, have received calls regarding the inability to get through which brings this, in part, to the position that it is because there is enough concern about it that we need to do something.

Mr. Brodinsky stated, I think then what we have...is then voicemail is probably cheaper; I think you indicated that it probably was...

Mayor Dickinson commented, I indicated I don't have that here.

Mr. Brodinsky stated, I am going to submit that it probably is. Voicemail is cheaper; voicemail allows you to leave a message; your name, your phone number and the problem right away so you are not left hanging on the line. This system requires someone to hang on the line without any idea as to how long they are going to have to wait for service; they may hang up in frustration and you will never know how many people hang up in

frustration and you will never know how many people hang up in frustration and that is the option that was selected by you, presumably.

Mayor Dickinson replied, well, Mike, and if you have voicemail, you can wait days to get a call back. I do not want that to happen.

Mr. Brodinsky replied, that would be a management problem if people are not returning phone calls but at least someone does not have to wait a long time. They can leave their name, their phone number and leave their problem and then the staff can research the answer to the problem and call back and say, "Mrs. Smith, thank you for your message, I have researched your problem, here is how we are going to deal with it." It is better service all the way around and cheaper.

Mayor Dickinson replied, well, we just disagree on that, Mike.

Mr. Parisi stated, on the voicemail you would not know how long they waited either because there is no record kept on voicemail, there is no timing element. The other thing about leaving a message is...seldom am I able to understand, initially, all the aspects of the call that is on my machine for any number of reasons. I don't know, in today's world if you can return a call within 7 minutes or so, that should be more than adequate. I would certainly hope that people wouldn't be waiting that long and if the people in the department are trained to get the person's name and number, research the problem and call them back, that would help to turn over the calls faster, too. There wouldn't be as many people waiting as long if you took twenty-five minutes to solve someone's problem.

Mayor Dickinson added, our goal is to have that, the phone is one of the priorities, it is one of our prime means of serving the public and we need to assure people that it is treated seriously. I can tell you, personally, I call many governmental offices and, generally, when it is voicemail I wait days to get a return call and that is, as a general rule, across the board. I don't want it to happen here.

VOTE: Vumbaco was absent; Brodinsky no; all others, aye; motion duly carried.

PUBLIC QUESTION AND ANSWER PERIOD

Jack Agosta, 505 Church Street, Yalesville asked the Mayor, with regards to the inferior mailing that went out to everyone with incorrect polling place information, is the Town going to withhold payment for postage for that mailing as well as for the materials?

Mayor Dickinson answered, as far as I know, we aren't paying any of that bill. I indicated that to the Registrar of Voters and/or Purchasing. The postage was part of their billing to us. If it wasn't part of their billing to us and we paid the postage separately to the post office, then we have to pay the post office. Anything owed to the company should not be paid. If we paid the bill to the post office, we would have to initiate a legal action to

recover the money spent on the postage, if that is the case. We couldn't not pay the post office. My understanding is that we did not pay the postage directly to the post office. I understood that we were paying the company for mailing all of it. They took the letters to the post office, they mailed them, that is my understanding.

Mr. Agosta asked the Mayor if he would look into the matter and get back to him with an answer at the next meeting.

Mayor Dickinson offered to do his best but recommended that it would be easier for Mr. Agosta to call the Registrar of Voters office himself to find out precisely what the story was.

Geno Zandri, 9 Balsam Ridge Circle stated, I observed something this evening in Town that bothered me; there are three Christmas trees that I know of that are set up and decorated in this town; one downtown on green; one up at the park at the end of Main Street and one at Wallace Park. I am really not pleased with the way they are decorated. They do not look presentable with the way the lights are strung on the trees. The one that really bothered me the most coming here, tonight, is the one at Wallace Park. The tree is tilted on an angle, the lights are just stuck on the top of the tree and the strings just go straight down and because the strings were too long for the sides of the tree, they were just tucked underneath on the bottom of the tree on the ground. I asked myself, where is our pride? I really think something should be done about it.

Philip Wright, Sr., 160 Cedar Street stated, it strikes me every time I come in from I-91 that we don't have anything in the way of a sign that says, "welcome to Wallingford". We have Christmas trees around in different areas but there is nothing out there.

Vice Chairman Knight asked, which exit Phil? Exit 15, 14 or 13?

Mr. Wright answered, I don't know exit numbers.

Mr. Knight asked, Center Street? Route 68?

Mr. Wright answered, Center Street. I think we should have something out there other than all those old pieces of farm equipment. Give it a look.

Ted Curran, 116 Knollwood Drive stated, I had been looking forward to Items #10 & 11 but they had been taken off of the agenda. I hope that means that there will be some action on that. I would just like to make the statement that pretty much confirms the councilman who is not here this evening (Vumbaco), his thoughts on this matter. The comptroller's relationship and the auditor are completely independent. At the last special meeting which I was invited to by Mr. Toman about 1 month ago, where he asked me to prepare a paper where I put forward my thoughts as to what the auditor's responsibility is and what the comptroller's responsibility is. I think that may have been partially addressed by the

Mayor's decision which I read in the New Haven Register. The headlines read, "Finance Director will stay on for a while." I am sure the comptroller would like to know that he was downgraded to Finance Director because there is a difference, but that is not the village's problem. Am I to understand that the comment that was made by the re-opening of the Auditor's Selection Committee that we will be pursuing and going towards another auditor or would it just be a discussion basis at this point?

Mr. Knight replied, I think you will find that we are going to re-open the search. We will proceed with the search.

Mr. Curran asked, you will proceed with the search and get bids in?

Mr. Knight replied, as we have discussed in the meeting. That was the original intention, the issue an R.F.P. That is the process that will take place.

Mr. Curran asked, the 3-2 vote, what was to be recommended to the Council no longer stands?

Mr. Knight answered, it stands until we meet again. Just from a technical standpoint. The purpose of the meeting is to address the question and probably rescind the vote. The answer to your question is yes.

Mr. Curran asked, so in other words, the search is on?

Chairman Parisi stated, when the meeting takes place everything will be very obvious what is happening.

Pat Melillo, 15 Haller Place, Yalesville as any progress been made with regards to the ball fields?

Chairman Parisi replied, I don't believe that anything has come forward yet.

Mr. Melillo stated, I am amazed with how everyone did an about face and have lost interest in this project.

Mr. Agosta stated, I reviewed one of the audit books (Comprehensive Annual Financial Report) in which Mr. Myers writes an introduction. It states that there is an internal auditor who is responsible for everything the outside auditor looks for. He looked for this year's C.A.F.R. report and has learned that the audit will be one month late in being released this year. The past three audits had completion dates of November 15, 10, & 30th. He took the last two audits and compared them to this years, and they are exactly the same, word for word. There was not even a comma out of place. It will be seven months before we get the figures on the close of the fiscal year. We will be going into a budget before we have our financial figures from last year.

Mayor Dickinson stated, that is only as a precaution. They are implementing a new rule, I think it is G.A.S.B. (Governmental Accounting Standard Board) #34, it is a precaution. I don't think they know for sure it will take longer but, as a precaution, they want to be prepared if it does take longer.

Mr. Agosta thought that six months to audit books was an unusually long time. We will be finding out in January how we did and we will be working on budgets not soon after, he stated.

Chairman Parisi stated, that will be available before the budget. I don't think it is six months late. This whole process is audited on a national level. We have been awarded an award every year. I am sure they check all of these things, too. They have to match up, otherwise I don't believe they would be coming forth with these certifications. I don't think they are given out lightly.

Mayor Dickinson stated, it is not six months late. We typically receive the report in December. We generally received the report by the end of December. It has been that way almost every year.

Mr. Agosta stated, take a look at the last two audit books and see how the write-up is identical.

Robert Sheehan, 11 Cooper Avenue inquired about the West Dayton Hill Road Bridge. He thought at one time there was a plan to replace the bridge. There is a stop sign at each side and during the wintertime, heading from Route 50 down that road, you could be on a slide for life. What is the status of the project? Is the issue of the dam ownership interfering with the bridge work?

Chairman Parisi replied, I think it is the damn dam, but I'm not sure.

Mayor Dickinson explained, the bridge is being designed. Engineering has told me that they do have work going on, a private firm on an outside contract, working on design of the bridge. That isn't affected by the dam, it is affected by what property is owned by private property owners as they bound the road to the approach to the bridge. I don't believe the bridge project is affected by the dam.

Mr. Sheehan asked if the Town may have to buy private property to reconfigure the road?

Mayor Dickinson answered, I have indicated to Engineering that I would prefer that we look to replace the bridge in the same position as the old bridge. That may mean that there cannot be a lot of adjustment for modification change to the approaches to the bridge because that is what, partly, has been holding up the project. We do not own the property

on the approach and the property owners are not willing to sell property. We need to design it so that it will fit in the space that we do own.

Mr. Sheehan felt that the road condition was an accident waiting to happen. The Grieb and Scard Road bridge projects were done very successfully. The West Dayton Hill Road bridge should be widened with the grade taken down the same way.

Mayor Dickinson replied, the earlier design for a two-lane bridge was objected to by most parties and as a result the project, as designed previously, did not move forward. It is under design in order to come up with something that is more compatible with the area.

Mr. Melillo stated that it is his understanding that some members of the Caplan/Wooding Study Committee are interested in hiring a consultant. It is his opinion that the committee does not need to hire a consultant, there is a lot of local talent and expertise that can be a resource to the committee.

ITEM #6 Consider and Approve a Transfer of Funds in the Amount of \$16,040 from Regular Salaries & Wages Acct. #1401-101-1000 to Purchased Professional Services – Accounting Acct. #1401-901-9007 – Comptroller

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

This transfer is being requested to provide temporary assistance to offices in the department of Finance due to vacant positions and increased volume. The individuals will be hired from an independent employment agency based on the lowest responsible public bid. The Tax Collector's Office will need three people for the period December 16, 2002 through February 7, 2003 to supplement regular staff. During this period the office will experience vacations, holidays, preparation and collection of supplemental motor vehicle bills, collection of the second property tax installment and collection of utility bills. Additionally, there are two vacant positions, one in the Assessor's Office and one in Accounting, which are in the hiring process. In both cases, current Town employees have been appointed which causes another vacancy and a timing issue in releasing these employees from existing duties, temporary services are used in the interim. In summary, with regards to the Tax Collector's Office, three people will be hired for eight weeks at \$401 per week totaling \$9,624.00. Other offices will be staffed with two people for eight weeks at \$401 per week for a total amount of \$6,416.00. At present the department's have exhausted their budgets, however, funds are available from vacant positions; the ones that are in the process of being filled.

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

ITEM #7 Consider and Approve a Bid Waiver Request to Continue Contracting with Village Pet Spa for the Boarding of Animals while Renovations are being Completed at the Shirley Gianotti Municipal Animal Shelter - Mayor

Motion was made by Mr. Knight, seconded by Ms. Papale.
Pasquale Melillo, 15 Haller Place, Yalesville requested an explanation as to why a bid waiver was necessary.

Mayor Dickinson explained that the cost to board the animals at the facility was approaching the \$4,000 bid limit amount due to a delay in construction, hence the need for the bid waiver request. The animals could remain housed at the same location without disruption to them.

Frank Wasilewski, 47 N. Orchard Street asked what the delay in construction was?

Joseph DaCunto, Public Works Foreman explained that there was a six week delay in delivering the roof trusses.

Mr. Wasilewski asked how much the entire project was going to cost the taxpayers when completed?

Mayor Dickinson replied, hundreds of thousands of dollars.

Mr. Wasilewski stated that the Town is spending more for the dogs than was spent for the homeless shelter on Quinnipiac Street.

Jack Agosta, 505 Church Street, Yalesville stated that the renovations to the Animal Shelter will cost the town \$336,000. It appears as though it is going to be a nice building.

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

ITEM #8 Consider and Approve Accepting the Following Roads as Requested by the Planning & Zoning Commission:

Brockett Rd. (southerly portion)	Dana Boulevard
Platt Drive	Pierson Drive (new section)
Charben Lane	Merriman Lane
Tammy Hill Rd. (southerly fr. Susan Dr.)	Terrell Farms Way
Nathan Hale Rd.	Davenport Place
Hemingway Drive	
Marie Lane (final section east of Tammy Hill Rd.)	

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

Assistant Town Planner, Chris Rochambeau explained that the roads were scrupulously inspected and assured Chairman Parisi, down to the last pin, that the roads were ready for the Town Council acceptance into the Town's road system.

Mr. Farrell stated, to note for the record, the street names that are on here that are not part of our list are roads that basically existed before we adopted the list. I know we have taken some criticism on that issue before and I just wanted to note that the ones that are not on the (Council approved street name list) pre-date the list.

Mr. Rochambeau replied, Councilor Farrell is correct; the High Hill Park subdivision roads were first approved in 1993.

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

ITEM #12 Executive Session Pursuant to Section 1-200(6)(D) of the CT. General Statutes with Respect to the Purchase, Sale and/or Leasing of Property - Mayor

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

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

The Council entered into executive session at 7:26 P.M. In attendance were all councilors (with the exception of Mr. Vumbaco), Mayor Dickinson and Atty. Small.

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

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

The Council exited executive session at 7:52 P.M.

ITEM #9 PUBLIC HEARING to Consider and Act Upon an Ordinance Amending an Ordinance Appropriating \$4,475,000 for the Planning, Acquisition and Construction of Town-wide School System Renovations and Authorizing the Issue of \$4,475,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose

(The purpose of the amendment is to increase the appropriation and bond authorization therein by \$18,562,000 from \$4,475,000 to \$23,037,000 to account for project construction, and to ratify, confirm and adopt all prior authorizations and ordinances in connection therewith.)

Motion was made by Mr. Knight to Read the Title and Section 1 of the Ordinance in their Entirety Into the Record and to Waive Reading the Remainder of the Ordinance, Incorporating Its Full Text into the Minutes of this Meeting, seconded by Mr. Farrell.

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

AN ORDINANCE AMENDING AN ORDINANCE APPROPRIATING \$4,475,000 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF TOWN-WIDE SCHOOL SYSTEM RENOVATIONS AND AUTHORIZING THE ISSUE OF \$4,475,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

An ordinance entitled "An Ordinance Appropriating \$4,475,000 For The Planning, Acquisition and Construction Of Town-Wide School System Renovations And Authorizing The Issue Of \$4,475,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose" adopted by the Town Council on December 14, 1999 and as amended at Town Council meetings held August 21, 2001, January 8, 2002, June 11, 2002, and October 22, 2002 which ordinance is hereby ratified, confirmed and adopted, is amended to increase the appropriation and bond authorization therein by \$18,367,000, from \$4,475,000 to \$22,842,000, and to account for construction, by substituting the following ordinance in lieu thereof:

“AN ORDINANCE APPROPRIATING \$22,842,000 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF TOWN-WIDE SCHOOL SYSTEM RENOVATIONS AND AUTHORIZING THE ISSUE OF \$22,842,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of \$22,842,000 is appropriated for the planning, acquisition and construction of Town-Wide school system renovations, including facility additions, expansions and space reallocations, approximately in accordance with the project summary approved by the Board of Education at a special meeting held May 24, 1999, to various school buildings including Lyman Hall and Sheehan High Schools, DAG Hammarskjold and Moran Middle Schools, Moses Y. Beach, Cook Hill, Highland, Parker Farms, Pond Hill, Rock Hill and Stevens Elementary Schools, and for appurtenances, furniture, equipment, and design, engineering, and other consultant services or so much thereof as may be accomplished within such appropriation, including administrative, advertising, printing, legal and financing costs related thereto, said appropriation to be inclusive of any and all State and Federal grants-in-aid, in accordance with the following:

Planning, Acquisition and Construction:	\$22,392,000
Debt Administration:	<u>450,000</u>
TOTAL:	<u>\$22,842,000</u>

Said purposes hereafter sometimes collectively referred to as the "Project". The amount authorized to be expended for each purpose shall not exceed the amount set forth opposite each purpose, provided that, the Town Council may by resolution transfer unexpended funds among purposes, so long as the aggregate amount of the appropriation and bond authorization shall not be increased.

Section 2. To meet said appropriation \$22,842,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date. Said bonds may be issued in one or more series as determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, and the amount of bonds of each series to be issued shall be fixed by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. Said bonds shall be issued in the amount necessary to meet the Town's share of the cost of the project determined after considering the estimated amount of the State and Federal grants-in-aid of the project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing and legal costs of issuing the bonds. Capital project revenues, including bid premiums and investment income derived from investment of bond proceeds (and net investment income derived from note proceeds) are authorized to be credited by the Comptroller to the project account and expended to pay project expenses customarily paid therefrom. The remaining appropriation and bond authorization shall be reduced by the amount of capital project revenues so credited. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, or, be combined with other bonds of the Town and such combined issue shall be in the denomination per aggregate maturity of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the manual or facsimile signatures of the Mayor, the Comptroller, and the Town Treasurer, or any two of them, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, and be approved as to their legality by Murtha Cullina LLP, Attorneys-At-Law, of Hartford. They shall bear such rate or rates of interest as shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The aggregate principal amount of the bonds to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds, shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in accordance with the General Statutes of the State of Connecticut, as amended.

Section 3. Said bonds shall be sold by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, the provisions of purchase agreement shall be subject to approval of the Town Council.

Section 4. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, have the seal of the Town affixed, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, be approved as to their legality by Murtha Cullina LLP, Attorneys-At-Law, of Hartford, and be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, pursuant to Section 7-373 of the General Statutes of Connecticut, as amended. They shall be issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the project. Upon the sale of said bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The Town (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and after the date of passage of this ordinance in the maximum amount and for the capital project defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Comptroller or his designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

Section 6. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant

for the benefit of bondholders to provide information on an annual or other periodic basis to nationally recognized municipal securities information repositories or state based information repositories (the "Repositories") and to provide notices to the Repositories of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this ordinance. Any agreements or representations to provide information to Repositories made prior hereto are hereby confirmed, ratified and approved."

Pasquale Melillo, 15 Haller Place, Yalesville raised the issue of the recent mold conditions discovered in schools throughout the country and asked how we can be assured the situation is going to be corrected in the schools that are the subject of the renovations.

Don Harwood, Chairman of the School Renovation Committee replied that the issue is being addressed through the Board of Education. The problems they have had associated with flooring and moisture is something that the Board of Ed has addressed. All of the schools involved in the project are having their heating, ventilation and air conditioning upgraded throughout the buildings to meet standards. In doing so, there will be more air changes in most of the buildings which is more beneficial for health air exchange and quality of air.

Mr. Melillo asked if the committee is getting a guarantee from the contractor that the mold situation is being remedied and if it should return, it will be remedied once again at no cost to the taxpayers?

Mr. Harwood replied, when we talk about project areas we are talking about site work, new construction, renovation work, upgrading furniture fixtures and alike. Within that scope we are doing site work at some schools to assist in traffic flow and deal with water run off which is helpful in bringing water away from the school if you are dealing with a moisture problem and, internally, it is the ventilation we are dealing with. I think your question related to mold probably would be best in front of the Board of Ed since they had work on that as a specific capital project over the past couple of years.

Mr. Knight stated, the mold problem was something that was identified and remediated prior to anything physical having been done by this committee having to do with the renovations of the school. Mold is a peripheral problem not principally addressed by this renovation project.

Jack Agosta, 505 Church Street, Yalesville asked if the figures for the two schools (Moses Y. Beach and Lyman Hall High School) are running close to the original anticipated amount?

Wm. Choti, Vice Chairman of the School Renovation Committee replied that the numbers are tracking along with the original budget of February 6, 2001 which was the schematic design budget and that was the one that was approved by the Town Council. We, as a committee, are trying to stay within those guidelines.

Wendy Marinar, 333 Christian Street stated, I appreciate your support for this town-wide endeavor to improve the facilities of the schools. I am a parent of three children who attend Moses Y. Beach school and our oldest is now at Dag Hammarskjold. Specifically, I am here to speak to the Moses Y. Beach plan. We are very excited about the media center being planned for the school and we are very excited about the enhanced room for teaching the pull out situations for classrooms whether it is remedial support or enrichment. We do feel those are important components and currently we do have quite a space issue. My son experiences stuff on the stage at Moses Y. Beach school and all of their materials are either at risk or have to be transported at all times. We are very excited about those components of the plan. I have a concern about the parking lot and bus loop component of the plan. I believe it is a \$700,000 component in the scheme of things. My concerns have to do with the loss the children face versus what we truly stand to gain in terms of safety in traffic improvement. We are going to gain 25 parking spaces to get those cars off of the street which will be designated staff parking but in order to do that we are losing...just about half of the usable blacktop space that is currently considered recess area will not be accessible to the children as a result of the driveway and the fencing and the curbing. The entire field of open green space that lays behind the playscape will no longer be accessible for recess for gym class or field day. In eyeballing that I see that as two-thirds of the open space in the back and I know that the building committee has a map and you can look at that. The average member of the Moses Y. Beach community has difficulty taking a two dimensional drawing and translating that into 3-D space and my concern arose as I actually finally got a chance to walk the site with the drawing and translate what I thought was going to be a parking lot in a part of the field into the reality that the parking lot does, in fact, take the whole field and excursions will have to be made to the far field, supervised excursions, for those gym classes or teachers that see it fit in their schedule to get to the other field. In that light, my point being, that's the compromise. That's what the children stand to lose and the resulting programs that happen outside stand to lose. What we are hoping to gain? And I fully understand and respect the attempt to address our safety issues and traffic congestion. Is that a step in the right direction? My issue here, tonight, is that we will not be resolving the inherent situation and facts that create safety concerns now. We will only, in my opinion, be increasing those complications. Specifically, as a pedestrian, which my family is, when we approach the school most of the traffic crosses the loop where the cars and buses are exiting. In the process of this new plan, we are adding a second situation that children will face. Some children will be crossing an exit driveway that buses are leaving on a downhill slope. The buses will be braking on a downhill slope at this unattended crossing. Both of these crossings are not attended by crossing guards. These are considered on school property. In addition, the traffic pattern asks parents and bus drivers to make a right hand turn when exiting the loop. That will remain the case and it is not in the current plan as a designation but I am hoping that traffic and the principal, etc., are able to accomplish that arrangement for the second driveway, the bus exit because it's really, in fact, otherwise we are working at cross purposes. However, bus drivers and parents, alike, being human beings often make the choice that they would prefer to take a left hand turn at this moment on this day because of their

particular schedule. There is nothing in this plan I am presenting to you that will stop these choices from being made. There is also nothing in the plan that will stop parents from choosing to pull quickly "into a no parking area" to drop off their child rather than park their car or go through the front loop. There is nothing that will stop them from doing that.

Chairman Parisi asked, are you saying that parents will not be able to exercise good judgment?

Ms. Marinan answered, I am saying they don't and it will continue to be so and this plan, this sacrifice that the children are making of open space at Moses Y. Beach School is not going to change the patterns that exist in my opinion. I respect the purpose of taking the buses out of the loop and I see at Moran or Dag where the volume of buses and drivers is significant, it has great merit. We are talking a different scale of buses at Moses Y. Beach school and a smaller population, in general and in theory. I would only like to see the Town promote and enhance pedestrian lifestyle and encourage people to walk. Yes, I am saying that it is true and I stand before you as a seven year witness of people's behavior that those choices are made and will continue to be made. I will get to my question that in the scope of things as we stand here, today, having presented to you my concerns, ultimately as a parent in weighing this out, I would prefer not to give up such wonderful open space for the town and the students to gain twenty-five parking spaces and not really solve inherent problems. But, given that I was only able to be part of the discussion at a very late point in the time, and I understand that the state funding is involved and that they have approved the plan as it is going to be presented to you tonight, I would like to know if there is any way that we can continue to isolate the discussion about traffic and safety in this project, and also consider holding off on starting on the construction of the parking lot until we actually try some things that have been asked for in the past and we have not been able to implement them and that would be to place an enforcement officer in a regularly scheduled short window at the location to keep parents honest to the plan that has been laid out already, that being the right hand exit and please do not park in no parking zones and see if, in fact, that can be done. We can put curbing that actually designs the flow to only flow right. There is a sign there now. The driveway should also be painted to direct traffic and lastly, in the effort to work with what we have, schedule drop off and arrival to be staggered so that the bus has a privileged time to be in the loop as opposed to the parents that choose to drive. Could we try these things through the spring? Could we make a concerned effort to attempt to address the problem that I feel can be resolved with these strategies and then see where we want to go with the parking lot? I feel that this parking lot; not to belittle for I know that there was a great deal of thought and interest and discussion that has been invested in this but I feel that the community is really in for a surprise when they see the real loss that we will experience and it is somewhat likened to, can we try the bypass before we do the heart transplant? I appreciate your time and attention to this specific small component in the large scope of things for the project. The question is, is there room to work with the parking lot component with the ideas or other ideas that I mentioned?

Mr. Harwood stated, there are twenty-five parking spaces that are being added to the back of the building. The site work that will go on in the back of the building accommodates numerous items. It not only accommodates parking, it also addresses access and the construction of a media center, the traffic loop which is only used for the bus periods at which time it would be blocked off and allowed for play on that paved surface similar to what is there now, configured a little differently, probably able to meet the needs of the paved play. The parking spaces, when you talk about twenty-five parking spaces, an average car is 20' and you add another 5' in for front to back movement, you have 500-550 linear feet of parking if you try to provide that on the roadway and that is not an easy element to do, you know the traffic congestion. With this scheme, we are trying to address numerous issues and one is, going into this project for Moses Y., one of the major issues was simply traffic congestion and safety. We spent a great deal of time with the Police Chief, Police Department, Engineering, to look at how we can best address this along with our paid professional, Jeter, Cook and Jepson. It really is a compromise, like everything in life. We are going to lose some green space behind the building but we are fortunate to have a field abutting that parking area that still allows for outdoor play. The buses that leave the facility now, leave in a southerly direction, except they leave out of the front loop and they cross the same sidewalk that they are going to cross, just a couple of hundred feet west of the sidewalk where they cross now. I am not sure we cause any more inherent danger to the children at that point, they are still crossing the sidewalk, they are doing that today. The gradient change in the back parking lot will be significant, as far as right now when you look at that your slope ratio is quite high. That is going to be graded down. There is still going to be a little more slope than the slope but it will be graded down quite a bit. I am not sure that there is a little more hazard presented to the children. A right-hand turn, we talked about how it was really up to the Police Department, how they thought they wanted to accommodate traffic. There is only a couple of buses that come in and out of that area and there was not specific mandate when we went through Planning & Zoning and review that there would be a right-hand only turn or a left-hand only turn or some sort of a control like that. In the scheme of things, everybody hates to lose green space, there is no doubt about it. It is a compromise, we are trying to accommodate five to six hundred linear feet of parking that is currently being accommodated out on the streets which is all day parking, not just short-term parking for the morning drop, the Kindergarten release at noon and then the afternoon drop. That is an all day parking situation. By having the parking lot in the rear, we are actually able to take a good portion, not all, but a good portion of faculty parking to put in the back; the exact percentage, I am not sure of. We are going to mitigate some congestion; the busing exiting doesn't really change other than it is in the rear driveway versus the front driveway; we had a review by the Engineer and Police Department. The multi-faceted gains were the media center, the traffic loop, accommodating the playscapes, it is a tough one; it is a compromise. All of those elements went through a very rigorous planning and review process.

Ms. Marinan commented, my point is that the bus is exiting the parking lot. The driveway in the back adds a second situation to the existing one. I know they are exiting a lot now but now we are going to have two locations with that kind of activity instead of one.

Mr. Harwood explained, the intent would be for buses, though, to be only in the rear of the building.

Ms. Marinan stated, I applaud that we are going to get twenty-five additional cars off of the street, there are sixty-six staff members in the building this year that need to park so roughly twenty will still be parking on the street. The staff size varies from year to year and I would predict that they will park in the closest possible location they can get to the school building which is all of the staff members' preference so there, in fact, the closest curbs to the building will be filled with cars anyway, again, the next layer moving closer to the building. Specifically, my question is...do you think we could continue to tweak, address, and look at and separate the parking lot piece and consider these other alternatives as a trial run?

Mr. Harwood answered, I don't think it would be prudent or feasible at this point to try and extract a major component of the site work out of this project. We have a site work contractor who has bid on the overall project. We actually get some gains by doing the site work as a composite or as a total roll-up. If you start extracting that, we are going to certainly pay a lot more if we, down the road, we decide to go ahead and mobilize the crew again. We are going to have so much site work in that back anyway, you would only want to tear that apart once for the most part. That is the more prudent way to go about it. The items that you suggested as remedies, I don't think are something that we shouldn't look at. When you say a right-hand turn only, I don't see any problem with the building committee going back to the police chief saying that it is a suggestion by a resident and ask that he take a look at it one more time. If they felt so compelled that it was in the best interest of public safety then it would be the right thing to do.

Chairman Parisi asked, with regards to the right-hand turn only, is that exiting from the rear of the school?

Mr. Harwood answered, yes. Continuing his response to Ms. Marinan Mr. Harwood stated, the couple of items you mentioned as possible remedies, I don't see any problem with those because they are not project-impactful. They are more operational.

Robert Sheehan, 11 Cooper Avenue stated that he felt the Council was putting the cart before the horse by not letting the committee make its presentation first and allowing the public to ask questions later. Perhaps the presentation will alleviate the public of their questions once the information is presented. He asked if the project was placed out to bid already, if a contractor was selected and, if so, whether or not that that contractor was the low bidder or not?

Mr. Harwood replied, Phase A consists of Lyman Hall and Moses Y. Beach. Moses Y. Beach went out to bid about 2 or 3 weeks prior to Lyman Hall going out to bid. All of the bids have been returned in accordance with the Town purchasing policy. Those bids have been reviewed by Turner who is our construction manager and also with the Town Purchasing Department. A summary was put together on all of the bids indicating what appears to be the lowest bid (Appendix II). Obviously, on any bid what you want to do is make sure there is the quantitative/qualitative elements of that bid to ensure that it is really a factual low bid because it may miss elements of the project and it is not really what you would consider a responsive bid. All of the bids are back on both Lyman Hall and Moses Y. (Beach) and that is why we are here tonight because we are in a position now to look at what we see as responsive bids and actually be comfortable that we can move forward with this Phase A project and in accordance with what we see as our fiscal responsibilities to stay within our projected budget.

Mr. Sheehan asked, is the contractor the same for Lyman Hall and Moses Y.?

Mr. Harwood answered, it will depend on the actual work. We have broken it down into about fifteen different sections...each trade is bid. You may see listed aside the specific trade what appears to be the low bidder or responsive bidder at both Moses Y. and Lyman Hall but when we go to site work we have two different companies that we see when we compare the schools.

Mr. Sheehan asked, if an electrician is needed, will Turner hire one?

Mr. Harwood answered, Turner will act as a construction manager. You have responsive bidders in their specific category. Those bidders are independent contractors doing their specific task. Turner's job is to manage all of those subcontractors to ensure that they comply with the intent of our request based on project scope and the architectural drawings and build what we had asked for. We are not using a general contractor. We are using a delivery system which is a construction manager delivery system.

Mr. Sheehan asked, how did the bids that have been received to date fit into your estimated budget? Have they come in as anticipated? Have they come in higher or lower?

Mr. Harwood answered, Vice Chairman Bill Choti answered earlier, the budget, as we see it now, is consistent and slightly favorable to what we had presented on February 6th, 2001. We are looking at some favor ability in some areas and some overages in other areas, but the total budget roll-up looks favorable at this point in time.

Mr. Sheehan stated, you are increasing the \$23,000,000 which is one-third of the money allotted for the project. This is only two of the eleven schools; we have nine more to go.

Mr. Harwood answered, absolutely but Moses Y. and Lyman Hall are by far the bigger projects. We have many schools that will fall within \$2, \$3 or \$4 million. Lyman Hill will come in at about \$13+ million.

Mr. Sheehan stated, that is what it cost to build it in the first place.

Mr. Harwood responded, a new high school right now runs about \$65 million +- depending what you put into it.

Geno Zandri, 9 Balsam Ridge Circle asked, currently parking is allowed on both sides of Christian and North Main Streets is that correct?

Mr. Harwood answered, I think it is only in the northbound side on North Main Street. It is not allowed, I don't believe on the southbound side in front of the school.

Mr. Zandri asked, what is legally allowed? It is on both sides. One of the concerns that was brought up was once you take some of that parking away by having the teachers go to the parking lot, the teachers that remain will take up the next or closest available parking which therefore still hampers the drop-off. What you might want to consider is the parking closest to the school on the school side be assigned "one hour parking only" and therefore force the long term parkers away from the school which then helps out with the drop off people.

Mr. Harwood stated, good point.

Chairman Parisi echoed Mr. Harwood's sentiments.

Mr. Melillo returned to the microphone to ask if classroom windows will have the capability of being opened and closed?

Mr. Choti answered, many of the schools are getting new systems, Moses Y. is one of those. We will also be increasing available ventilated air within the buildings. We are addressing those items. Remember, it took us three years for us to get to this point; to present Phase A schools to you. One of the considerations that you have to understand is, this starts off as a schematic design, then it goes to design development. During that process we talk to everyone. Everyone involved within the school system, the users, the people that have to fix this equipment, the people that are out there trying to get these windows to open and close, the teachers, everyone had input throughout the process to get us to this particular design. Yes, we are trying to alleviate many of the problems but, again, if you look at the work that we are doing on this project it is very focused. There will be some parts of the building that will be adjusted, will be changed, will be repaired. There will be other areas that will not be touched under this particular program. The areas that we are going into, if there was a window problem or ventilation problem, we are

addressing it, yes we are. All windows will be in working order if it is part of the scope of work of this committee.

Chairman Parisi stated, those areas that are covered by the project will have windows that are in working order.

Mr. Melillo felt it was a violation of fire and safety laws if all windows were unable to be opened and closed. He agreed with Ms. Marinan's feelings that two unattended crossings were dangerous to the children. He next wanted to speak to the issue of bonding the project.

Chairman Parisi stated that this was not the time to be discussing bonding because the committee had nothing to do with the matter.

Mr. Melillo next wanted to speak about state and federal grant money available for the project.

Chairman Parisi replied, they are not into that. They don't handle that; they don't handle the bonding end of it. Ask them a question, please, on the project if you have one.

Mr. Melillo stated, damp areas are the major culprits relative to all the problems they have with the molds. Has there been a concerted effort to go ahead and...

Chairman Parisi interrupted to say that there is no mold problem in the school; this one does not have it. There aren't any more mold problems. Do you have a question that pertains to the project? After this project let's hope there had better not be any damp areas.

Mr. Melillo asked, are you going to have as much ventilation as possible?

Chairman Parisi answered, yes.

Mr. Sheehan asked, do you expect Moses Y. Beach school to start in February and be finished in December of next year?

Mr. Harwood answered, we will be in the calendar year 2004 before it is completed.

Mr. Sheehan asked, when will you start Lyman Hall?

Mr. Harwood answered, it is all contingent upon approval of the funding ordinance but our hope would be to start some of the additions the end of the first quarter, the beginning of the second quarter of '03.

Mr. Sheehan asked, how does that fit into your three phase plan to do the job? You presented a schedule a while back but got off to a late start.

Committee member Jon Walworth replied, the three phases that we had set forth almost two years ago are being held to although we lost a few months because the state did not have the opportunity to review the plans based on what we originally had thought. Yes, the projects are proceeding in a phased fashion; this being the first of three phases; the three being about equal amounts, one-third of the \$62.15 million that was set forth by the Town Council.

Mr. Sheehan asked, has the State approve the plans for Moses Y. and Lyman Hall?

Mr. Walworth answered, yes, these and most of the other schools.

Mr. Sheehan asked, are we getting any money from the state as each phase of the project goes along or do we have to wait until it is all completed before we get a reimbursement from the state?

Mr. Harwood replied, we can get reimbursements based on submissions. You do not have to wait until 100% completion.

Mr. Sheehan asked, if they are going to pay 45% or 46%, or 50% of the project, you could submit it as each part of the project is completed to the state and get reimbursed that money?

Mr. Harwood answered, yes, that is correct.

Jack Agosta, 505 Church Street, Yalesville asked, is it my understanding that the people who pick up their children in front of the school in the afternoon are doing so illegally?

Mr. Harwood answered, I probably shouldn't be commenting on who complies with state statute or local ordinances because that is not really our task here. Clearly, I have to believe that most people who are picking up are following the parking ordinance over at the school. I don't know how else to respond to the question. To control the human element is pretty difficult. Short of barriers and barricades, the best effort that was given here was to look at the overlapping of bus and parent pickup. We have tried to separate those. That has been a constant theme at all of the schools. We put the bus traffic behind the building, we've have allowed for the front drop-off loop to be exactly that, a drop-off loop with a couple of handicapped accessible spaces and then what people do on the roadways is totally up to the parent. You hope they use proper judgment in crossing where the crossing guard is in going to their car. That's the best we can do. It is an issue at all of the elementary schools. Go down to Stevens school if you want to see traffic back up. It is a very difficult situation. It comes down to better judgment by adults to manage their children. We cannot design all of the safeties in.

Ms. Marinaran asked, when the front loop becomes parent drop off only, what is the intent and how will the logistics be managed for pick up in the front of the school? Currently the buses, the circle is their domain and cars are not involved in pick up because the buses are already there waiting. If it is an open circle, clearly there is driver access to come in and park. Dismissal is so random, I am not clear on how the logistics will work out at that point and if that was discussed.

Mr. Harwood answered, some of the issues you are speaking to really are administrative, operational issues that are addressed by the principal and teachers at the parent teacher organizations on how they want to function at the school. It would be appropriate to use the front circle for a queuing area for dropping children. One of the thoughts is...if you go down to Dag Hammarskjold to see how the bus loop and parent drop off were separated, there were some start up problems with that but every day you will see hundreds of cars drop kids off down there. They queue up and most of the kids are getting off on the curb side in the paved area on the west side of the school and I think it will work the same way here. You can probably queue up 15-20 cars here, maybe a little less. They drop and they move; they drop and they move. At pick up time, it is a little different because now you have a little more static traffic until such time as the bell rings. Again, it will be an administrative issue on how the principal sees it working and I would think it won't be permanent parking, it would be drop-off parking.

The public hearing was declared closed by Chairman Parisi at this time.

Motion was made by Mr. Farrell that the Ordinance Entitled, An Ordinance Amending an Ordinance Appropriating \$4,475,000 for the Planning, Acquisition and Construction of Town-wide School System Renovations and Authorizing the Issue of \$4,475,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose be Adopted, seconded by Mr. Knight.

At this time the committee gave their formal presentation (Appendix I).

Mr. Harwood explained, we are coming back to the Council for funding that approximates \$18+ million and we thought it was important to have at least a general overview of the major components not getting down into detail. Lyman Hall High School we have identified site work, new construction, renovations and then furniture, fixtures and equipment. The site work at Lyman Hall is fairly extensive. There is separation of a bus loop, parent drop off, parking reconfigurations, a fair amount of work on the athletic field, an introduction of four _____ courts which they do not have at Lyman Hall currently. There is an addition to the athletic storage building and then there is some landscape plantings and reconfigured areas. The work is fairly aggressive and we are dealing in the \$1.2 million range for site work alone. New construction consists of media center expansion, taking the existing media center and expanding that, reconfiguring the entry lobby, doing some work with the PPS and guidance areas as well as a band room

expansion and the culinary arts. Those are new construction elements where we will be going in and actually adding significant square footage or newer facility. Renovation is not 100% through Lyman Hall. There are areas that we are touching and there are areas we are not going to touch. This is not a full retrofit of that school, certainly not at the \$13 million figure. The administrative offices are being reconfigured. The choral room/art room are going to be converted along with the band room/choral room. There are science labs which is a big component of the project; 14-C which is a lecture hall in the back part of the building will be renovated; locker rooms in the gym; auditorium will be renovated and new seating will be provided. There is telecommunications; time attendance; some of the code-related items; emergency lighting, fire alarm systems, etc. There is a fairly extensive amount of work that is identified as mechanical, ventilation systems. Most of the schools simply do not have enough make up air compared to today's standards. When you get into mechanical, you have a fairly large amount of money identified for all schools. HVAC and plumbing at Lyman Hall is about \$1.6 million. Between those two elements, site work and mechanical, you are up to \$3+ million out of \$13 million. ON furniture, fixtures and equipment, obviously some of the new areas that are going to be retrofitted or new areas built, we would be providing proper furnishings for those areas, media center, PPS, science labs, band, choral and culinary arts. That is a snapshot of the major components.

At Moses Y. Beach, a very similar layout. Again, we have had a fair amount of discussion on site work. Separation of the bus loop/parent drop off loop. The expanded parking area. There are currently portable classrooms that exist and those will be eliminated. There will be some additional landscaping and lighting and some reconfigurations as far as the site work.. The site work is not quite as big as Lyman's number but it is a fairly large number. The new construction of a media center, computer lab, art classroom and some of the PPS classroom spaces would be provided. Renovations as identified here, were doing some work in special ed, art areas, instructional musical rooms, the office area, putting in some new ceilings and lighting throughout Moses Y. and for renovations for the most part, we are replacing the exterior window system at Moses Y. Telecommunications, etc.; some of the code updates are very similar; mechanical work; ADA and some code compliance issues. Moses Y., because of the multi-story, we were required to put an elevator in. That is a requirement that was placed upon us. Initially, we did not think we would have to do that but we were asked to do that.

At this time Mr. Choti gave a quick synopsis of the budget (Appendix II – Executive Summary). He explained, next to each of the trades appears the lowest bidder's name and successful bid amount. Where "TBA" appears, the next highest dollar amount was recorded because Turner has questions of the lowest bidder before they determine whether or not they want to declare them as the qualified low bidder. In looking at the bottom line, we are holding a project contingency of 7.44%; a soft cost of 12.01% and a total project budget of \$13,249,000. The February 6, 2001 budget that was presented the first time, many of the sixteen direct worked items were listed very generically and the estimate was set up on a square footage or a number basis using some sort of a formula calculation.

Lyman Hall has now come in with a budget requirement of \$12,196,000 and we are pretty comfortable with that number. With regards to Moses Y. Beach, we only show four contractors that we want to speak to before we award a bid to them. The project contingency is at 7.44%; soft cost and fees are at 11.91% and holding close to the 12%; the budget presented on 2/6/01 was \$5,988,000. and we are currently tracking at a budget requirement of \$5,924,000. On 2/6/01 we had reported \$20,218,000. and right now with dollars previously requested, that is money that we spent to get to this point, we spent \$1.5 million and we have a balance required of \$18,120,000. Basically we are just a little bit under what we had anticipated in the schematic budget.

Mr. Harwood added, Lyman Hall and Moses Y. Beach probably were the two schools, from a committee perspective and professional staff perspective, we had the potential for the most skew. Lyman Hall is not a very succinct location that you are working in. We are actually quite pleased with the results of the bidding because we really thought that we had an opportunity for a much higher number related to that school. We are lucky that the market has turned in favor of us going out to bid. If we were out in the street eighteen months ago, it was a different marketplace.

Mr. Walworth stated, you viewed an overhead schedule at the beginning of the presentation and we are showing a ten-eleven month schedule to complete. We will probably move slightly into the year 2004. What is not on the schedule is the renovation, which is a very intensive program during this coming summer. Not all of the work will be completed in that summertime period so there will be some renovations carefully selected and worked around the swing space so that during unoccupied periods and sometimes during occupied periods there will be some renovations that will also be completed in the December or early January of 2004. Lyman Hall High School is a much more complex project and we are talking about a project that will proceed for approaching a year with final site improvements being completed in the fall of 2004.

Mayor Dickinson asked, there are still elements that have to be bid, correct?

Mr. Harwood answered, basically, most of them are back. Telecommunications is the only one that is outstanding.

Mayor Dickinson asked, furnishings?

Mr. Harwood replied, yes, furnishings also.

Mayor Dickinson asked, at this point without those bids, it is expected to come in within what was estimated. When will those two elements go out to bid?

Mr. Harwood answered, telecommunications, we were going to try and put out as one big package, that was the intent. We really haven't set a date specifically on that.

Furnishings, in the past we have worked with the Purchasing Department and the Board of Education to try and purchase under some current agreements.

Mayor Dickinson asked, is the plan to do the telecommunication work during this construction so it would have to go out prior to the completion of the work on these schools or would that be something that would be put in afterwards?

Mr. Harwood answered, we will be going out...the telecommunications part of the project would be bid somewhere around March or April, based on...

Mr. Farrell stated, we spent a lot of time this evening talking about pedestrian safety issues at Moses Y. Beach and I heard Mr. Harwood say that those are more appropriately questions for the building principal. I don't see Mrs. Heil here, is there a reason she is not here?

Dr. Cirasuolo replied, I expected Mrs. Heil to be here, something must have happened. As Mr. Harwood mentioned, the staff was involved extensively, especially the principal, in the development of the design. It is their judgment, and I concur with it, that safety will be markedly and noticeably and significantly improved when the design was implemented. The major safety problem we have right now is that we have one place for buses to drop off the children and no place for the parents to drop them off. The school was designed to be a school to which 90-95% of the children would walk. Something like 70% of the children live within walking distance of the school. For various reasons, parents decided to transport not only those children, but even a noticeable number of the children who would otherwise qualify for busing. They get dropped off now on Main Street. They have to at least cross the bus loop and some of them drop them off on the other side of Main Street and they have to cross Main Street and the bus loop. By taking the buses and have them loop in the back of the building, they at least eliminate that part of the problem. The parents can pull up to what is now the bus loop and, in fact, I believe that is being extended so that they can get more cars in there at a time and if everyone uses that, you will not have any children crossing Main Street. I am not naïve enough to think that will happen all of the time but at least we have decreased one major safety concern and that is that a little child, even dropped off on the school side of Main Street will walk between a bus and a driver will start it up and we will have a tragedy on our hands. Our position is, and we are convinced, that this improves safety in a significant fashion.

Mr. Farrell replied, to some degree, yes. I am very familiar with it because at least once a week I go there to pick up my nieces who are in Mrs. Stowe's class all the way at the back of the building. When Mrs. Marinan talks about having to traverse the driveway, I think she makes a legitimate point that for a smaller child like a Kindergartener or a first grader, even though you have eliminated the buses, you are still dealing with a tremendous amount of vehicular traffic in some cases that the children are, in effect, directed right to. Mr. Agosta made a comment about Choate school having improved its situation. One of the reasons it did so was because the children and the other parties involved are doing a

better job was that they had a pedestrian safety committee formed. I wondered why that isn't being done here. If there is a suggestion being made that we need monitors out there at these driveways which may or may not be legitimate...where would that get addressed?

Dr. Cirsuolo answered, that would be addressed by the principal. I will double-check. My understanding is that that has been addressed and there are people; we don't let the children just go out there unmonitored. There are staff members who are out there. What I can do is have Mrs. Heil write out a brief description of what she is doing. I know it is something that she and the parents have been working on since she has been the principal.

Mr. Farrell stated, sometimes getting the message out to the people who are committing the errors is by informing them of what is going on and sensitizing them. That is what Choate did, in part, to get a little more cooperation out of its students.

Dr. Cirsuolo replied, I do know that the staff at Moses Y. Beach have done that. I have seen the letters that have gone out. They have gone out more than once. They have gone out with different focuses, emphasizing the letters. There have been a lot of attempts to convince people but even under the present situation to not put their own children at risk. It has met with modified success and, again, once this plan is implemented, completed and the construction is done, even if the level of complying with good safety procedures doesn't increase, you have eliminated a major source of danger by separating the bus and parent drop off loop. I am sure that they will continue to make efforts to improve the safety even further. Again, I will be happy and will send to the Council a brief description of what they have done over the last few years in that area.

Mr. Brodinsky asked, with regards to change orders, how are they going to be handled on the contracts that just went out to bid?

Mr. Harwood answered, typically, a change order is going to process back through the building committee and/or some sort of task force of the building committee. Some change orders would have to be dealt with rather rapidly because it is an unforeseen condition or something that comes up and the project needs to move forward. I would anticipate as was done on the last school project, we had a task force that the committee agreed that there was some sort of stipulations about what actions they could take and then report back at a committee meeting. Obviously, the construction manager would take a look at what was in the specifications to see if, in fact, a contractor had a legitimate issue to call for a change order or was it a misinterpretation of the specifications by the contractor and they really did need to do the work but no change orders can happen unless there is approval via the construction manager and the building committee and/or some agent of the building committee because some of the decisions have to be made pretty quick, maybe within a day of the question coming up but then those are reported back to the overall building committee.

Mr. Brodinsky asked, is that procedure in the contracts?

Mr. Harwood answered, no, not specifically because it is really more of an operational procedure that the committee will bring forth to the construction manager as far as what our expectation of their performance is.

Mr. Brodinsky asked, what procedures do you have on quality control? Is there a checking of references? Checking with people who have hired some of these contractors in the past or what?

Greg Schoeler, Senior Project Executive, Turner Construction stated, with regards to change orders, in the architects specifications, Jeter, Cook & Jepson, they have an entire change order procedure which delineates the method that you go about even entertaining or requesting a change order. In addition, in the bid documents that Turner created to help instruct a subcontractor community about the rules of the road; how you're going to do business with the Town of Wallingford, how you are going to operate at Moses Y. Beach, and on and on at the other ten schools. We created a document which is called "Supplemental General Conditions" which is basically the rules of the road that a subcontractor has to follow to administer their job. It starts with how you work in an occupied school and it goes to how you prepare and submit and begin to request to ask for a change. The majority of the changes are caused by what Mr. Harwood said are unforeseen conditions. With regards to quality control; it is many functions. The first step to quality control is, how do you know you are hiring the best contractor? In a public bid environment, any contractor has the right to bid to the Town, however, we have created, in conjunction with the Town of Wallingford's Purchasing, a set of rules that not only Turner requires, but were condoned and accepted by the Town of Wallingford Purchasing. A major requirement of the subcontractors is to have financial stability. We look for them to submit certified balance sheets so we know that contractor has the strength to work through an entire job. We are very concerned about a subcontractor's safety performance and their rating, their experience and modification rating. Everyone wants to have a subcontractor who has a demonstrated success as measured by insurance companies on how well their company performs from a safety standpoint. A defined bid list of subcontractors for specific scopes of work was also created. These are contractors that are successful and developed a reputation, succeeding in projects in other towns around this neighborhood. They have been encouraged to look very hard at the upcoming projects that Wallingford is facing. They have been encouraged to bid the projects with the hope that the good subcontractors who have a good record; who have had success working with Turner because they like the way we manage a project or control it or how it stays on schedule comes to work makes it a successful project.

Mr. Brodinsky asked, if a contractor submitted the lowest bid, is there something in the bid specs that say they have to have good references or some objective demonstrable track record that is actually checked?

Mr. Schoeler answered, we have a fifteen page, pre-qualification requirement that was submitted by each subcontractor that submitted a bid. In that statement it asked everything from financial stability to references to track records, etc. We also are buying about \$400 million worth of work in the state in a given year therefore we know the subcontractors that are doing good; we are doing the subcontractors that are horizontal, and we know the subcontractors that are struggling. We factor that into the effort put into the bid list.

Mr. Brodinsky stated, it sounds like it is a self-disclosure, kind of like an IRS Self-reporting, kind of a thing and you rely on that and your knowledge of the market but you don't actually check their prior customers?

Mr. Schoeler replied, oh yes we do. What we don't do is make that check a mandatory list for that trade contractor to bid because in a public environment anyone can bid as long as they read the ad. After they bid we go through and look at that company and if there is anything that we are unsure of, we go back and check. If you go back and look, you will see a couple of "TBDs" under the different bid packages because we did not want to start negotiating the award winning contractor in the public environment because we are not 100% sure if the low guy can be all the kind of scenario and questions you are asking right now. We need to talk to them before we want to announce that that company is the right...

Mr. Brodinsky asked, that low bid could be rejected if they don't check out on their subsequent investigation?

Mr. Schoeler replied, or if they have a problem, with their financials or with their safety, or some other unique problem like they qualified their bid or whatever.

Chairman Parisi stated, I can understand why Turner enjoys the reputation that they do.

Mr. Knight stated, with regards to the numbers on the executive summary, you said the numbers were "worst case" and next to the lowest. You are being a little bit conservative, which is something I appreciate. Can you guesstimate the difference between the best case scenario?

Mr. Choti answered, worst case/best case; some of the contractors were \$30,000 between low bid and second bid; some were \$7,000. When you look at some of these bids, you are going to see that the first group is real close together, then all of a sudden you will get someone who is way out there in left field. Most of the people out there bidding who are qualified bidders are almost in the same place, but there are certain aspects that turner looks for and what they have just explained, that we want to ask them questions. We are not going to go to them to ask the questions until we have approval to do that. That is what we are here for tonight. It is not going to be hundreds of thousands of dollars different, no. It is very close.

Mr. Knight asked, does TBD stand for, to be decided?

Mr. Choti answered, that is correct.

Mr. Knight asked, where did you get these numbers then?

Mr. Choti answered, we took the next public bidder's number in case we dropped the lowest bidder as being unqualified and had to go to the next bidder. The ones that have a true trade name next to it, that is their bid number and they were the lowest.

Mr. Knight stated, I have not made any secret of my confidence in the membership and leadership of this committee. This presentation tonight only strengthens that confidence. It is as professional as anything as anybody could possible expect from the Town of Wallingford and I am looking forward to seeing the rest of the work you are doing, thank you.

Ms. Doherty asked, on the paging systems at Moses Y. Beach and Lyman Hall, are they still in the scope of this project? There was a question of them being reclassified as alternates?

Mr. Harwood answered, yes. I made a phone call to Dr. Cirusuolo at the time we were putting these numbers together asking him to respond to me with his thoughts on, would be want to put those as an alternate. At that time he responded via e-mail to many people of which I am sure you picked up on that, he advised that he would not recommend that at that time. That is the extent of it. It is in there.

Ms. Doherty asked about ventilation and relocation of the computer laboratories at Sheehan? As long as this is here and it is in the same memo, I thought I would ask.

Mr. Harwood replied, you have caught me off guard and am not prepared to respond at this moment.

Mr. Toman stated, I agree with Mr. Knight. Things look so good, I am trying to think, what could go wrong? The weather comes to mind. If we have a severe winter, could that materially adversely affect any of these construction costs?

Mr. Harwood answered, we don't think so. I don't think we are going to run into a problem. The areas in which we are going to get started on probably won't be impacted by the weather. We certainly have talked about it at committee meetings on when is the right time to release the work and when do we get started to take advantage of better conditions so we are not trying to heat spaces or paying for concrete at a premium, etc. We are sensitive to that. If we find that we need to slip that schedule back a little bit to meet that, we are prepared to do that. The other element that goes along with that question is, we need to take advantage of two summers for some of this work. just because it is too

intrusive in the building. Some of that is related to hazardous abatement, trying to make sure we get in and do hazardous abatement when we have enough time to ensure we have cleared the air so as to get kids back in a timely fashion. This year the February vacation is no longer a week vacation so it is only a couple of days either side so we've looked at that as losing the opportunity of a window of a week where sometimes you take two or three days to do some hazardous abatement and then give yourself three or four days to make sure you have cleaned the air so you don't delay opening of the school.

Mr. Schoeler stated, the best time to start new construction is in the winter. You would want to do your excavation in the winter. You would want to do your masonry work and your interior fit out work of a building in, ideally, the spring or the fall. The beauty of being able to start is obviously the function of you allowing us to start and the funding approval.

Mayor Dickinson stated, I have a question regarding the lines, "Legal Expense", "Temp. Borrowing", "Committee Expense", "Board of Ed Expense". Some of this may be duplicated in what we have put in the ordinance for the borrowing costs. As I total this, is the legal expense something other than for the expenses associated with the borrowing, the bond issues?

Mr. Harwood answered, Legal Expense for the most part, Jeff Donofrio has been supporting us in contract development. The Borrowing Expense would be really the temporary borrowing, a total roll-up for what ever it takes to pay the bonding attorney and the cost of floating temporary or long term bonds.

Mayor Dickinson stated, that is for Jeff Donofrio, so the temporary borrowing would be the amount then. What about the "Committee Expense", "Board of Education Expense"?

Mr. Harwood explained, on the last project it was almost funny because I think we had one pizza dinner one night as we were looking at schools out of town and our expense ran about \$300 or \$400 for the total project based on the \$24 million project; pretty inexpensive committee, I think. What we have spent the most money on so far is filing cabinets and items that we have provided in the office on the third floor, I think it is the old Data Processing room that we have started putting our stuff into. We may have secretarial expenses. As far as Board of Ed expenses, what we found, historically, on the last project is, at the time that we are going to have movers in, moving items in order to accommodate retrofit, typically a custodian might be needed to be in the school at that time to unlock the door and lock the door behind the people so we have to pay for that cost. Somebody has to pay for that custodian to be there. Some of that was off of our work and it was picked up under the project.

Mayor Dickinson replied, my belief is that the \$57,000 and the \$138,000 totaling \$195,000

could be reduced because I think that is already in...is that correct (directing his question to Atty. Joseph Fasi, bond counsel)? That is, so we can reduce the total by \$195,000. from what we are authorizing then. We have put that in separately and this would duplicate it.

Mr. Harwood replied, You actually carried more than that based on our telephone conversation. I think you were going to carry...

Mayor Dickinson added, we carried a total of some \$450,000 which includes this.

Mr. Harwood continued,...correct, and at that point I had just mentioned we were just carrying 1% and that was basically a number we were just carrying based on some history and temporary bond borrowing we did in the past just so we had a number.

Mayor Dickinson stated, there is nothing wrong. We probably ought to reduce it by that because there is no sense in duplicating the expense.

Chairman Parisi asked, do we need a motion to reduce it?

Mayor Dickinson replied, ultimately we will need a motion to reduce the total by \$195,000.

Chairman Parisi asked Atty. Fasi, can we reduce \$4,475,000?

Atty. Fasi replied, I think a simple motion would be to reduce the amendment of the ordinance by \$195,000 and to adjust the numbers accordingly. That would mean that the increase is \$18,367,000.

Mr. Harwood stated, one of the items we are dealing with, especially with Lyman Hall and Moses Y. Beach is, this is a very, very tight budget; a very tight budget. We are carrying a 7% total contingency on this project which is not a lot of money at this point at this stage. In fact, it is very tight. Unless there was a compelling reason, I would be more inclined to recommend...we could possibly find a hidden condition or a contingency issue where we might need some extra dollars. I would hope not, I think our history shows that we've tried to run a very tight conservative budget but we are a little nervous about yanking some money out, that's all. I know it is listed as temporary borrowing and hopefully we will be able to hold very tight on all of these line items and do better than that but that would just be an observation at this point.

Mayor Dickinson stated, I really believe, though, given what the presentation is, when we are putting in temporary borrowing elsewhere, it really misstates it to have it in here. And it is a sizeable enough number that if there needs to be a different number elsewhere in here, then you should say so, but otherwise, it really should come out because we shouldn't budget twice for the temporary borrowing.

Mr. Harwood answered, I agree.

Mr. Walworth added, we would then ask that that item be moved to the contingency item that is above it.

Chairman Parisi answered, it is still in the budget, though.

Mr. Harwood answered, the bottom line stays the same. I think our professional staff will tell you the same thing; it is just very tight, that's all. I am not going to lose sleep over it either. However you best want to address it, is fine.

Mr. Walworth added, nationally, renovation projects run from 8-10% contingency.

Chairman Parisi replied, I understand that. It is unfortunate that it had to come to light the way it has. As the Mayor says, it looks like we are budgeting twice the same number and that is not what we are supposed to do. I am not saying anyone is doing anything wrong, but it is something that I think we should carry forward and I am sure that if you are short \$195,000 we are going to have to give it to you. I don't think there is going to be anybody having to crawl on their hands and knees for it.

Mr. Harwood answered, I can appreciate that. That's fine.

Chairman Parisi stated, certainly, I would hope that there wouldn't be any problem.

Mr. Harwood continued, I think the most important thing is that you hear where we are as far as the percentage and what typically is held at this point in the project.

Chairman Parisi stated, you have had a fine track record, I don't think there is any question about that. Your concerns are noted tonight. They are certainly understood and I don't think anyone has any question about it, but I think it is a legitimate observation that I think we would all be concerned about sending a wrong message out. That is the way I am looking at it. There is no reflection on the committee or its effort, o.k. Mr. Walworth?

Atty. Fasi stated, the amendment is to change the increase in the existing ordinance from \$18,562,000 to \$18,367,000. That would bring the total ordinance, that is to say the ordinance as amended to \$22,842,000 which is to be distinguished from the \$23,037,000 as it now stands proposed.

Motion was Amended by Mr. Farrell to Change the Increase in the Existing Ordinance from \$18,562,000 to \$18,367,000 bringing the Total Ordinance as Amended to \$22,842,000 distinguishing it from the \$23,037,000., seconded by Mr. Knight.

Mr. Brodinsky asked for clarification. He stated, I think it was said that the monies for temporary borrowing were already appropriated by us to the penny? Is that right? I want to double check that.

Mr. Harwood explained, in developing our budget, we carried 1% against total dollars basically, for the purpose of temporary borrowing. That is why you are seeing the \$57,000 on Moses Y. and \$138,000 on Lyman Hall. If you look down to the \$573,000., that is where it is coming from, the 1% and 1% of \$1.38 million. IN conversation in putting this together, the Mayor and I spoke and I had advised him that we were carrying 1% in the budget and at that point you identified what you thought you would need for temporary borrowing.

Mayor Dickinson stated, we received a figure from Atty. Fasi, Bond Counsel, and that is separately identified. It is a total of \$450,000. I believe that is correct, is that correct, Atty. Fasi? Atty. Fasi indicates that it is correct. There would be no reason for the figure to appear, again, here. Given that really the committee doesn't spend that money. That money is handled through finance and is part of the handling of the finance issues.

Mr. Harwood added, and in going forward, Mike, we would, as a result of that, not carry a temporary borrowing line item like we are now. From a financial perspective, the Mayor and comptroller are carrying that in their perspective and the number has to appear somewhere but we won't be showing the 1%. It will just be a total roll-up of the value.

Mr. Brodinsky asked, so this is going to be eliminated going forward. I assume there will be temporary borrowing expense?

Mayor Dickinson answered, this is in case it is needed, it is included. There may not be a need to incur that expense because we wouldn't get into temporary borrowing. It is a precautionary issue.

Mr. Brodinsky stated, the point you are trying to make, Mayor, is that when we need the temporary borrowing, then we will then appropriate it?

Mayor Dickinson answered, no, it is being appropriated in the figures contained in the \$18,367,000. This figure would be a duplication of \$195,000 of that raising the total to \$18,562,000. In the ordinance that you will be approving, there is money for temporary borrowing, should that be necessary.

Mr. Brodinsky answered, o.k., I see it, even though it doesn't show up as a separate itemized item. It is in there somewhere?

Mayor Dickinson explained, it is in the figures received from bond counsel as far as the expense for the sale of the bonds.

Mr. Brodinsky replied, I'm just looking at the document I have in front of me and...

Chairman Parisi stated, it is not all on there.

Mr. Brodinsky continued,...ahhh, so it is not all on there, o.k. I was looking for it.

Mayor Dickinson added, it is under "Debt Administration" on the ordinance itself.

Atty. Fasi stated (off microphone), it was not on the sheet that was handed out today, which I did not see prior to tonight. On microphone he stated, in the ordinance under the line item "Debt Administration" and then what we discovered tonight was, approximately \$200,000 of that was also included in the sheet that was handed out tonight. That \$200,000 was two places; we don't need it two places, we only need it one.

Mr. Brodinsky answered, I beg your indulgence, I like to understand what I have in front of me

Chairman Parisi stated, that was Atty. Fasi, Bond Counsel speaking, for the record.

VOTE ON THE AMENDMENT: Vumbaco was absent; all ayes; motion duly carried.

Wendy Marinan, 333 Christian Street asked for clarification. She stated, it was my understanding from meeting with the building committee a couple of weeks ago that the intended extension of the loop in front of the building is not part of the current plan. I would like a point of clarification on the matter.

Mr. Choti explained, on the original design we were going to increase the size of the front entryway. It was going to go through the front brick wall where the current play area is, around the corner where the charter oak is. We had some discussions with Planning & Zoning and they approved us on the first special permit but in further discussion, we decided it was not prudent to go near the tree and also there was much discussion from the public about changing the character and the front of the school. After much deliberation, we went back to a standard design which is basically exactly what is there. One of the biggest driving forces was the loss of green space in the back. We were also going to lose green space in the front. We were later informed by the principal that they wanted to continue to use that walled in play area in the front yard and asked if we could just put some drainage in so that they could utilize it all year long. After much discussion it was decided that the front of Moses Y. Beach School would remain basically as is; wall retained, trees still in place. Currently, we are just taking down one of the smaller trees because we need a radius for the new front driveway and are kind of cleaning it up. On the site change, Mr. Fitzsimmons also questioned the loss of a couple of parking spaces in the front of the building and also the traffic conditions out front. We were advised under that motion that Planning and Zoning approved us for the change of our site that discussions would be held with the traffic authority which is the Chief of Police, that we are going to

ask him to take a look at the conditions in front of Moses Y. Beach School. What comes out of those conditions, I have no idea. During the special permitting process, Mr. Thompson and his office advised us as part of our permit requirement that the driveway egress would be right turn only. Many of the issues were discussed and addressed during the Planning & Zoning application. That is really all I can say about it. That is why the change was made; that is where we are now. Basically, what you see is what is going to remain, but we are cleaning it up.

VOTE ON ADOPTION OF ORDINANCE: Vumbaco was absent; all ayes; motion duly carried.

Chairman Parisi stated, Your committee, at this point, is to be congratulated for its diligence and its hard work and I mean all of the members of the committee who are scattered throughout the audience. I don't know if that is because they have had some long, hard battles with each other or they just prefer to scatter out throughout the auditorium. What ever the case is, we certainly thank you very much for the fine job that you have done to this point and, hopefully, you sense the support that you have and the good cooperation I know you are getting from the school system and the Board of Ed. Hopefully, that will go forward. It appears that we have a fine company in our corner which is also to your credit and we wish you well and we certainly wish you the best of a happy and healthy and safe holiday season. Good night.

ITEM #10 Withdrawn

ITEM #11 Withdrawn

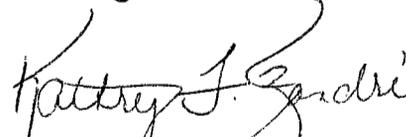
Motion was made by Mr. Farrell to Adjourn the Meeting, seconded by Ms. Doherty.

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

There being no further business, the meeting adjourned at 9:51 P.M.

The Council wished everyone the happiest and healthiest of holidays.

Meeting recorded and transcribed by:


Kathryn F. Zandri
Town Council Secretary

RECEIVED FOR RECORD 12-24-02
AT 12:30 M P AND RECORDED BY
Rosemary A. Bassotti TOWN CLERK

Approved by:

Robert F. Parisi (by RR)
Robert F. Parisi, Chairman

1-14-03
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

1-14-03
Date

CONSTRUCTION SCHEDULE UPDATE

Enter
Cook &
Lepson

Moses Y. Beach School PROJECT MILESTONES – UPDATE 12/10/02

- | | |
|---|-----------------------------|
| ■ Trade Contractor Bids Received | 10 / 25 / 02 |
| ■ Building Committee Bid Review | 10 / 26 / 02 – 12 / 01 / 02 |
| ■ Town Council Meeting & Public Hearing | 12 / 10 / 02 |
| ■ Public Funding Period | 12 / 11 / 02 – 01 / 09 / 03 |
| ■ Submit for Building Permit | 01 / 10 / 03 |
| ■ Receive Building Permit | 01 / 21 / 03 – Projected |
| ■ Turner Authorized to Award Trade Contractors | 01 / 11 / 03 - 01 / 25 / 03 |
| ■ Mobilize Site Contractor - Start Construction | 02 / 14 / 03 |
| ■ Start Structural Steel | 05 / 15 / 03 |
| ■ Start School Renovations –Full Scale | 06 / 16 / 03 |
| ■ Complete New Addition | 12 / 31 / 03 |

CONSTRUCTION SCHEDULE UPDATE

Lyman Hall School

PROJECT MILESTONES – UPDATE 12/10/02

Water
Cook &
Lepson

- Trade Contractor Bids Received 11 / 05 / 02
- Building Committee Bid Review 10 / 26 / 02 – 12 / 01 / 02
- Town Council Meeting & Public Hearing 12 / 10 / 02
- Public Funding Period 12 / 11 / 02 – 01 / 09 / 03
- Submit for Building Permit 01 / 10 / 03
- Receive Building Permit 01 / 31 / 03 – Projected
- Turner Authorized to Award Trade Contractors 01 / 15 / 03 - 02 / 05 / 03
- Mobilize Site Contractor - Start Construction 03 / 01 / 03
- Start New Additions-Band & Lobby 03 / 01 / 03 – 12 / 15 / 03
- Renovations –Full Scale 06 / 16 / 03 – 08 / 31 / 04
- Site Improvements- Playing Fields Ready 09 / 01 / 04

MOSES Y. BEACH ELEMENTARY SCHOOL

SITWORK

- Separation of Bus loop and Parent Drop-off loop
- Expanded Parking areas
- Remove Portable Classrooms
- Provide additional exterior lighting fixtures
- Landscape plantings at reconfigured areas

NEW CONSTRUCTION

- Media Center
- Computer Lab
- Art Classroom
- PPS Classroom spaces

RENOVATION

- Convert existing Library to Special Education Classroom and PPS areas
- Convert existing Art Room and Locker Rooms to PPS areas
- Convert existing Instructional areas to Music Classroom
- Reconfigure Central Office layout
- Provide new Corridor ceilings and lighting
- Provide new exterior window system
- Provide new Telecommunications/ Time Attendance/ Emergency Lighting and Fire Alarm systems
- Upgrades to the Mechanical Ventilation systems
- Upgrades for ADA and Code Compliance (Includes providing Elevator)

FURNITURE, FIXTURES & EQUIPMENT

- Furnishings for the Media Center, Computer Lab, Art, and Music Classrooms
- Furnishings for the PPS areas
- Cafeteria Tables and Chairs

LYMAN HALL HIGH SCHOOL

SITWORK

- Separation of Bus loop and Parent Drop-off loop
- Parking reconfigurations
- Upgrade Athletic Fields including additional Soccer Field and four Tennis Courts
- Additions to Athletic Storage Building
- Landscape plantings at reconfigured areas

NEW CONSTRUCTION

- Media Center expansion
- Entry Lobby expansion
- PPS area expansions, including Guidance Suite
- Band Room expansion
- Culinary Arts expansion

RENOVATIONS

- Renovate existing Media Center
- Reconfigure Administrative Offices
- Convert existing Choral Room to Art Room
- Convert existing Band Room to Choral Room
- Renovate ten Science Labs
- Renovate Lecture Hall 14C
- Renovate Gymnasium Locker Rooms, Team Rooms and Office areas
- Renovate Auditorium and provide new seating
- Provide new Telecommunications/ Time Attendance/ Emergency Lighting and Fire Alarm systems
- Upgrades to the Mechanical Ventilation systems
- Upgrades for ADA and Code Compliance

FURNITURE, FIXTURES & EQUIPMENT

- Furnishings for the Media Center
- Furnishings for the PPS areas
- Furnishings for the Science Labs
- Furnishings for the Art, Band and Choral Rooms
- Furnishings and equipment for the Culinary Arts Classroom

Executive Summary
 Phase "A" Schools

Phase	Approx. Duration	Months	6/4/02 Estimate Rev.		6/4/02 Estimate Rev.		PHASE A TOTALS
			M. Y. Beach Elem.	Lyman Hall High	M. Y. Beach Elem.	Lyman Hall High	
			\$\$	\$\$	\$\$	\$\$	
			A	A	A	A	
			14.0	23.5	14.0	23.5	
			12/31/03	10/15/04	12/31/03	10/15/04	
Direct Work			Bidder	Bidder	Bidder	Bidder	
1 Demolition			LaRosa	LaRosa	LaRosa	LaRosa	
2 Sitework			Xenelis	Camputaro	Xenelis	Camputaro	
3 Cast-In-Place Concrete			TBD	TBD	TBD	TBD	
4 Masonry			Lombardo	Dexter	Lombardo	Dexter	
5 Structural Steel & Misc. Metals			TBD	Topper & Griggs	TBD	Topper & Griggs	
6 Architectural Millwork			Iaccarino	Bonito	Iaccarino	Bonito	
7 Roofing			Hartford	Commercial	Hartford	Commercial	
8 Doors, Frames, & Hardware			Kelley Bros.	Har-Conn	Kelley Bros.	Har-Conn	
9 Glass & Glazing			Massey	Massey	Massey	Massey	
10 Drywall, Ceilings, & Specialties			TBD	Milazzo	TBD	Milazzo	
11 Resilient Flooring & Ceramic Tile			Dupont	TBD	Dupont	TBD	
12 Painting			Spectrum	TBD	Spectrum	TBD	
13 Seating			Otis	TBD	Otis	TBD	
14 HVAC & Plumbing			James T. Kay	TBD	James T. Kay	TBD	
15 Fire Protection			Smith	Smith	Smith	Smith	
16 Electrical			TBD	TBD	TBD	TBD	
Subtotal Direct Work			4,547,975	8,675,666	4,547,975	8,675,666	
Construction Contingency			w/Proj. Below	w/Proj. Below	w/Proj. Below	w/Proj. Below	
CM Compensation			485,000	1,151,000	485,000	1,151,000	
Building Permit		not included	Assume None	Assume None	Assume None	Assume None	
Subtotal Construction Costs:			5,032,975	9,826,666	5,032,975	9,826,666	
Fixtures, Furniture & Equipment			79,000	669,000	79,000	669,000	
Technology (from 4/2/00)			124,000	183,000	124,000	183,000	
Subtotal Construction Costs w/Tech/FF & E:			5,235,975	10,678,666	5,235,975	10,678,666	
Hazmat Abatement Costs (from 12/12/00)			199,000	221,000	199,000	221,000	
Project Fees and Soft Costs							
Owner's Representative			43,000	105,000	43,000	105,000	
Architect & Consultants			363,000	917,000	363,000	917,000	
A/E Reimbursable & Printing			13,000	31,000	13,000	31,000	
Geotech & Additional Survey (Allow)			7,000	17,000	7,000	17,000	
Haz-Mat Assessment			3,000	7,000	3,000	7,000	
Haz-Mat Abatement Monitoring			30,000	33,000	30,000	33,000	
Quality Control & Testing Services			9,000	22,000	9,000	22,000	
Reproduction Costs			0	0	0	0	
OCIP			0	0	0	0	
Owner Temp. Space, Moving & Storage			32,000	78,000	32,000	78,000	
Legal Expense			2,000	4,000	2,000	4,000	
Temp. Borrowing		1%	57,000	138,000	57,000	138,000	
Committee Expense			5,000	11,000	5,000	11,000	
Board of Ed Expense			9,000	22,000	9,000	22,000	
Subtotal Project Fees and Soft Costs			11.91% 573,000	12.01% 1,385,000	11.91% 573,000	12.01% 1,385,000	
Project Contingency			7.44% 401,025	7.44% 964,334	7.44% 401,025	7.44% 964,334	
Total Project Budget:			6,409,000	13,249,000	6,409,000	13,249,000	19,658,000
2/6/01 Budget			5,988,000	14,230,000	5,988,000	14,230,000	20,218,000
Diff to 2/6/01 Budget (Savings)/Overrun			421,000	-981,000	421,000	-981,000	-560,000
8/6/02 Budget			5,716,000	13,713,000	5,716,000	13,713,000	19,429,000
Diff to 8/6/02 Budget (Savings)/Overrun			693,000	-464,000	693,000	-464,000	229,000
Previously Requested Funds			485,000	1,053,000	485,000	1,053,000	1,538,000
Balance Required			5,924,000	12,196,000	5,924,000	12,196,000	18,120,000