

TOWN COUNCIL MEETING

NOVEMBER 12, 1991

7:00 P.M.

AGENDA

1. Roll Call & Pledge of Allegiance
2. Consider and Approve the Re-Appointment of Frederick Monahan, Jr. to the Position of Housing Authority Commissioner for a Five (5) Year Term
3. Consider and Approve Tax Refunds (#60-78) in the Amount of \$11,636.80 - Tax Collector
4. Consider and Approve a Transfer of Funds in the Amount of \$905.00 from Purchasing Agent's Salary to Panel System - Tax Collector
5. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.
6. Consider and Approve Authorizing the SCOW Program to Borrow Up To \$8,000 from the General Fund to Cover Program Costs Until Such Time as State Funds are Received - Program Planner
7. Consider and Approve the Final Contract Terms For the Award of the Bid to Stratford Baling Corporation to Recycle Both Residential and Hauler Delivered Materials for the Town of Wallingford - Mayor's Office
8. Consider and Approve a Transfer of Funds in the Amount of \$20,800 from Contingency Reserve for Emergency to Pilot - Recycling Contract - Mayor's Office
9. Discussion on Fire Department Computer Access to Chemical Storage Profiles of Businesses in the Town of Wallingford as Requested by Vice Chairman Edward Bradley
10. Discussion and Possible Action on the Sale of Land to F.I.P./Medway Associates - Mayor's Office
11. Consider and Approve the Revised Personnel & Detail Calculations of the Fire Administration Budget
12. Consider and Approve a Transfer of Funds in the Amount of \$3,900 to the Astra Suits Capital Account - Dept. of Fire Services
13. Consider and Approve a Transfer of Funds in the Amount of \$2,500 to the Ambulance Maintenance of Vehicles Acct. - Dept. of Fire Services

14. Report Out by the Comptroller on the Town of Wallingford General Obligation Bonds Offered For Public Sale on October 29, 1991 - Comptroller
15. Note for the Record the Financial Reports from the Wallingford Public Library, Visiting Nurse Association and the Senior Citizens Center - Mayor's Office
16. Note for the Record Mayoral Transfers Approved To Date
17. Note for the Record Anniversary Increases Approved To Date

TOWN COUNCIL MEETING

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TOWN COUNCIL MEETING

NOVEMBER 12, 1991

7:00 P.M.

A meeting of the Wallingford Town Council was held in the Robert Early auditorium of the Wallingford Town Hall and called to Order by Chairman Albert E. Killen at 7:07 P.M. All Council Members answered present to the Roll called by Town Clerk Kathryn J. Wall. Mayor William W. Dickinson, Jr. arrived at 7:12 P.M., Town Attorney Janis Small arrived at 7:25 P.M. Comptroller Thomas A. Myers was also present.

The Pledge of Allegiance was given to the Flag.

Mr. Bradley introduced and welcomed Holy Trinity School Boy Scout Troop #47 present for their Citizenship and Community Merit Badges.

Mr. Killen extended congratulations to Councilor Solinsky and his family for the recent birth of a baby girl to his wife.

Mr. Bradley made a motion to place the following items on the Consent Agenda to be voted upon by one unanimous vote of the Council:

ITEM #3 Consider and Approve Tax Refunds (#60-78) in the Amount of \$11,636.80 - Tax Collector's Office

ITEM #15 Note for the Record the Financial Report from the Wallingford Public Library, Visiting Nurse Association and the Senior Citizens Center - Mayor's Office

ITEM #16 Note for the Record Mayoral Transfers Approved to Date

ITEM #17 Note for the Record Anniversary Increases Approved to Date

Seconded by Mr. Holmes.

VOTE: All aye; motion duly carried.

ITEM #2 Consider and Approve the Re-appointment of Frederick Monahan, Jr. to the Position of Housing Authority Commissioner for a Five (5) Year Term

Mr. Bradley read correspondence from Mr. Monahan requesting re-appointment to the position into the record.

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

VOTE: All ayes; motion duly carried.

ITEM #4 Consider and Approve a Transfer of Funds in the Amount of \$905.00 from Acct. #1450-100-1200, Purchasing Agent's Salary to Acct. #1420-999-9907, Panel System - Tax Collector

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Mr. Bradley read correspondence into the record from Norman Rosow, Tax Collector.

Motion was made by Mr. Bradley, seconded by Mrs. Duryea.

The Tax Office recently installed a wall panel system which is intended to provide privacy to taxpayers who confer with Richard Piekarski regarding payment arrangements. The project remains incomplete due to the fact that the capital budget funds have been depleted with the purchase of three of the five sections needed to achieve the privacy. Mr. Rosow recommends completing the project at this time because of the sensitive nature of the conversations and the number of taxpayers who have a need for this service. By approving a transfer in the amount of \$905.00 the project will be fully funded enabling completion.

Mr. Bradley asked how many firms had been contacted for quotes on the material?

Mr. Piekarski responded, only Arlo since they had installed the first three panels.

Mr. Bradley cautioned Mr. Piekarski to make use of the vendor lists available from Purchasing for costly items such as this. He emphasized a tighter control on spending. He was familiar with this office equipment and was confident that it could have been purchased for a much lower price.

Mr. Zandri asked if this project was originally planned to take place over a two year period of time?

Mr. Piekarski stated that his department had hoped to accomplish this in one year. However, part had been budgeted in this year's capital equipment budget and the remainder in next year's.

Mr. Gouveia pointed out that the Advertising account could have supported the transfer of funds instead of the Purchasing Agent's Salary Account.

Mr. Myers defended Mr. Rosow's choice of accounts by stating that he encourages department heads to review their respective budgets for the most logical source of income to support the transfers. If the Council chose to amend the transfer Mr. Myers would agree to it. He wanted it stated for the record that Mr. Rosow has told him on many an occasion that there are no money available in his accounts.

Mr. Gouveia explained that the Council reduced the Advertising account by \$750 during budget workshops. Mr. Rosow agreed that the account could support the decrease at that time. Upon veto of the Council's budget by the Mayor, the \$750 was then restored. He felt that the Purchasing Agent's salary should not be touched without first exhausting all other surpluses within the department's budget.

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Mr. Myers stated that this is the first time that he has heard that this item was budgeted for over a two year period. He was not aware of this.

Mr. Killen felt that a project such as this should have been done all at once.

Mayor Dickinson asked the Council to approve the transfer since it is not a large sum of money and it would better serve the community, particularly the people who are in dire straits who need this service.

Ms. Papale realized the need for privacy and stated that it was not an issue of approving the \$905 but rather that the Council was asked to approve \$1400 for the materials during budget sessions this year and then is being told that there are not enough funds to cover the cost of the entire project.

Mr. Piekarski explained that the department originally thought that the three sections and \$1400 would be sufficient to attain the privacy needed. Upon completion of that work and expenditure of the funds it was determined that the two additional sections would be required.

Mr. Zandri stated that the structure will not provide the privacy department is striving for since his employer utilizes the same structures for office space and it affords no privacy what so ever.

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

ITEM #6 Consider and Approve Authorizing the SCOW Program to Borrow Up to \$8,000 from the General Fund to Cover Program Costs Until Such Time as State Funds are Received - Program Planner

Mr. Bradley read correspondence from Donald Roe, Program Planner into the record.

Motion was made by Mr. Bradley, seconded by Mr. Solinsky.

The State of Connecticut has indicated that funds to support SCOW will be available for the program year beginning November 1, 1991. The level of funding has remained the same as last year, \$49,250. This means that the Board of Directors will be assuming many of the costs associated with the agency's programs. In order to cover program costs at this point, the Council is being requested to authorize the borrowing of funds in the amount of \$8,000 from the general fund to enable the program to operate until such time as State funds are received.

VOTE: All ayes; motion duly carried.

ITEM #7 Consider and Approve the Final Contract Terms for the Award of the Bid to Stratford Baling Corporation to Recycle Both Residential and Hauler Delivered Materials for the Town of Wallingford - Mayor's Office

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The program can begin when the permit from D.E.P. is in hand. There will be continuous operation during the switch from one vendor to the other on the residential drop-off side but a firm date cannot be given to the commercial aspect of the center.

The agreement will be signed immediately and it is a matter of setting up the facility and getting the D.E.P. on site to give us a permit.

Mayor Dickinson asked that the record emphasize that with the execution of this agreement we will enter into a mandatory recycling program so that all residents in town will have the responsibility ultimately to separate their recyclable goods from the trash. Up until now it has been a voluntary program. This is a notice to everyone that the town will be embarking upon a mandatory program.

Mr. Holmes asked if the condominium associations have been contacted throughout town to be made aware of the responsibilities that they have as an association?

Mr. Roe explained that an effort has been made to deal with the management companies. There has been no contact in the recent past. It will be done again in the not to distant future.

Mr. Killen referred to Section 3.02 which states "The Company shall recycle at least ninety percent (90%) by weight of the materials accepted at the site and one-hundred percent (100%) of all materials designated for recycling which are not contaminated." He asked who would be policing the process?

Mr. Roe responded that his office would oversee that.

Mr. Killen felt that Mr. Roe's office has enough to do without having to police this activity as well.

Mr. Roe pointed out that there is an economic incentive to the company to make sure that they are getting as much of the product into the recycling stream as possible because revenues accrue to them.

Mr. Killen then referred to Section 3.16 which states, "The Company shall accept at the resident drop-off area all recyclable materials delivered by Town departments and agencies". He asked if Mr. Roe computed at any given time how much recyclable material that is to be delivered there will be delivered by town agencies?

Mr. Roe answered, no, we did not. Some will vary depending on what a particular division or department is undertaking.

Mr. Killen brought this issue to light due to the fact that there have been claims that the people using that are getting a free ride because they don't have their regular hauler picking it up and are not paying for it.

Mr. Roe stated that we can certainly attempt to quantify. But added that it will be fairly difficult to do so.

Mr. Killen referred to Section 7.06 which states, "The operation of the recycling center during the times established herein is vital to the convenience and health of Wallingford citizens and necessary for the Town of Wallingford to meet statutory recycling obligations. Any failure to open and operate the recycling center at the agreed upon times and dates is a material breach of this Agreement which shall allow for termination of this Agreement by the Town of Wallingford". He asked if there are any stages that they could be fined in the interim? He did not want to see us in the same position we were in with Admet. He felt it was too drastic a measure to terminate the contract if the company does not open on a particular day. There should be a step in between dealing with a fine and warning.

Mr. Roe stated that there is a clause which allows for damages.

Mr. Killen felt that was a "catch-all".

Mr. Solinsky referred to Section 3.07 which states, "The Company may, at its own expense, make improvements to the site, provided that such improvements are first approved by the Town Engineer, the Wallingford Planning and Zoning Commission and by DEP." He felt that the Town Council should also be involved in that process of approval. He also felt that the section excludes any other board such as Inland Wetlands, etc., that may need to seek approval from.

Mr. Roe agreed with the recommendations.

Mayor Dickinson stated that those changes can be added prior to approving this agreement tonight.

Mr. Solinsky then referred to Section 3.15 which states, "The Company shall pay all scale fees due for haulers using the site." He asked, what scale?

Mr. Roe answered that the company will look to have hauler's materials weighed and they will use the scale house at the landfill. The current price for that under the current operator is zero. When they go to the new operator his charge is \$2.00. He will pass that cost to the haulers.

Mr. Solinsky then referred to Section 3.19 regarding insurance coverages and stated that five years from now \$1 million worth of insurance may not be adequate. There should be a provision to allow for escalation of insurance.

Atty. Small responded that she will have to look at what the bid specified. Whether or not the bid provided for escalation or not she will have to review it and see.

Mr. Roe did not believe that it did.

Mr. Parisi concurred with Mr. Killen's points and asked if all of the recommendations made by the Council this evening will be incorporated into the agreement prior to voting?

Mr. Parisi felt that the company could exit the contract by simply failing to open on a particular day.

Atty. Small stated that language will be added to institute penalties to hopefully avoid that situation.

Mr. Gouveia asked who will be responsible for the disposal and incineration of the ten percent (10%) of non-recyclable materials?

Mr. Roe responded, the company.

Mr. Gouveia referred to Section 3.12 which states, "The Company may reject deliveries which contain more than fifteen percent (15%) of non-recyclable materials, whether by weight or by volume." Is this assuming that the company will pay for the disposal of up to fifteen percent (15%)?

Mr. Roe answered, no, the onus then is on the hauler that is delivering that material.

Mr. Gouveia asked, assuming that the company does not want to reject deliveries, they may have to accept recyclable materials as long as the total weight is not more than fifteen percent (15%), is that correct?

Mr. Roe answered, if they accept it, they are assuming disposal of it

Mr. Walt Sawallich, Jr. 100 Jobs Road suggested that the insurance coverage be reviewed at the end of the two year contract prior to renewal. He stated that it is up to the condominium association to contact the hauler to set up the recycling operation. He asked how the fifteen percent (15%) will be determined?

Mr. Roe stated that the vendor will be making that determination.

Mr. Sawallich then asked if there will be a course of action for the haulers to take if they dispute the fifteen percent (15%)?

Mayor Dickinson stated that if a hauler feels that he has been mistreated to call his office.

Ms. Papale felt that a tabling motion is in order since the Council wants the changes incorporated prior to voting on the agreement.

Mr. Zandri felt that language should be incorporated to allow for the passage of the agreement tonight with the changes to be made since time is of the essence in this matter.

The Mayor agreed.

For the record Mr. Parisi felt that the Council should not vote on something that is not complete.

Mr. Sawallich urged the Council not to hold this up any longer.

Mr. Bradley made a motion to Consider and Approve the Final Contract Terms for the Award of the Bid to Stratford Baling Corporation to Recycle Both Residential and Hauler Delivered Materials for the Town of Wallingford as amended with Final Review to be Performed by the Town Council Chairman, seconded by Mr. Parisi.

VOTE: All ayes; motion duly carried.

ITEM #8 Consider and Approve a Transfer of Funds in the Amount of \$20,800 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to Pilot - Recycling Contract Acct. #001-1116-600-6500 - Mayor's Office

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

This transfer is to fund four months of operation at \$5,200 per month.

Mr. Zandri asked if any dollars were budgeted during budget time for this?

Mr. Roe explained that \$3,000 was budgeted for the pilot recycling program. We subsequently transferred funds in the amount of \$43,000+ to cover the RTG contract for six months.

Mr. Killen asked if work remains to be done on the site improvement and does Mr. Roe have a break down of how the funds have been expended to date on the site improvement?

Mr. Roe stated, yes, work remains to be done. He estimates that clean up of the site will cost \$2,000, an invoice from RTG is for \$1,799 for clean up to date while a small amount of material still needs to be disposed of.

VOTE: All ayes; motion duly carried.

ITEM #9 Discussion on Fire Department Computer Aces to Chemical Storage Profiles of Businesses in the Town of Wallingford as Requested by Vice Chairman Edward Bradley

With the recent fire at the Stan Sax Corporation in which hazardous substances were stored on site Mr. Bradley made the observation that Wallingford is a manufacturing based type of town in which a lot of chemical industries are located. Many of these companies store hazardous chemicals on site in various quantities. The concern he had that prompted the request to discuss this issue is the fact that the chemical profile information was not readily available during the fire. It is available in books and offices in town but not readily accessible. He felt that a lap top personal computer in the field which could contain the profile of the types of chemicals of the industries and where they are stored, the physical locations, would lessen the chance of a hazardous situation occurring adding an additional layer of protection to the firefighters. By having this information available it helps to know what chemicals are

being washed down the streets into our water supply.

Mr. Bradley's objective to bringing this issue forward is to get people thinking on the subject with budget sessions coming up next year.

Chief Lefebvre supported the idea of computers in the field to maintain a handle on situations such as this that could become a major problem to the town. He explained how he has been able to compile a hard copy file of the chemicals stored by industries in town with the help of some of those companies. However, one companies files alone could take up the entire witness bench he was seated at and would take an exorbitant amount of time by the dispatcher to search through the information and provide it to the field while coordinating the personnel at the fire. This does not provide for expedient, efficient information at a critical time. He felt that a fax machine should be placed in the command car to provide a hard copy of the information in hand to work with in the field. Many new chemicals are being produced daily and are labeled so that it is difficult for the lay person to become educated in their field. That is the reason for the need of electronic equipment, the need for that sophisticated a memory on the subject that could not be humanly achieved and readily called upon without error. If two letters are transposed in the spelling or recollection of a chemical by human error it could virtually change level of danger and or treatment in the handling of a chemical during a fire which could also reap hazardous effects.

Chief Lefebvre explained the regulations that industries must follow in filing reports on chemicals used and stored on their premises. The Fire Marshall's Office is in receipt of those reports. Compliance is anticipated but cannot be guaranteed and non-compliance may be discovered upon encountering a major problem.

Mike Lamy, Fire Marshal explained that there are two sets of legislation that deal with the recording of hazardous materials, federal and state. The town deals basically with the state. There is a great deal of detail information that gets recorded once a year or as things change. That information is kept on file and as recent as one year ago a quality check was performed by Mr. Lamy and it was discovered that there was a problem with compliance and the right to know. The problem is that people are ignorant of the law. An inspector was assigned over a period of approximately four months to inspect every single industrial occupancy in town. During that time the inspector reviewed the legislature with the various companies to assure a full education in their responsibility to report. The rate of compliance currently stands at 90 - 95% This information is a shared resource with the fire department.

Mr. Parisi was of the opinion that Wallingford had a very good record keeping system on this subject and was reassured of that by the fire chief's and fire marshal's comments. He did not believe in purchasing a computer for the sake of having one. His concern is that perhaps it is easier to train three or four dispatchers to read the updated files or it may be better for the town to investigate what the industries have available for the town to use.

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Once all of the options have been exhausted and researched we should know whether or not the need for a computer still exists.

Mr. Lamy explained that one or two letters of a chemical can be transposed in recalling information by a dispatcher which can change the entire scenario of the situation. The electronic memory should prevent this from happening.

Mr. Parisi felt that there is no guarantee of accuracy since the information could be entered incorrectly.

Mr. Bradley thought that it may be helpful to consider piggybacking on the new police department computer system to help the fire department.

The Council thanked the fire chief and fire marshal for their input on this subject.

Mr. Killen thanked Mr. Bradley for his interest in this subject and for bringing it forward.

No action was taken.

Motion was made by Move Agenda Item #11, 12 & 13 Up To The Next Order of Business, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

ITEM #11 Consider and Approve the Revised Personnel & Detail Calculations of the Fire Administration Budget

Motion was made by Mr. Bradley, seconded by Mr. Holmes.

VOTE: All ayes; motion duly carried.

ITEM #12 Consider and Approve a Transfer of Funds in the Amount of \$3,900 to the Astra Suits Capital Account #2032-999-9950 from Safety Clothing & Equipment Account #2031-400-4820 - Fire Department

Motion was made by Mr. Bradley, seconded by Ms. Papale.

Mr. Bradley asked if there was a difference between the suits purchased by the Yalesville Fire Department at a cost of \$567.00 each vs. the price of \$650.00 each for these?

Chief Lefebvre explained that during budget time \$567.00 was requested for the purchase of each suit, the low bidder came in at \$650.00 unfortunately.

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

ITEM #13 Consider and Approve a Transfer of Funds in the Amount of \$2,500 from Safety Clothing & Equipment Acct. #001-2031-400-4820 to Ambulance Maintenance of Vehicles Acct. #001-2031-500-5000 - Fire Department

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

Mr. Holmes questioned some of the charges since he felt that they were excessive and asked the chief if each invoice is reviewed as they are received?

Chief Lefebvre responded, yes and the charges are far more complex than indicated on the one line that appears in the backup information. For the sake of providing information it has been condensed and edited therefore not reflecting the true picture and nature of the work. The mechanic performing the work is certified as a fire apparatus mechanic and charges \$36.00 per hour for labor. If the vehicles were to be taken to the Ford Motor Company the labor charge would exceed \$45.00 per hour.

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

Motion was made by Mr. Bradley to Waive Rule V of the Town Council Meeting Procedures for the Purpose of Considering and Approving a Transfer of Funds Needed to Try and Repair the Heating System of the Yalesville School, seconded by Ms. Papale.

VOTE: Holmes & Parisi were absent; all others, aye; motion duly carried.

Motion was made by Mr. Bradley to Consider and Approve a Transfer of Funds in the Amount of \$1,500 from Aluminum Trench Shield Account #001-5030-999-9949 and \$2,200 from High Dump Street Sweepers Acct. #001-5040-999-9909 for a total of \$3,700 to Maintenance of Heating System Acct. #001-5230-500-5400 - Public Works Department, seconded by Mrs. Duryea.

Mr. Zandri pointed out that this was one of his concerns when the Council voted on letting the Recreation and Adult Education programs use the building, the ongoing maintenance, keeping the building going without determining the final outcome of the use of the facility.

Mr. Deak explained that his staff tried to patch a crack in the boiler to find that the condensation pump is in a state of disrepair as well as the sump pump and the steam trap. He pointed out that everyone was aware of this since 1987. He needed advice from the Council to either close it up, drain it, board it up or try to fix it.

Mr. Zandri asked how much it would cost to close down the building and winterize it?

Mr. Deak responded, \$5,000.

Mr. Zandri retorted, that \$3,700 of it is in the transfer this evening.

Mayor Dickinson stated that when a school is closed through the winter the damage will be much worse.

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Mr. Bradley agreed with the Mayor.

Mrs. Duryea asked if the Recreation and Adult Education Programs can begin using the facility again once these repairs that Mr. Deak is seeking a transfer for are made?

Mr. Deak responded, yes, they can stay there but some work is needed on the roof.

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

ITEM #10 Discussion and Possible Action on the Sale of Land to F.I.P./Medway Associates - Mayor's Office

Motion was made by Mr. Bradley, seconded by Mr. Holmes.

Mr. Bradley read correspondence from the Mayor into the record.

The offer by F.I.P. has been increased to \$250,000 for the 1.4 acres of land known as Thorpe Avenue Extension and will include the cost of relocating the easements and water line currently located in the right of way. This offer is subject to Medway Associates selling its 33 acres adjoining Thorpe Avenue to the Postal Service.

The Town's appraiser, Donald Nitz has determined the "going rate" value of the land in the area in a value range of \$75,000 to \$100,000 per acre. The value of the physical improvements depends on whether the roadway is to be utilized to any degree in conjunction with the development of the property. The most significant contribution to value is the enhancement that the subject property would provide to the land to which it is assembled. This calculation is difficult to measure and requires specific knowledge of the intended utilization of the total property. The amount that a purchaser is willing to pay is directly reflective of his motivations and needs in developing the site.

Mayor Dickinson recommends that the Town proceed with the sale of the road contingent upon the parcel being sold to the U.S. Post Office within six months.

Mr. Holmes felt that it was a good price and should be accepted in the best interest of the taxpayers.

Mr. Ed Ferrier of 64 N. Elm Street asked the Council if anyone of them had checked with Planning & Zoning to see why they never abandoned this piece of property to begin with. There must have been a reason. His personal opinion is that F.I.P. is trying to make a useless piece of property into something that is worth selling. He pointed out that they own a great deal of land up there and if they need thirty three acres, let them take it from their prime land and put a non-taxable entity on it. He felt it was in the best interest of the Town to leave the right of way the way that it is for the time being.

Mr. Parisi agreed with Mr. Ferrier that the land should not be sold.

Mr. Killen reminded everyone that the first time F.I.P. appeared before the Council they needed an answer by 8:00 a.m. the following morning for the post office. That was several weeks ago.

Mayor Dickinson pointed out that all of the sites being looked at by F.I.P. are in Wallingford and F.I.P. would prefer that this one be used by the post office rather than one that they consider more likely for development by a tax paying entity. If indeed the post office does move to another parcel and we are in a position of trying to encourage a tax paying entity onto this piece, it is far less likely we will receive any money for the road since the business would be paying taxes.

Mr. Gouveia made the recommendation that if the post office moves into Wallingford and will be exempt from paying taxes, then they should be levied a fee for the services the Town offers, i.e., police and fire services.

Mayor Dickinson responded that the post office does not, nor will not begin making payments in lieu of taxes. They will not set a precedent in this matter. They will pay for utilities but nothing else.

The majority of the Council still held fast to their previous feelings on the matter and voted against the action.

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

ITEM #14 Report Out by the Comptroller on the Town of Wallingford General Obligation Bonds Offered For Public Sale on October 29, 1991 - Comptroller

Motion was made by Mr. Bradley to Hear Discussion on the Matter, seconded by Mr. Holmes.

Thomas Myers, Comptroller informed the Council that the Town has issued \$10,300,000.00 in general obligation bonds that were offered for public sale on October 29, 1991. Both credit rating services, Standard & Poors Corporation and Moody's Investors Service reaffirmed the Town's double A credit and the significance of the reaffirmation of the double A credit is important for two reasons. There is a flight toward credit quality, the better the credit rating the lower the risk the investor takes, and this is an indication of the Town's standing in the credit community continues to be a good standing. Wallingford was cited for its sound financial planning and the continued diversification of the economy in Wallingford. They noted with particular interest the move from manufacturing into the high tech service sector parts of the economy. They also cited that we have a well managed debt burden. Our debt per capita is fairly low and we have a rapid pay out. The Town has moved away from issuing twenty year bonds and have been issuing ten and fifteen year bonds instead. We have had nine consecutive years of positive operating

results. Both agencies continued to be impressed with Wallingford's flexibility despite a weak regional economy. Both agencies recently visited Wallingford for a day and a financial review was done with both firms in the morning of the day they visited. The Council Chairman, Director of Public Utilities and the Superintendent of Schools joined in a luncheon meeting with the firms. A four hour tour of the town followed shortly after.

The interest rate on this bond issue was 5.84% which is the lowest rate since the early '70's. It is a very attractive rate and the market was very receptive to the \$10 million bond issue. The \$10.3 million will finance approximately two-thirds of the cost of the new water treatment plant being built out at the Pistapaug Pond. The interest and principal will be paid by the water use rate, funds have been budgeted in the 1991-92 budget for this purpose. The first payment will be due on June 15, 1992 with the principal payment being \$500,000 and the remaining fourteen principal payments being \$700,000 each for the fifteen year issue. It is not callable.

Mr. Bradley contributed the successful bidding and low rate in part to the financial stability of the Town, but felt it was due for the most part to the state of the economy and the bank's desire to attract investment money into a bonding pool for money to sell. He did acknowledge the fact that a good credit rating has been prevalent for the past four years, monies are set aside each year as far as monies on hand that back the double A credit rating and asked how much money has actually been set aside?

Mr. Myers responded, based on the '91 figures it was approximately \$3.4 million.

Mr. Bradley asked, that is currently \$3.4 million that is cash on hand that sits there to guarantee the double A credit rating that in turn gives the Town a better interest rate at issue time?

Mr. Myers answered, that is correct.

Mr. Bradley then asked, based on that \$3.4 million, how much is contributed on a yearly basis, on a budget basis, the dollar amount that it gets "bumped" by each year?

Mr. Myers stated that it gets "bumped" up each year by the growth of the budget. If the budget grew by 5% then the value of the \$3.4 million would grow by a like 4%.

Mr. Bradley asked what that equates to in an increase in mill rate?

Mr. Myers answered, one-tenth of a mill, maybe.

Mr. Bradley had concerns over the fact that \$3.4 million of taxpayer's money is on hand to guarantee a good rating for the Town. It is probably good planning but then again the economy is the major driving factor in reducing bonding rates, the issuance, and making it a buyer's market. He asked again, do we really need \$3.4 million

sitting, on hand, to guarantee a double A credit rating, and why do we continually "bump" this each budget year with all those factors in mind?

Mr. Myers responded that the enhancement of the credit rating by the Town's retainage of a 5% balance is a credit factor, there is only one credit factor measurement. In our particular situation the credit enhancement is necessary because some of our socioeconomic factors don't warrant a double A credit alone without an enhancement. Without that enhancement we would probably not be a double A. It is our financial position that offsets the socioeconomics.

Mr. Bradley argued that point with Mr. Myers. He pointed out that Wallingford has its own electric, water & sewer divisions, they are worth a lot of money and did not see where the socioeconomics comes into play.

Mr. Myers admitted that the utilities are a significant contributor to the overall well-being of Wallingford but the socioeconomic factors that Mr. Myers is referring to are factors that we, as a government, cannot control, i.e., unemployment; types of employment; per capita income; housing; sales of housing; etc.

Mr. Bradley then asked, what are other towns comparable to the make up of Wallingford doing, in comparison, as far as maintaining a credit rating of double A or AB or whatever?

Mr. Myers answered that the better-managed towns, such as Middletown, move in the direction that Wallingford does. Middletown, Berlin, Rocky Hill are other towns that have maintained and made concerted efforts and laid plans to retain double A credits or better. He offered a list of those towns to Mr. Bradley and will forward it to him over the next few days.

Mr. Bradley inquired as to the dollars on-hand that these towns are maintaining for their credit rating?

Mr. Myers responded, approximately 5%.

Mr. Bradley acknowledged that he is interested in obtaining a copy of that list.

Mr. Myers elaborated that some towns may have less than 5%, however, their economics are stronger so that they can warrant less than the 5%.

Mr. Killen asked if the money that is accumulated in the Electric Division is recognized?

Mr. Myers stated that it is recognized from the fact that the Town and the utility are studying a long-term plan for generation needs and for power purchase requirements.

Mr. Killen pointed out that that has not gone into effect and it is an assumption on their part that it will be spent that way, when

in reality they should be looking at the fact that the \$16+ million could be used the same as the \$3.4 million. We should be in an even stronger position because those funds have not yet been appropriated. It is available for any purpose that this Council wishes to appropriate it.

Mr. Myers explained that they had taken note of the funds in the division and asked why they were accumulated and for what purpose.

Mr. Killen feels that the Town has not received any credit for those funds. We are receiving the same credit rating as the other towns that have accumulated the 5% cash on hand to guarantee their ratings but do not have the \$16+ million that Wallingford has.

Mr. Myers disagreed.

Mr. Holmes recognized the Comptroller's Office and his staff for the fine audit that we did receive from the financial community and it is a credit to the management and dedicated staff in the Finance Department. He extended his appreciation.

Mr. Killen concurred.

Mr. Bradley offered up the challenge in the review for the administration and for the new Council to take a hard look and evaluate with the financial community on just how much of the taxpayer's money the Town has to keep on hand as a significant piece of change. He feels that the Town is in a good position with the assets that it holds to wheel and deal with the financial experts.

The Council thanked Mr. Myers for his presentation.

No action was taken.

ITEM #18 Approve and Accept the 9/24/91, 10/8/91 and 10/22/91 Town Council Meeting Minutes

Motion was made by Mr. Bradley, seconded by Mr. Holmes.

Mr. Bradley asked if the minutes from 9/24/91 were distributed.

Kathryn Milano, Town Council Secretary responded that they were forwarded with previous agenda packet information.

VOTE: Killen, passed; all others, aye; motion duly carried.

Motion was made by Mr. Bradley to Adjourn the Meeting, seconded by Mr. Holmes.

VOTE: All ayes; motion duly carried.

There being no further business, the meeting adjourned at 9:56 P.M.

Meeting recorded and transcribed by:

Kathryn F. Milano

Kathryn F. Milano, Town Council Secretary

Approved by:

Albert E. Killen, Chairman

Date

Kathryn J. Wall, Town Clerk

Date