

(n) Transfer of \$ 40 from

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- (16) Presentation by architect Greg Montana on reopening cost analysis of Parker Farms School, requested by Frank J. Soldan, Superintendent of Schools.
  - (17) Consider & approve a resolution authorizing Mayor Dickinson to sign contract and loan agreement with Connecticut Resources Recovery Authority, requested by Philip J. Hamel, Jr. (Immediate certification)
  - (18) Update presentation on Railroad Green Grant/Donald W. Roe.
  - (19) NOTE FOR THE RECORD financial statements of the Town of Wallingford for the month ended April 30, 1985.
  - (20) ACCEPT Town Council Meeting minutes dated April 23, 1985.
  - (21) CORRESPONDENCE: Letter dated 4/30/85 from Councilman James A.G. Krupp re private tankers filling with water from town hydrants.

## Town Council Meeting

May 14, 1985

### Council Chambers

A regular meeting of the Wallingford Town Council was held in Council Chambers on this date. Chairman David A. Gessert called the meeting to order at 7:35 p.m. Answering present to the roll called by Town Clerk Rascati were Council members Bergamini, Diana, Gessert, Holmes, Killen, Krupp, Papale, Polanski and Rys. Also present were Mayor Dickinson, Comptroller Thomas A. Myers and Assistant Town Attorney Gerald Farrell. The pledge of allegiance was given to the flag and Father Moyer gave the following invocation:

Father in heaven, in whom we live and in whom we have our being, have mercy upon all those within our community who are suffering, who are ill, who are discouraged and who are in mourning. We pray that you will surround us with your love and care and help those in this particular group. Be with this Town Council as they provide needs for the community in all the things we need each day--for physical protection with the police force, for maintenance of roads and houses and for all of the things for which these people have been elected and placed in authority over us and our town. Guide and direct them in their deliberation. Give them wisdom with those who come to them for help. We pray that you will bless this town and help it as it grows. We ask this in the name of Jesus. Amen.

### Public Question and Answer Period

Mr. Donald Lanoue, 75 Liney Hall Lane felt that the Town of Wallingford should not accept Pent Highway because Liney Hall Lane is a private road which does not meet zoning specifications such as storm sewers, concrete curb, sidewalks or proper paving and Pent Road is in the same condition. He stated that Mrs. Bergamini noted at the Planning and Zoning meeting held on 5/13/85 that two years were spent getting the regulations set and they should not go against them and he felt that acceptance of Pent Highway would open a bag of worms since there are many private roads in town.

Mrs. Gloria Pocobello of Clintonville Road feels there is a serious problem on Clintonville Road and would like to see money appropriated to complete repairs there. Mr. Gessert indicated that the capital budget was approved during budget workshops and expects that it will be approved during this meeting.

There were no further questions from the public and Mr. Gessert proceeded to the adoption of the 1985-1986 Budget and commented that this budget addressed the needs of the Town of Wallingford and he commended the Town Council and Mayor for the amount of work done on the budget with meetings until 11 and later. He felt that the Council acted very responsibly and that everyone had a chance to be heard regarding all budget items.

Mr. Rys moved adoption of the total General Fund Revenue Budget of \$38,749,596 for the fiscal year beginning July 1, 1985. Mr. Polanski seconded the motion.

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Mr. Diana asked to make a few comments which he hoped in no way minimized the hard work and efforts put forth by his colleagues during the budget sessions and late hours of work. This Council did manage to cut 3/10's of a mill off the Mayor approved budget. However, Mr. Diana feels the Council fell short and did not live up to their expectations and responsibilities--we simply did not go far enough. Last year, we were very quick to criticize department heads for their budget shortcomings and we pledged to them, "wait until next year." This budget session is last year's next year--it has come and gone and Mr. Diana feels the Council is remiss in their fiscal responsibility; we could have and should have cut an additional 3/10's to 6/10's of a mill off this budget but we didn't. Instead, we chose to build in a projected 5% surplus, almost \$2,000,000 so we would look good in the New York bond market. This is simply a clear cut case of overtaxation. This year, we elected not to cut any of the Board of Education budget, giving them \$2,000,000 more than last year--this time at the threat of a state mandated M.E.R. requirement. We were told we must have this money; we must spend \$3,334 per student or possibly lose up to \$7,000,000 in state funding so it went through uncut. The first thing the Board of Education did was to increase the Superintendent's salary and boasted of purchasing a new computer system. This M.E.R. program is nothing but a state mandated umbrella protecting Boards of Education from declining funding for just these reasons--I wonder what the state will come up with next. Then, this Council buckled under party political pressures and reinstated \$86,000 back to cover Board of Education insurance. This money is part of \$1,288,000 set aside in the town's budget for Board of Education use. If this money were given to the Board of Ed and added to their budget, I think you would find that we far exceed the M.E.R. requirements and have room for a modest \$320,000 cut, 4/10's of a mill off the budget without impairing the educational programs. This move could also potentially bring us more GTB money in the near future. Mr. Diana is not antieducation--on the contrary, he would encourage spending for our children's education. Just think what we could do if this money were truly being spent on the children. We could have added \$240,000 more to the Revenue Sharing Budget at the request of Councilman Krupp but once again we fell short and only added \$100,000. The next day we read that the state will give Wallingford Revenue Sharing of \$240,000 with no strings attached. We again missed a golden opportunity to shave an additional 3/10's of a mill off this budget. The Council did make some inroads this year--the Electric Division, the Contingency Fund, etc. However, this budget should be considerably less than what is on the table tonight. It is far too conservative following last year's 10% increase. This year, Mr. Diana truly learned the meaning of minority representation on the Council and he will walk away this evening extremely frustrated and disappointed.

Mr. Diana stated to the Chairman that he could not support this budget as presented and must vote no--Wallingford, you are being overtaxed and there is nothing we can do about it. Mr. Diana thanked Mr. Krupp who he feels is a very dedicated and bright man, extremely deserving of the position he holds on the Council, possibly more so than any of us. Mr. Diana also echoed admiration for Mr. Killen and Mr. Myers for his dedication, long hours and willingness to help.

Mr. Krupp thanked Mr. Diana and seconds his feelings in regard to the expenditure and revenue sides of the budget.

Mr. Killen expressed disappointment that he could not sway other members of the Council but it was not because the Council didn't work hard. Mr. Killen cannot support the budget for most of the reasons presented by Mr. Diana.

Mr. Holmes felt that to term this budget the work of politics is a mistake. The budget being adopted is nothing more than a business-like approach to the complex problems facing the town. To cut taxes just for the sake of cutting taxes is irresponsible. We face many financial pressures and specific goals are outlined in this budget. Mr. Holmes feels very comfortable about voting for this budget and supporting it.

Mrs. Bergamini concurs with Mr. Holmes wholeheartedly. Mr. Gessert felt Mr. Holmes covered the budget adoption very well and many areas were addressed. Mr. Gessert felt it is wise to be conservative on income and not depend on state and federal agencies after funds have been committed. 2'

Vote: Council members Bergamini, Gessert, Holmes, Papale, Polanski and Rys voted aye; Messrs. Diana, Killen and Krupp voted no; motion duly carried.

Mrs. Bergamini moved to adopt the total General Fund Expenditure Budget of \$38,749,596 for the fiscal year beginning July 1, 1985. Mr. Holmes seconded the motion.

Vote: Council members Bergamini, Gessert, Holmes, Papale, Polanski and Rys voted aye; Messrs. Diana, Killen and Krupp voted no; motion duly carried.

Mrs. Bergamini moved to establish the tax rate for the fiscal year beginning July 1, 1985 at 31.2 mills. Real estate and property tax collection will be made in two installments, first due July 1, 1985, payable on or before August 1, 1985, second due January 1, 1986, payable on or before February 1, 1986. Tax bills of \$50.00 or less shall be paid in one installment due July 1, 1985, payable on or before August 1, 1985; motor vehicles in one installment due July 1, 1985, payable on or before August 1, 1985, as provided in Section 12-144a of C.G.S. Mr. Holmes seconded the motion.

Vote: Council members Bergamini, Gessert, Holmes, Papale, Polanski and Rys voted aye; Messrs. Diana, Killen and Krupp voted no; motion duly carried.

Mr. Rys moved to approve the estimated collections of taxes for the fiscal year beginning July 1, 1985 at the rate of 97 percent. Mrs. Bergamini seconded the motion.

Vote: Council members Bergamini, Diana, Gessert, Holmes, Killen, Papale, Polanski and Rys voted aye; Mr. Krupp voted no; motion duly carried.

Mr. Holmes moved to approve the Comptroller's recommendations of official depositories for the Town of Wallingford as listed in his letter to Mayor Dickinson dated May 6, 1985 for the fiscal year beginning July 1, 1985, a copy of which is attached hereto and made a part of these minutes, designated as Exhibit I. Mr. Rys seconded the motion.

Mr. Gessert noted for the record the following depositories:

Connecticut Bank & Trust Company  
Union Trust Company  
Connecticut National Bank  
Home Bank & Trust Company  
Colonial Bank & Trust Company  
American National Bank  
Dime Savings Bank of Wallingford  
Jefferson Federal Savings & Loan Association  
Connecticut Savings Bank  
Collinsville Savings Society

Vote: Council members Bergamini, Diana, Gessert, Holmes, Killen, Krupp, Papale, Polanski and Rys voted aye; motion duly carried.

Mr. Polanski moved to adopt the following resolution:

RESOLVED: (a) That the Town Council deem it to be in the best interest of the town to waive the bidding provisions of Chapter VII, Section 4, sub-paragraph 8 of the Town Charter, in the selection and hiring of the following:

Town Auditor, Council Secretary Services, Barberino Bros. (Detective, Narcotic and Mayor car rental) Aetna Life Insurance Company and Connecticut Bank & Trust Company, Pension Fund Portfolio Managers and

(b) That the Council hereby approves the appointment of Levitsky & Berney as the Town Auditor for the

fiscal year beginning July 1, 1985.

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Mr. Krupp seconded the motion.

Vote: Council members Bergamini, Diana, Gessert, Holmes, Killen, Krupp, Papale, Polanski and Rys voted aye; motion duly carried.

Mrs. Bergamini moved to adopt the following resolution:

RESOLVED, that the Treasurer and the Comptroller, or either of them, are authorized to invest funds in trust funds and custodial accounts in accordance with the provisions of Chapter 112 of the Connecticut General Statutes. Mr. Polanski seconded the motion.

Vote: Council members Bergamini, Diana, Gessert, Holmes, Killen, Krupp, Papale, Polanski and Rys voted aye; motion duly carried.

Mr. Rys moved to adopt the budgets of the divisions of the Department of Public Utilities for the fiscal year beginning July 1, 1985 as herein stated:

Sewer Division

Add: Estimated Revenue	\$1,428,750
Less: Appropriations	<u>1,409,484</u>
Net Income	<u>19,266</u>
Add: Depreciation	<u>317,600</u>
Increase in Working Capital	<u>336,866</u>
Less: Capital	35,500
Upgrading Sewer Lines	<u>250,000</u>
Estimated Unappropriated Balance	\$ <u>51,366</u>

Mr. Killen asked that the budgets of the Sewer Division, Water Division and Electric Division be voted upon separately.

Mrs. Bergamini seconded the motion to adopt the budget of the Sewer Division.

Vote: Council members Bergamini, Diana, Gessert, Holmes, Killen, Krupp, Papale, Polanski and Rys voted aye; motion duly carried.

Mr. Rys moved adoption of the Water Division budget:

Add: Revenue	\$1,989,250
Less: Appropriations	<u>1,607,984</u>
Net Income	<u>381,266</u>
Add: Depreciation	256,000
Budgeted Prior Year Retained Earnings	0
Contribution in Aid of Construction	<u>83,800</u>
less: Bond Payment	<u>216,840</u>
Preliminary Survey and Investment	0
Capital	378,300
Contribution in Aid of Construction	<u>83,800</u>
less: Bond Payment	<u>216,840</u>
Preliminary Survey and Investment	0
Capital	378,300
Capital from Contributions in Aid of Construction	<u>83,800</u>
Estimated Unappropriated Balance	\$ <u>42,126</u>

Mr. Krupp seconded adoption of the Water Division budget.

Vote: Council members Bergamini, Diana, Gessert, Holmes, Killen, Krupp, Papale, Polanski and Rys voted aye; motion duly carried.

Mr. Rys moved adoption of the budget of the Electric Division:

Add: Revenue	\$33,002,060	
Less: Appropriation	<u>31,083,931</u>	273
Net Income	1,918,129	
Add: Depreciation	1,250,696	
Premium on Debt	(566)	
Appropriation from Retained Earnings	<u>736,098</u>	
Less: Bond Payment	275,000	
Contribution to Town	1,054,970	
Capital	1,809,387	
North Wallingford Substation	690,000	
Contribution to Town from Unexpended Capital	0	
Available for Inventory/Retained Earnings	<u>75,000</u>	
Estimated Unappropriated Balance	<u>\$ 0</u>	

Mrs. Bergamini seconded adoption of the budget of the Electric Division.

Vote: Council members Bergamini, Gessert, Holmes, Polanski and Rys voted aye; Council members Diana, Killen, Krupp and Papale voted no; motion duly carried.

Mrs. Bergamini moved to adopt the budget of the Capital and Non-Recurring Expenditures Fund for the fiscal year beginning July 1, 1985 in the amount of \$2,122,626 revenues and \$2,120,828 expenditures. Mr. Holmes seconded the motion.

Vote: Council members Bergamini, Gessert, Holmes, Killen, Papale, Polanski and Rys voted aye; Messrs. Diana and Krupp voted no; motion duly carried.

Mr. Krupp moved to adopt the budget of the Federal Revenue Sharing Trust Fund for the fiscal year beginning July 1, 1985 in the amount of \$573,000 revenues and \$573,000 appropriations. Mrs. Bergamini seconded the motion.

Vote: Council members Bergamini, Gessert, Holmes, Killen, Krupp, Papale, Polanski and Rys voted aye; Mr. Diana voted no; motion duly carried.

Mr. Krupp moved to approve Special Funds for the Board of Education of the Town of Wallingford for the fiscal year beginning July 1, 1985 as follows:

BUDGET SUMMARY SPECIAL FUNDS BOARD OF EDUCATION  
YEAR ENDING JUNE 30, 1986

	FY 6-30-84 ACTUAL	2-28-85 ACTUAL	1984-85 APPROPR	1985-86 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<u>ADULT BASIC EDUCATION - PL 88-452</u>						
Revenue	34,161.	56,337.	48,655.	63,016.	63,016.	-
Expenditures	48,945.	41,443.	48,655.	63,016.	63,016.	
<u>CAREER &amp; VOCATIONAL EDUCATION</u>						
Revenue	25,220.	16,254.	21,437.	21,000.	21,000.	
Expenditures	24,396.	14,430.	21,437.	21,000.	21,000.	
<u>CAREER PLANNING FOR HIGH SCHOOL STUDENTS</u>						
Revenue	14,150.	0.	0.	0.	0.	
Expenditures	13,879.	0.	0.	0.	0.	

<u>TRANSITION PROGRAM FOR REFUGEE CHILDREN</u>					
Revenue	2,376.	1,004.	1,004.	1,000.	1,000.
Expenditures	1,384.	0.	1,004.	1,000.	1,000.
<u>MIGRATORY PROGRAM</u>					
Revenue	11,111.	0.	7,382.	3,000.	3,000.
Expenditures	6,010.	470.	7,382.	3,000.	3,000.
<u>EERA</u>					
Revenue	28,271.	50,143.	50,143.	50,000.	50,000.
Expenditures	28,496.	29,822.	50,143.	50,000.	50,000.
<u>CHAPTER I</u>					
Revenue	138,762.	72,009.	197,403.	200,000.	200,000.
Expenditures	132,689.	54,458.	197,403.	200,000.	200,000.

**TOWN OF WALLINGFORD, CONNECTICUT**  
**BUDGET SUMMARY SPECIAL FUNDS BOARD OF EDUCATION**  
**YEAR ENDING JUNE 30, 1986**

	<u>FY 6-30-84</u> <u>ACTUAL</u>	<u>2-28-85</u> <u>ACTUAL</u>	<u>1984-85</u> <u>APPROPR</u>	<u>1985-86</u> <u>REQUEST</u>	<u>MAYOR</u> <u>APPROVED</u>	<u>COUNCIL</u> <u>APPROVED</u>
<u>CHAPTER II</u>						
Revenue	13,900.	0.	15,290.	14,900.	14,900.	14,900.
Expenditures	12,385.	9,701.	15,290.	14,900.	14,900.	14,900.
<u>TITLE VI - PART B - PL94-142</u> <u>EDUCATION OF THE HANDICAPPED</u>						
Revenue	161,400.	74,572.	159,800.	150,000.	150,000.	150,000.
Expenditures	158,320.	85,638.	159,800.	150,000.	150,000.	150,000.
<u>SCHOOL CAFETERIA</u>						
Revenue	899,132.	486,890.	929,300.	1,080,474.	1,080,474.	1,080,474.
Expenditures	892,877.	475,654.	929,300.	1,071,974.	1,071,974.	1,071,974.
<u>COST CENTER - #102 - HIGHLAND</u>						
Program #1260 - Programs for LD						
Revenue	5,361.	3,281.	6,006.	6,279.	6,279.	6,279.
112H 0216B Sal LD Aide						
Expenditures	5,361.	3,281.	6,006.	6,279.	6,279.	6,279.
<u>COST CENTER - #104 - ROCK HILL</u>						
Program #1260 - Programs for LD						
Revenue	13,820.	7,532.	15,065.	16,270.	16,270.	16,270.
1110 0213D Sal LD						
Expenditures	13,820.	7,532.	15,065.	16,270.	16,270.	16,270.
<u>COST CENTER - #252 - DAG HAMMARSKJOLD</u>						
Program #1260 - Programs for LD						
Revenue	4,653.	0.	0.	0.	0.	0.
112H 0216B Sal LD Aide						
Expenditures	4,653.	0.	0.	0.	0.	0.
<u>COST CENTER - #253 - MORAN</u>						
Program #1260 - Programs for LD						
Revenue	4,653.	2,875.	6,006.	6,279.	6,279.	6,279.
112H 0216B Sal LD Aide						
Expenditures	4,653.	2,875.	6,006.	6,279.	6,279.	6,279.
<u>COST CENTER - #361 - LYMAN HALL</u>						
Program #1260 - Programs for LD						
Revenue	16,690.	10,075.	17,050.	18,415.	18,415.	18,415.
1110 0213D Sal LD						
Expenditures	16,690.	10,075.	17,050.	18,415.	18,415.	18,415.
<u>COST CENTER - #400 - SYSTEMWIDE</u>						
Program #2555 - Reim Trans						
Revenue	21,739.	10,193.	21,846.	16,500.	16,500.	16,500.
1120 0510C Bus Aides						
1120 0510D Bus Drivers						
Expenditures	21,739.	10,193.	21,846.	16,500.	16,500.	16,500.
<u>COST CENTER - #425 - PUPIL PERSONNEL</u>						
Program #1260 - Programs for LD						
Program #2110 - Attnd & Social Work						
Program #2150 - Speech Pathology						
Program #2450 - Pupil Personnel						
Revenue	91,155.	41,948.	91,250.	99,798.	99,798.	99,798.
111B 0213D Sal LD (Non-Public)						
1110 0310B Sal H S Social Worker						
111A 0410C Sal H S Speech Therapy						
1120 0215B Sal Cons Sup Sec						
Expenditures	91,155.	41,948.	91,250.	99,798.	99,798.	99,798.

Mrs. Bergamini seconded approval of Special Funds of the Board of Education which appear on pages 7 and 8 of these minutes.

Vote: Council members Bergamini, Gessert, Holmes, Killen, Krupp, Papale, Polanski and Rys voted aye; Mr. Diana voted no; motion duly carried.

Mr. Holmes moved approval of Special Funds of the Town of Wallingford for the fiscal year beginning July 1, 1985 as follows:

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TOWN OF WALLINGFORD, CONNECTICUT						
SPECIAL FUND SUMMARY						
YEAR ENDING JUNE 30, 1986						
	FY 6-30-84 ACTUAL	1-31-85 ACTUAL	1984-85 APPROPR	1985-86 REQUEST	MAYOR APPROVED	COUNCIL APPROVED
<u>SCOW</u>						
Revenue	34,145.	13,075.	30,000.	35,000.	35,000.	
Expenditure	34,145.	7,841.	30,000.	35,000.	35,000.	
<u>SWEP</u>						
Revenue	12,287.	9,328.	12,657.	9,500.	9,500.	
Expenditure	12,287.	9,328.	12,657.	9,500.	9,500.	
<u>SSBG (TITLE XX)</u>						
Revenue	3,567.	17,945.	16,756.	18,244.	18,244.	
Expenditure	11,190.	16,748.	16,756.	18,244.	18,244.	
<u>YSB (DCYS GRANT)</u>						
Revenue	52,126.	18,750.	60,787.	63,220.	63,220.	
Expenditure	52,126.	31,802.	60,787.	63,220.	63,220.	
<u>YSB (OTHER)</u>						
Revenue	11,657.	5,057.	15,692.	16,525.	16,525.	
Expenditure	11,657.	5,057.	15,692.	16,525.	16,525.	
<u>CT STEEL CORP IMPROVEMENTS</u>						
Revenue	0.	50,000.	100,000.	0.	0.	
Expenditure	0.	0.	0.	0.	0.	
<u>MAINT OF IMPROVED ROADS</u>						
Revenue	148,609.	96,929.	149,610.	193,858.	193,858.	
Expenditure	122,776.	210,614.	149,610.	193,858.	193,858.	
<u>MAINT OF UNIMPROVED ROADS</u>						
Revenue	2,935.	1,595.	16,658.	3,190.	3,190.	
Expenditure	2,509.	359.	16,658.	3,190.	3,190.	

Mr. Rys seconded approval of Special Funds of the Town of Wallingford for the fiscal year beginning July 1, 1985.

Vote: Council members Bergamini, Gessert, Holmes, Killen, Papale, Polanski and Rys voted aye; Messrs. Diana and Krupp voted no; motion duly carried.

Mrs. Bergamini moved to authorize the Chairman to sign three (3) copies of the finalized budget, two (2) to be filed with the Town Clerk and one (1) to be placed on file in the Wallingford Public Library. Mr. Rys seconded the motion.

Vote: Council members Bergamini, Gessert, Holmes, Killen, Papale, Polanski and Rys voted aye; Messrs Diana and Krupp voted no; motion duly carried.

Mr. Gessert pointed out that item (6) would be moved to this position since it is not yet 9:00 p.m. and the public hearings cannot begin until 9:00 p.m. by law.

Mrs. Papale moved a transfer of \$200 from 301-135 to 301-200, requested by the Health Department; seconded by Mrs. Bergamini.

Mrs. Papale read the 5/3/85 letter regarding this agenda item.

Vote: Unanimous ayes with the exception of Mr. Krupp who was not present for the vote; motion duly carried.

Mrs. Bergamini moved approval of the following tax refunds to 142-890:

William J. Dzubiak	\$ 238.46
Richard F. & Pearl Stainton	520.26
Lorenzo J. Brouillard and/or Dime Savings Bank	325.91
Lorenzo J. Brouillard and/or Dime Savings Bank	325.91

Lorenzo J. Brouillard and/or Dime Savings Bank	325.91
Lorenzo J. Brouillard and/or Dime Savings Bank	<u>325.91</u>
	<u>\$2,062.36</u>

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Mrs. Papale seconded the motion.

Mr. Fields explained that there were 4 different pieces of property which were overpaid on billing by Mr. Brouillard. The overpayment was made by the bank.

Vote: Unanimous ayes with the exception of Mr. Krupp who was not present for the vote; motion duly carried.

Mr. Killen moved to note for the record the financial statements of the Wallingford Public Library for the quarter ended 3/31/85. Mrs. Rys seconded the motion.

Vote: Unanimous ayes; motion duly carried.

Mr. Krupp moved to waive the bid for the purchase of two (2) new snow plow trucks with equipment, requested by Public Works. Mr. Rys seconded the motion.

Mr. Gessert noted that the savings to the town by ordering these truck now will amount to approximately \$6,000. Mr. Killen could not determine from the letters dated 4/26/85 and 5/8/85 from Mack Truck Sales that two trucks were guaranteed and Mr. Gessert felt the first paragraph in the 4/26/85 letter indicated that by the word "each."

Mr. Krupp supported this item but asked when the request would be made since this item is part of the 1985-86 budget. Mr. Gessert indicated that this is a letter of intent and the purchase order will be submitted during the new budget year. Mr. Myers agreed this procedure would be followed.

Vote: Unanimous ayes; motion duly carried.

Mr. Diana moved a transfer of \$800 from 503-130 to 507-642, requested by Public Works. Mr. Holmes seconded the motion.

Mr. Polanski stated that department heads tell the Council personnel are required and the Council budgets for this personnel and then funds are transferred from the wage account to other accounts and he will not support transfers of this type in the future.

Mr. Killen wondered if this transfer was of an emergency nature and if the trees needed to be removed now and Mr. Gessert felt that the amount set aside in a particular budget is a calculated guess and Mayor Dickinson indicated this may be part of the spring clean-up.

Vote: Unanimous ayes with the exception of Messrs. Krupp and Polanski who voted no; motion duly carried.

Mr. Diana moved the transfer of \$500 from 504-481 to 502-201, requested by Public Works. Mrs. Bergamini seconded the motion.

Mr. Killen asked why this transfer was necessary at this time and Mr. Deak indicated that heat was still required, unfortunately.

Vote: Unanimous ayes; motion duly carried.

Mrs. Bergamini moved the transfer of \$1,000 from 201P-300 to 201P-511, requested by the Police Department, seconded by Mr. Krupp.

Mr. Rys asked the nature of this transfer and Chief Bevan indicated a patrolman hit a fixed object, resulting in \$3,000 damage to a cruiser. Mr. Killen asked if the accident occurred during the course of a pursuit and Chief Bevan indicated no.

Vote: Unanimous ayes with the exception of Mrs. Bergamini who voted no; motion duly carried.

Chief Bevan made the accident report available to the Council.

Mrs. Bergamini moved a transfer of \$1,432 from 505-2 to 501, Electric Division. Mr. Holmes seconded the motion. 277

Vote: Unanimous ayes with the exception of Mr. Krupp who voted no; motion duly carried.

Mr. Gessert read a memo from Raymond F. Smith, agenda item 12(b) regarding a study to examine power alternatives. Mr. Gessert noted for the record that the proper procedure was followed for soliciting proposals and the lowest bid was selected.

Mr. Krupp asked what it meant by "bids were received on an informal basis?" Mr. Smith indicated that bids were received as letters on specific dates rather than a sealed bid type format.

Mr. Krupp noted that the Electric Division indicated they did not have the type of in-house expertise to perform this function and asked what type of expertise was required. Mr. Smith stated that cost projections and options were necessary and the consultants have the necessary ability to simulate Wallingford's system for this function. Mr. Krupp asked if projections were performed in-house in the past and Mr. Smith indicated a projection was made for CMEEC cost and wholesale costs. Mr. Krupp asked if the Electric Division could duplicate these projections in house and Mr. Smith stated they absolutely could not.

Mr. Killen asked if in the final analysis recommendations would be made or just comparisons given. Mr. Smith said it is basically comparisons which will be used to develop a recommendation for the Council. All options will be on a cost per kilowatt hour basis for a load management system and payback system which the public is demanding to know.

Mr. Rys wanted further clarification and Mr. Smith stated this is a non-restrictive proposal asking for different options allowing the proposers to come back with other alternatives which may have been overlooked. Purchasing Department has been advised of the intention of this proposal.

Mr. Holmes asked if the Electric Division had any experience with PLM, Inc. and Mr. Smith said they have and were satisfied and feels very comfortable with PLM and he was also satisfied with the range of the first 5 bidders.

Mr. Diana asked if the Electric Division belonged to any other outside organizations who could provide this type of information and Mr. Smith indicated they did not. Mr. Diana will support this proposal in spite of the fact he is not totally in favor of consultants but he feels by starting now, the Electric Division can protect their position in the market with the rates.

Mr. Gessert felt the Council would be remiss by not supporting this proposal since the information obtained would enable the Council to make intelligent decisions.

Mrs. Papale moved waiver of bid and authorization by the Town Council to award contract to PLM, Inc. for power supply study. Mr. Polanski seconded the motion.

Vote: Unanimous ayes; motion duly carried.

Mr. Krupp moved a transfer of \$43,000 from 923-4 to 923-3, Electric Division. Mr. Rys seconded the motion.

Vote: Unanimous ayes; motion duly carried.

Mr. Diana stated that he received a letter from Linda Bush, Town Planner, asking to postpone agenda item (13) DISCUSSION OF PLANNING DEPARTMENT'S ACTIONS AND PARTICIPATION ON THE NEW DIRECTIONAL SIGN REGULATIONS, REQUESTED BY COUNCILMAN DIANA, until the Town Council Meeting of May 28, 1985.

Mr. Diana moved to table item (13) until May 28, 1985, seconded by Mr. Krupp.

Vote: Unanimous ayes with the exception of Mr. Killen who voted no; motion duly carried.

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Mr. Rys moved a transfer of \$1,500 from 920-000 to 930-000 for the Water Division, seconded by Mr. Holmes.

Mr. Denison and Mr. Smith explained how the advertising for Mr. Bruno's position would take place--trade journals, etc.

Vote: Unanimous ayes with the exception of Mrs. Bergamini and Mr. Diana who were not present for the vote; motion duly carried.

Mrs. Papale moved a transfer of \$6,390 from 677-005 and \$1,000 from 403-000, total of \$7,390 as follows: \$600 to 633-000, \$5,140 to 642-000, \$550 to 651-000 and \$1,100 to 652-000, Water Division. Mr. Holmes seconded the motion.

Mr. Killen asked for edification of the split and Mr. Denison explained the charge is to several accounts based on analysis of labor, etc.

Vote: Unanimous ayes with the exception of Mr. Krupp who left the meeting at this point and did not return.

Mr. Rys moved a transfer of \$2,450 from 920-000 to 930-000, Sewer Division, seconded by Mr. Holmes.

Vote: Unanimous ayes with the exception of Mr. Krupp who was not present; motion duly carried.

#### PUBLIC HEARING

Mr. Rys read and moved AN ORDINANCE APPROPRIATING THE SUM OF SEVEN HUNDRED EIGHTY THOUSAND DOLLARS (\$780,000) FOR VARIOUS MUNICIPAL CAPITAL IMPROVEMENTS, 1985-1986, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES TO DEFRAY SAID APPROPRIATION. This ordinance is attached to these minutes and made a part thereof, Exhibit II, Page 1 of 2 through Page 2 of 2.

Mrs. Papale seconded adoption of the above ordinance.

Mr. Gessert solicited comments from the public on the above ordinance and Mrs. Gloria Pocobello said thank you and Amen.

Vote: Council members Diana, Gessert, Holmes, Killen, Papale, Polanski and Rys voted aye; Mrs. Bergamini voted no; Mr. Krupp was not present for this vote; motion duly carried.

Mrs. Bergamini moved a transfer of \$1,500 from 203R-571 to 203R-500, Fire Department, seconded by Mr. Rys.

Vote: Unanimous ayes with the exception of Mr. Krupp who was not present; motion duly carried.

Mr. Rys moved a transfer of \$800 from 203A-901 to 203S-Capital, Fire Department, seconded by Mr. Holmes.

Vote: Unanimous ayes with the exception of Mr. Krupp who was not present; motion duly carried.

Mr. Rys moved a transfer of \$800 from 203R-166 to 203A-500, Fire Department, seconded by Mr. Holmes.

Mrs. Bergamini asked why there were funds left in the Paramedic Training Account and Chief McElfish stated that funds were requested for six persons and only four took the training since the school would only accept four from one organization. Two more have been approved for next year's budget.

Vote: Unanimous ayes with the exception of Mr. Krupp who was not present; motion duly carried.

Mr. Gessert read a letter from Fire Chief McElfish regarding eleven requests to purchase three new Radio Pagers for the Cook Hill Volunteer Department. The approximate cost per unit is \$406.00.

Mrs. Bergamini moved the following transfers for the Fire Department:

\$ 76	from 203R-Capital	to 203CH-Capital	- Radio Pagers	
\$138	from 203A-Capital	to " "	" "	
\$ 14	from 203A-Capital	to " "	" "	
\$ 80	from 203CH-Capital	to " "	" "	
\$140	from 203EW-Capital	to " "	" "	
\$170	from 203EW-Capital	to " "	" "	
\$280	from 203EW-Capital	to " "	" "	
\$140	from 203NF-Capital	to " "	" "	
\$ 80	from 203NF-Capital	to " "	" "	
\$ 60	from 203Y -Capital	to " "	" "	
\$ 40	from 203Y -Capital	to " "	" "	

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Mr. Rys seconded the above transfers.

Mrs. Papale felt that the volunteers must plead for items which they need and asked how there were funds left in various capital accounts and Chief McElfish indicated it was due to bids coming in at less than anticipated.

Vote: Unanimous ayes with the exception of Mr. Krupp who was not present; motion duly carried.

Item (16) Reopening Cost Analysis/Parker Farms Elementary School

Exhibit III attached to these minutes, pages 1 through 12. Mr. James Annis referred to the document prepared by Gregory Louis Montana & Associates, Architects and Planners, and indicated that option 2 is being recommended. Mr. Annis referred to the Project Timetable. Proposal #1 contains the bare minimum requirements. Proposal #2 contains state-of-the-art standards, without any foreseeable repairs for the next 20 to 30 years.

Mr. Gregory Montana stated that the entire school was reviewed with mechanical engineers, the maintenance department and the Superintendent of Schools. Costs were obtained to update the school for health, fire safety, handicapped and to get the school into an energy efficient situation and it currently is not energy efficient. The roof is a critical item. The proposal being recommended by Mr. Montana is Proposal #2 and generally refurbishes the entire school. All items are detailed on the estimated cost schedule.

Mr. Gessert asked what the energy savings would be under Proposal #2 and Mr. Montana indicated the energy consumption would be cut in half since there is no existing insulation and #2 and #3 call for a complete reduction of glass area and insulation, thereby cutting down on vandalism and heat loss. The general character of the school will remain the same but it will be completely refurbished and updated. There are no luxury items in #2 or #3 and Mr. Montana wants to make this clear.

Mrs. Bergamini asked if Parker Farms School still had a bomb shelter and Mr. Montana indicated it did. She also asked about unbreakable glass and Mr. Montana stated that Lexan is an unbreakable item. The projected timetable is very important.

Mr. Montana further stated that time is required for drawings, authorization for bidding, etc.

Mr. Diana specified that the school should be ready for opening in September of 1986 and that the timetable should be adjusted to meet that time constraint.

Mr. Holmes indicated that Proposal #2 would cost \$1,221,464 and asked if state aid is guaranteed and Mr. Montana indicated it is. It would be a process of presenting it to the state for review and approval. Mr. Holmes asked about the payback timetable and Mr. Annis stated there are two bonding periods, one for 5 years and one for 20 years.

Mr. Holmes asked where the figures were obtained from and Mr. Montana stated they came from professionals.

Mayor Dickinson understood that the entire amount would have to be bonded and then be reimbursed over the next 15 to 20 years, depending upon the bond. Mr. Gessert noted that no action will be taken on this item this evening but will be placed on the Town Council Meeting agenda of June 28, 1985.

Mr. Edward Musso, 56 Dibble Edge Road asked for the costs associated with this project and Mr. Gessert read these to him from the Estimated Costs detail.

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Mayor Dickinson felt it was important to mention a possible sale of property. Mr. Soldan stated he believed it is the intention of the Board to remove from service Yalesville School which should command a reasonable price and this sale should trim the bottom line costs down to -0- or possibly even a profit.

Mr. Gessert thanked Mr. Montana and the Board of Education and stated they would be in touch with them when it was decided when this item would be again reviewed by the Town Council.

#### PUBLIC HEARING

Mr. Gessert read and Mrs. Bergamini moved adoption of the following ordinance:

AN ORDINANCE APPROPRIATING THE SUM OF FOUR HUNDRED EIGHTY THOUSAND DOLLARS (\$480,000) FOR COSTS TO BE INCURRED IN CONNECTION WITH THE CLOSING OF THE WALLINGFORD LANDFILL, 1985-1986, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES TO DEFRAY SAID APPROPRIATION.

This ordinance is attached to these minutes and made a part thereof, Exhibit IV, page 1 of 2 through page 2 of 2.

Mr. Polanski seconded adoption of the above ordinance.

Mr. Gessert requested comments from the public on agenda item (5). There were none and Mr. Rys asked why \$480,000 was being appropriated. Mr. Myers referred to Appendix I, page 8:

1985 Costs	\$530,000
Less appropriation in G. F.	<u>(50,000)</u>
	<u>\$480,000</u>

Mr. Myers further explained that during the budget process, revenue was increased from landfill permit fees and offset to debt service. Revenues were increased by \$184,000 and debt service for bonds and notes \$184,000 was increased by \$184,000, \$38,000 of which will be used for interest on the temporary notes while this money is borrowed and \$146,000 will be applied directly to pay down the \$480,000 so in essence, we will bond \$480,000 less \$146,000. A 2 year note would make those funds available in 1986-1987 and we are looking to reduce the indebtedness that the town would incur on the initial stages of this project which will run into 3 or 4 years and total around \$3,000,000.

Mayor Dickinson stated it is important to note that this ordinance will have to be amended every year to reflect costs for each year's costs. Mr. Myers feels that each year will have better cost estimates.

Vote: Unanimous ayes with the exception of Mr. Diana who voted no and Mr. Krupp who was not present; motion duly carried.

Mr. Gessert read a letter dated May 7, 1985 from Philip J. Hamel, Jr. regarding the Connecticut Resources Recovery Authority contract for services. Mr. Gessert also read and Mr. Polanski moved adoption of the following resolution, seconded by Mrs. Bergamini, SUBJECT TO THE APPROVAL OF THE TOWN ATTORNEY:  
RESOLUTION AUTHORIZING MAYOR TO SIGN CONTRACT AND LOAN AGREEMENT WITH CONNECTICUT RESOURCES RECOVERY AUTHORITY:

#### RESOLVED:

1. That the Mayor of the Town of Wallingford is hereby authorized and directed to sign the contract between the Connecticut Resources Recovery Authority and the Town of Wallingford which outlines the conditions under which the Connecticut Resources Recovery Authority has applied for a grant from the State of Connecticut Department of Environmental Protection on behalf of the Town for completing preparations for a resource recovery plant.

2. That the Comptroller of the Town is hereby authorized and directed to establish a separate checking account for purposes of such grant. 281
3. That the Mayor of the Town of Wallingford is hereby authorized and directed to provide such additional information to execute such other documents as may be required, to execute any amendments, recisions and revisions thereto and act as the authorized representative of the Town of Wallingford.

Mrs. Papale asked what would happen with further negotiations with ORFA once a contract is signed with Connecticut Resources Recovery Authority and Mr. Hamel stated that the town is committing only to continue negotiations and read from page 3, "Further agreements may be entered into by the participating municipalities, the system supplier, the energy purchaser, the site owner, the landfill owner, CRRA and others covering the subsequent phases of development and operation of the project."

Mr. Hamel stated that this is no commitment to enter into any further agreement. The Authority is very well aware that ORFA is being investigated and Dave Brown, Chief Project Manager, was at the Town Council table in 1981 when the Town Council insisted that more than one proposal be brought back to the Council.

Mr. Hamel further stated that this is a grant to pay his salary and he has been representing other towns through negotiations with the vendors and through every concession made to the vendor, towns wind up with a bigger tip fee and towns must be represented at the table. Mr. Hamel feels that his salary should be paid for by the project since he is really representing more than Wallingford. If this project is implemented, this money will be bonded as part of the project cost. If the project is not implemented according to DEP, it becomes a grant and we will never have to reimburse anything. No options are being closed and comparisons will be made with CRRA and ORFA.

Mr. Hamel explained that contract negotiations with the vendor impact the municipal agreement and there may be some further changes. It is hoped that both proposals can be ready for comparison by July, 1985 and a recommendation can be made based on information obtained. Mr. Hamel will prepare a written analysis of the benefits and drawbacks of each system and Mayor Dickinson will review this recommendation before submission to the Town Council. Mayor Dickinson indicated that this would pay Mr. Hamel for the time he spends working on behalf of the municipalities on the CRRA project, reducing the amount the town will pay. Wallingford is really providing the position that all 5 municipalities are benefiting from since Mr. Hamel is the only full time person working on such a project.

Mrs. Bergamini commented that Mr. Gessert, Mayor Dickinson, Mr. Roe, Mr. Hamel and she went to ORFA in Philadelphia on 5/9/85 and she wanted to note for the record that Mr. Hamel has a great deal of expertise in this area and that he took on the President, Chairman, the German backers, the accountant and asked every feasible question and he prepared 5 pages of questions, tackled one at a time and Mrs. Bergamini was very impressed and proud of Mr. Hamel at that meeting.

Mr. Holmes asked Mr. Hamel to explain to the Council the selling of power to local companies such as American Cyanamid. Mr. Hamel explained that the primary power customer for the CRRA project is American Cyanamid for the sale of 250,000,000 to 350,000,000 pounds of steam per year that they would have to generate by burning oil in their own boilers and the other customer is Northeast Utilities--selling electricity to them.

Mr. Diana asked if by working with other towns Mr. Hamel was compromising Wallingford's position in any way and Mr. Hamel stated it was not because even if the other towns were not involved, someone would have to be present to represent the other towns. The CRRA must recover all its expenses and don't bear any risk except for the risk of a change in state law and then only if the plant can't work. If and when you

start talking about risk allocation, it is either the municipality or the vendor and the vendor can only do so much without going bankrupt. Everything which goes on during negotiations somehow feeds back into the municipal contract and it is important to have the municipality represented.

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Mr. Diana asked if the contract for services with CRRA had been approved by the Wallingford Town Attorney and Mr. Hamel stated that to the best of his knowledge, it had been. Mr. Diana referred to Section 2, paragraph 2.4, "The Town shall be subject to the direction of and shall cooperate with CRRA in carrying out the Town's responsibilities under this contract." Mr. Diana wondered if the town would be losing any bargaining power or advantage. Mr. Hamel said there is a scope of services which pertain to negotiating and obtaining all necessary local permits in which case Mr. Hamel would be the liaison. After the time limit of 180 days expires, it will cost more for a tip fee, so this should be done in an expeditious manner.

Mr. Diana would like to point out that this contract should be subject to approval by the Town Attorney's Office. Mayor Dickinson said it was definitely sent to the Town Attorney and the Mayor can verify that tomorrow. Mr. Hamel will check and it will not be submitted until Attorney McManus' opinion is received.

Mr. Killen asked if Mr. Hamel could represent the town with someone else without getting into a problem with CRRA. Mr. Hamel stated he can do that but without using these funds and he will keep accurate records of his time allocation. Mr. Hamel explained that CRRA is aware that he is working with ORFA as well and they are also aware that his time will be segregated and will not be paid for out of this grant. Mr. Killen expressed concern about this and Mr. Hamel stressed the town controls his time and not the Authority because if he were hired by CRRA, he could not represent the Town of Wallingford.

Mr. Gessert stated he would like to send a letter to CRRA informing them that other alternatives are being pursued and Mr. Hamel will be working on those as well.

Mr. Diana moved to amend the Resolution Authorizing Mayor to Sign Contract and Loan Agreement with Connecticut Resources Recovery Authority by adding the phrase, "SUBJECT TO APPROVAL BY THE TOWN ATTORNEY." Mrs. Bergamini seconded the amendment.

Vote: Unanimous ayes with the exception of Mr. Killen who voted no and Mr. Krupp who was not present; motion duly carried.

Mr. Polanski moved immediate certification of the Resolution Authorizing Mayor to Sign Contract and Loan Agreement with Connecticut Resources Recovery Authority, Subject to Approval by the Town Attorney, seconded by Mr. Holmes.

Vote: Unanimous ayes with the exception of Mr. Killen who voted no and Mr. Krupp who was not present; motion duly carried.

Mayor Dickinson wanted it clear that if this is approved by the Town Attorney's Office and there is a change of any kind, it will be changed. Mr. Hamel felt if it is a minor change, would the Council be willing to authorize the Mayor to sign it and send the Council a copy? The money appropriated for Mr. Hamel will run out the end of May and he hoped to get this on this budget rather than spend more town funds. Mr. Gessert felt this would be acceptable.

Update presentation on Railroad Green Grant - Donald W. Roe.

Mr. Roe indicated that a written invitation was received from the DEP to apply for funds for the Town Green's project and they will be willing to receive an application seeking \$75,000 in federal funds and \$37,500 in state funds and the balance would be local funds. At the 5/28/85 meeting, Mr. Roe will return with an appropriate resolution authorizing application to be made and a resolution for funding. It is the same prog-

ram done for the purchase of the Water Company property and the park improvements funded by the state recently. Mr. Gessert asked for a breakdown of the project costs by federal, state and town funds. 283

Mr. Diana moved to note for the record the financial statements of the Town of Wallingford for the month ended April 30, 1985. Mrs. Bergamini seconded the motion.

Vote: Unanimous ayes with the exception of Mrs. Papale and Mr. Krupp who were not present; motion duly carried.

Mrs. Bergamini stated that Mr. Krupp's letter dated 4/30/85, agenda item (21) is very well taken and there should be some kind of investigation to see how many tankers are filling with water from town hydrants since the town is facing a water shortage. Mrs. Bergamini noted that there is only a \$5 charge for filling a 5,000 gallon tanker. Mayor Dickinson received information that the \$5 is a straight rate charge regardless of to whom it is being sold.

Mr. Polanski moved to accept the Town Council minutes of 4/23/85, seconded by Mr. Holmes.

Mrs. Bergamini moved to amend the minutes of 4/23/85 as follows:

A transfer was approved for \$1,350 from 504-455 to 503-650 for Public Works and another transfer was approved for \$600 from 504-140 to 503-650 for Public Works. These motions were moved, seconded and voted upon and they do not appear in the minutes of 4/23/85. The certification is correct.

Mr. Holmes seconded the amendment.

Mr. Gessert asked the Council Secretary to distribute an amended page to the minutes of 4/23/85. This will entail reviewing the meeting tape for the motions, seconds and votes.

Vote: (Amendment) Unanimous ayes with the exception of Mrs. Papale and Mr. Krupp who were not present; motion duly carried.

Vote: (Original motion to accept minutes of 4/23/85): Unanimous ayes with the exception of Mrs. Papale and Mr. Krupp who were not present; motion duly carried.

Mr. Gessert read a letter from Linda Bush, Town Planner, noting that at the Planning and Zoning Meeting of May 13, 1985 the deeds for Pent Highway were accepted and she recommends that the Town Council expend funds to repair the road.

Mrs. Bergamini moved to waive Rule V for the purpose of discussing Pent Highway, seconded by Mr. Holmes.

Vote: Unanimous ayes with the exception of Mrs. Papale and Mr. Krupp who were not present; motion duly carried.

Mr. Polanski does not wish to rush acceptance of Pent Highway through and Mr. Killen agreed with this. Mr. Diana is not in favor of this tonight and he was not in favor of what was done on Pent Highway to obtain deeds and he will vote no for this proposal tonight.

Mayor Dickinson pointed out that given the cooperation shown by property owners on Pent Highway, he does not feel it is correct to just drop the matter. He doesn't mind if it waits another two weeks. The comments regarding Liney Hall Lane illustrate the number of situations in town with private highways and the fact that the town has improved and maintained some and not others. Mayor Dickinson would be happy to point out the inconsistencies to the Town Council at some time in the future at his convenience. With that said, the Mayor did indicate that Liney Hall Lane is a different situation in that it was a single owner which was subdivided. Pent Highway had uncertain status in the past--it was sometimes maintained and sometimes it was not. There is a mixture of uses now along Pent Highway and it is a very important link between North Plains Road and Route 5.

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Mayor Dickinson further stated that Pent Highway provides an alternative route to Route 68. Whatever the merits of Liney Hall Lane are, they should not be an argument against Pent Highway. This situation has existed a number of years and we have an opportunity to solve it and the town has title to the property and the matter can be put to rest. There are other areas in town that deserve similar treatment and analysis and we are prepared to do that, not always with the same results.

Mr. Gessert requested a letter from Mr. Costello indicating what repairs are required and the Mayor will obtain this.

Mr. Polanski moved to table acceptance of Pent Highway, seconded by Mr. Killen.

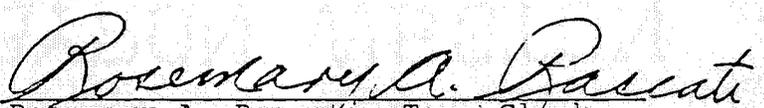
Vote: Unanimous ayes with the exception of Mr. Krupp and Mrs. Papale who were not present; motion duly carried.

A motion to adjourn was duly made, seconded and carried and the meeting adjourned at 10:30 p.m.

Delores B. Fetta  
Substitute Secretary

Approved   
David A. Gessert, Council Chairman

May 28, 1985  
Date

  
Rosemary A. Rascati, Town Clerk

May 28, 1985  
Date

Exhibit I  
Town Council Meeting  
THOMAS A. MYERS May 14, 1985  
COMPTROLLER

DEPARTMENT OF FINANCE  
P. O. BOX 67  
WALLINGFORD, CONNECTICUT 06492  
TELEPHONE 265-2338

May 6, 1985



*Town of Wallingford, Connecticut*

The Honorable William Dickinson  
Mayor, Town of Wallingford  
350 Center Street  
Wallingford, CT 06492

Dear Mayor Dickinson:

In accordance with Section 7-401 of the Connecticut General Statutes entitled, "Designation of bank depositories and deposits therein", the financial institutions listed herewith are recommended as official Town of Wallingford depositories for the fiscal year July 1, 1985 through June 30, 1986:

1. Connecticut Bank & Trust Company
2. Union Trust Company
3. Connecticut National Bank
4. Home Bank & Trust Company
5. Colonial Bank & Trust Company
6. American National Bank
7. Dime Savings Bank of Wallingford
8. Jefferson Federal Savings & Loan Assoc.
9. Connecticut Savings Bank

Yale Scholarship Funds are still invested in the following bank. When the investment matures, the fund will be transferred and reinvested in a Wallingford bank.

1. Collinsville Savings Society \$6,000 due 9/28/86

The Aetna Life Insurance Company is portfolio manager for a portion of Town of Wallingford Pension Trust Fund assets and as such agent is hereby reported as a depository of town funds.

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It is a pleasure to make these recommendations to you. If you have any questions or require further clarification, I will be available.

Very truly yours,

Thomas A. Myers  
Comptroller

TAM/mgn

Exhibit I

Exhibit II  
Town Council Meeting  
May 14, 1985  
Page 1 of 2

AN ORDINANCE APPROPRIATING THE SUM OF SEVEN HUNDRED EIGHTY THOUSAND DOLLARS (\$780,000) FOR VARIOUS MUNICIPAL CAPITAL IMPROVEMENTS, 1985-1986, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES TO DEFRAY SAID APPROPRIATION.

Be it Enacted by the Town Council in Session:

I.

The sum of Seven Hundred Eighty Thousand (\$780,000) Dollars is hereby appropriated for the following municipal capital improvements in the Town of Wallingford, all as hereinafter set forth, including design costs, engineering fees, administration expenses, costs of marketing temporary notes pending the sale of bonds, legal expenses and all other expenses incidental to said projects.

	<u>Estimated Cost</u>
1. <u>Roadway Improvements</u>	
Clintonville Road - Final Phase	\$250,000
Old Colony Road - Cedar to Route 5	125,000
Toelles Road and Railroad Crossing	105,000
Circle Drive	75,000
South Airline Road	25,000
Drainage Improvements - Various Locations	50,000
Breakup and Repave North Elm Street	<u>80,000</u>
	\$710,000
2. <u>Recreation Improvements</u>	
Sartori Property Athletic Fields and Improvements	\$ 70,000
Total	<u>\$780,000</u>

II.

To meet said appropriation, not more than Seven Hundred Eighty Thousand (\$780,000) Dollars of bonds of the Town of Wallingford shall be issued pursuant to Chapter XV of the Town Charter, as amended, and Section 7-369 of the General Statutes of the State of Connecticut, Revision of 1958, as amended.

AN ORDINANCE APPROPRIATING THE SUM OF SEVEN HUNDRED EIGHTY THOUSAND DOLLARS (\$780,000) FOR VARIOUS MUNICIPAL CAPITAL IMPROVEMENTS, 1985-1986, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES TO DEFRAY SAID APPROPRIATION. 286

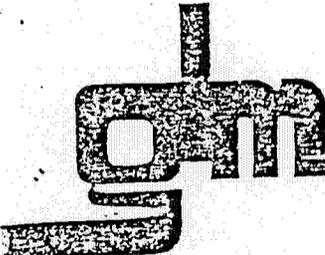
III.

The Mayor, the Comptroller and the Treasurer, or any two of them, are hereby authorized to sell the bonds, either all at one time, or from time to time, in series, at public sale, either as a separate issue or combined with other authorized but unissued bonds of the Town of Wallingford, at not less than par and accrued interest, an advertisement of which shall be published at least seven days before the date of sale in The Bond Buyer. They shall determine the rate of interest of such bonds, and shall determine the amount of each issue of such bonds, their form, their date, the dates of principal and interest payments, the manner of issuing such bonds, and by whom and how such bonds shall be signed or countersigned, and all other particulars thereof. The Town Treasurer shall deliver the bonds and receive the proceeds thereof. The Connecticut Bank and Trust Company, N.A., of Hartford, Connecticut, shall be the certifying and paying agent. Adinolfi, O'Brien & Hayes, P.C., Attorneys-at-Law, of Hartford, Connecticut, shall render an opinion approving the legality of such particular issue.

IV.

The Mayor, the Comptroller and the Treasurer, or any two of them, are hereby authorized to sell temporary notes of the Town, from time to time, in an amount not to exceed Seven Hundred Eighty Thousand (\$780,000) Dollars, under and pursuant to the provisions of Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended, in anticipation of the receipt of the proceeds from the sale of bonds hereby authorized, and are authorized to comply with the provisions of Section 7-378a, as amended, and any other legislation regarding the extension of temporary periods whether presently in effect or enacted subsequent to the passage of this ordinance, if the maturity of such notes shall extend beyond the time permitted by Section 7-378; the Mayor, the Comptroller and the Treasurer, or any two of them, are hereby authorized to determine the rate of interest of such notes, determine the amount of each issue of notes, their form, their date, the dates of principal and interest payments, the manner of issuing such notes, and by whom and how such notes shall be signed or countersigned, and all other particulars thereof.

Exhibit III  
Town Council Minutes  
5/14/85 Page 1 of 12



gregory louis montana & associates  
architects and planners

COST ANALYSIS

PARKER FARMS ELEMENTARY SCHOOL

WALLINGFORD, CONNECTICUT

WALLINGFORD BOARD OF EDUCATION

DATE: MAY 14, 1985

ARCHITECT:

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GREGORY LOUIS MONTANA & ASSOCIATES  
35 ALPINE DRIVE  
SOUTH WINDSOR, CT 06074

ENGINEERS

HILL & HARRIGAN, INC.  
35 WORTH AVENUE  
HAMDEN, CT 06518

35 alpine drive · south windsor, conn. 06074 · telephone: 644-99

Exhibit III  
Town Council Minutes  
5/14/85 Page 2 of 12

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ARCHITECTURAL SURVEY  
MECHANICAL & ELECTRICAL REPORT  
ESTIMATED COSTS  
PROJECT TIMETABLE  
RECOMMENDATIONS & SUMMARY  
PROJECT PHOTOGRAPHS

PROJECT SCOPE

The purpose of this feasibility study of the Parker Farms Elementary School is to determine preliminary cost estimates required to correct and renovate the present facility to comply with present State and local building, health, energy, safety and handicapped requirements for an Elementary School Building.

This report includes the on site review and inspection of the existing building by representatives of Gregory Louis Montana and Associates, Architects and Planners, and Mr. George Mayo, Engineer and Principle of Hill and Harrigan, Inc. Consulting Engineers.

We have attempted to be most analytical in our review of the many exterior and interior conditions and have used our professional judgement and expertise in making final determinations, recommendations and cost estimates. Naturally, when dealing with older type buildings some degree of latitude must be included for unknown conditions and construction. When final plans and specifications are developed, the cost contingency and safety factor included in our estimates should be sufficient to cover these conditions.

The cost estimates are based upon a bid date of the later part of 1985.

BUILDING HISTORY & DESIGN CRITERIA

Parker Farms Elementary School is a single story steel framed brick, masonry and wood framed curtain wall building of approximately 38,000 square feet. The building was constructed in 1955 with a library and classroom addition constructed in 1956.

The school was updated for fire safety protection in 1981 under Project Catch-Up Phase I.

The school was closed in 1983 and much of the interior furnishings, bookcases, shelving and furniture was sold. During this time, the school has been vandalized many times, with much of the glass broken and interior damage throughout.

The following existing building problems should be solved as part of this program:

1. Remove and roof over all of the skylights which have been a constant source of leaks.
2. Close up the clearstory windows and roof over the depressed roof area on the classroom wing, this has been a constant source of leaks.
3. Remove existing roof and install a new roof with 1½" of added insulation.
4. Retrofit the existing window wall with insulating glass or lexan, and insulated panels to reduce the overall glass area, decrease heat loss and vandalism.
5. Remove asbestos materials on pipes, boilers and radiation and replace with more efficient insulation.
6. Update school for fire safety alarm as related to 1985.
7. Add and install security alarm system to existing town system.
8. Update the entire building for handicapped program and accessibility.
9. Reduce heat gain on west side of building.

The following design criteria should also be incorporated as part of this program:

1. The existing library is not large enough by today's elementary school standards. Possible to expand into Classroom #18, or relocate library into kindergarten area.
2. Develop some small rooms for special education and individual teaching stations.
3. Redesign kitchen area for catering or noncooking lunch services.

ARCHITECTURAL SURVEY

EXTERIOR:

ROOF: The existing roof is the original installation of 1955. Presently, the roof is leaking in many areas, flashings have deteriorated and are also leaking. The roof was recommended for replacement in the 1981 roof report by Moriarty Inc. The present factors and roof insulation do not meet today's energy standards.

Remove existing roofing to gypsum decking, install 1½" of new insulation, repair and or replace all flashings, cants and curbs as required.

Remove all skylights, and roof over, provide plywood and wood joist roof system to close up depressed roof in classroom wing, close up all clearstory windows above classrooms. 289

Remove and replace, as required, wood fascia and provide new 1/2" ventilated plywood or aluminum soffit.

Alternative: (not recommended)  
Patch and repair existing roof, flashings and areas of leaks, repair flashings and fascias.

#### ACCESS DRIVE & CURBS

The existing drive and curbing have deteriorated over the years to a point that patching is required in all areas. The curbing is all broken in many areas, the adjacent walk is also badly heaved and cracked. Total reconstruction is recommended in lieu of patching.

#### ENTRANCE CIRCLE CURBS, WALKS & ROADWAY

The present entrance circle should be enlarged, and handicapped parking spaces added. The paving and curbs have deteriorated to a point where patching is not practical. The present concrete curb should be removed and replaced with new concrete curbing with handicapped ramped access at the front entrance. The present walks must be removed and replaced to allow accessibility of handicapped persons.

#### INTERIORS:

The entire interior of the building requires updating for handicapped, patching and refinishing of all spaces. Heat loss and addition of insulation on the exterior wall must be a major consideration. New convector covers are required in many areas.

Most of the glass has been broken. This should be reduced in area, and replaced with lexan, tinted on the west side of the building. Insulated panels should be incorporated to reduce heat loss and gain and total glass area in each classroom.

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#### INTERIORS: (cont.)

Patching and painting will be required in all rooms. Flooring can be patched and refinished in some areas, gymnasium and some classrooms. New flooring will be required in many areas, the use of carpeting should be considered in special areas to reduce removal costs of existing flooring and to reduce noise and maintenance.

#### ASBESTOS:

The present boiler and pipe coverings appear to be an asbestos type material and in some areas it is beginning to become friable or air borne. Presently, it is not mandated to remove asbestos, however, we feel that this could become the case in the very near future. We would recommend total removal in the boiler room, classrooms and pipe tunnels.

#### HANDICAPPED:

Accessibility must be provided at all entrances. Existing toilet facilities can be converted to accept handicapped persons. Fixtures must be replaced.

#### SECURITY ALARM SYSTEM:

A new system must be designed and installed and tied into the existing school system.

#### FURNITURE AND FURNISHINGS

Much of the existing furniture is broken, removed or not usable. Some furniture can be reused from other schools. Many of the existing built-in cabinets can be refurbished and reused in some classrooms. In some classrooms it has been vandalized, removed or is missing. Some furnishings, as blackboards, corkboards, etc. will be required to be replaced or added.

We would recommend consideration of an allowance for furniture and furnishings be included in the proposal as it is reimbursable and would otherwise have to be paid for out of general budget in the future.

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HILL AND HARRIGAN, INC.  
CONSULTING ENGINEERS

35 WORTH AVENUE • P. O. BOX 5515  
HAMDEN, CONNECTICUT 06518 • (203) 288-9800

May 7, 1985

PARKER FARMS SCHOOL  
MECHANICAL AND ELECTRICAL REPORT

Parker Farms School, Wallingford, Connecticut was built approximately 30 years ago.

The building is extremely energy inefficient with large amounts of glass and minimal insulation.

The original boilers, "Fitzgibbons Steel Firetube" are near the end of their expected life and should be replaced with more efficient boiler/burner units.

The school has been vandalized many times since it was closed with resultant smashed lighting fixtures, ripped down exit signs, missing radiation covers, and some crushed radiation. The plumbing fixtures look suprisingly in fairly good shape.

The school is approximately 38,000 square feet in size. Consideration should certainly be given toward reducing the glass area and insulating the exterior walls and roof. The present heat loss of the schools could easily be cut in half or more with the resultant savings in energy. This combined with a more efficient heating system and controls will cut operating cost to a third of what it would be now if the school was operating as is.

From an energy, vandalism, and maintenance standpoint, the clerestory glass and roof skylights should be removed. The depressed center section over the corridor which forms the clerestory on the south wing should be roofed over. As it is now, vandals use this as a means of entry. Snow pockets in this depression and melts against the clerestory causing rot. Since the clerestory is the highest point in the classroom, the temperature difference

Parker Farms School continued

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between inside and outside is the greatest causing the highest heat loss. The same applies to the skylights in the east wing. The void formed by roofing this over could house exhaust ductwork and fans to properly ventilate the classrooms on this south wing and prevent overheating from solar exposure. If classroom glass was cut to half of the area it now is and new thermal break in-

insulating glass windows installed, with the remainder of wall area insulated the savings in energy would pay for the work within a ten year period.

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As an example, a typical classroom south wing.

192 sq. ft. glass x 1.1 x 70°	= 14,784 BTUH
80 " " wall x .35 x 70°	= 1,960 "
Clerestory 80 sq. ft. glass x 1.1 x 75	= <u>6,600 "</u>
TOTAL HEAT LOSS	= 23,344 "

If we cut the glass area in half and use insulating glass, insulate the wall and remove the clerestory glass and replace it with insulated wall.

96 sq. ft. glass x .55 x 70°	= 3,696 BTUH
176 " " wall x .08 x 70°	= 986 "
80 " " wall x .08 x 75	= <u>480 "</u>

TOTAL HEAT LOSS 5,162 BTUH

A savings of 18,182 BTUH in one classroom.

If this is carried one step further and the roof receives added insulation, the savings will even be greater.

I understand the fuel consumption, when the school was operating, was 35000 gallons per year which checks out with the old rule of thumb of one gallon per sq. ft. per year. Cutting this to a third results in an appreciable savings.

The estimate given with this report reflects costs to replace boilers and radiation as the school now exists since we have no way of knowing the extent or final scope. Those costs will be less if the building shell is made more energy efficient since equipment size will be smaller and less radiation will be required.

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PARKER FARMS SCHOOL  
MECHANICAL BUDGET ESTIMATE

1. New steam zone control valves	\$ 28,000.
2. New radiator traps	6,720.
3. New F & T traps	2,200.
4. Replace existing boilers and burners	52,400.
5. Replace burners and combustion chambers; clean and check boilers	16,800.
6. New condensate pump	6,400.
7. Demolition	6,000.
8. Rehabilitate plumbing fixtures	7,000.
9. New thermostats and control replacement	7,000.
10. Allowance for leaking piping, valves and fittings	5,600.
11. Kitchen hood removal	2,500.
12. New classroom radiation	35,280.
13. Add sprinkler heads in janitor's closet	875.
14. Add energy saving operating control system	<u>10,250.</u>

Total doing the above with new boilers and burners	\$170,225.
Gen. Contractor's profit 10%	17,023.
10% safety allowance	<u>18,725.</u>

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TOTAL \$205,973.

Total of doing the above with new burners on existing boilers and not replacing classroom radiation but repairing exist- ing.	\$109,145.
Gen. Contractor's profit 10%	10,915.
10% safety allowance	<u>12,006.</u>

TOTAL \$132,066.

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PARKER FARMS SCHOOL  
ELECTRICAL BUDGET ESTIMATE

- |  |           |
|--|-----------|
| 1. Exit sign replacement and repair                                    | \$ 5,320. |
| 2. Emergency light system repair                                       | 1,875.    |
| 3. Lower pull stations (F.A.) to meet code                             | 875.      |
| 4. New classroom lighting  | 46,200.   |
| 5. New corridor lighting   | 9,440.    |
| 6. Intercom system   | 9,375.    |
| 7. New kitchen lights  | 1,900.    |
| 8. Misc. lighting  | 2,000.    |
| 9. Check out systems and repair (such as clock)                        | 3,500.    |
| 10. Add smoke detector to jan. clos. & storage rms.                    | 1,180.    |
| 11. Add door smoke holders   | 750.      |
| 12. Repair & relamp aud./gym lights                                    | 1,400.    |
| 13. " " cafeteria lights   | 1,100.    |
| 14. Repair, replace & add to outside lighting                          | 9,300.    |
| 15. Check out, repair existing fire alarm system                       | 1,800.    |
| 16. Repair and relamp exist. classroom lights instead<br>of replacing  | 21,000.   |
| 17. Repair and relamp existing corridor lights<br>instead of replacing | 3,200.    |
| 18. Wiring of new condensate pump                                      | 1,200.    |
| 19. " " " boilers  | 3,200.    |

Total cost with replacing classroom and corridor lighting	\$100,415.
Gen. contractor's profit 10%	10,042.
Safety allowance 10%	<u>11,046.</u>

TOTAL \$121,503.

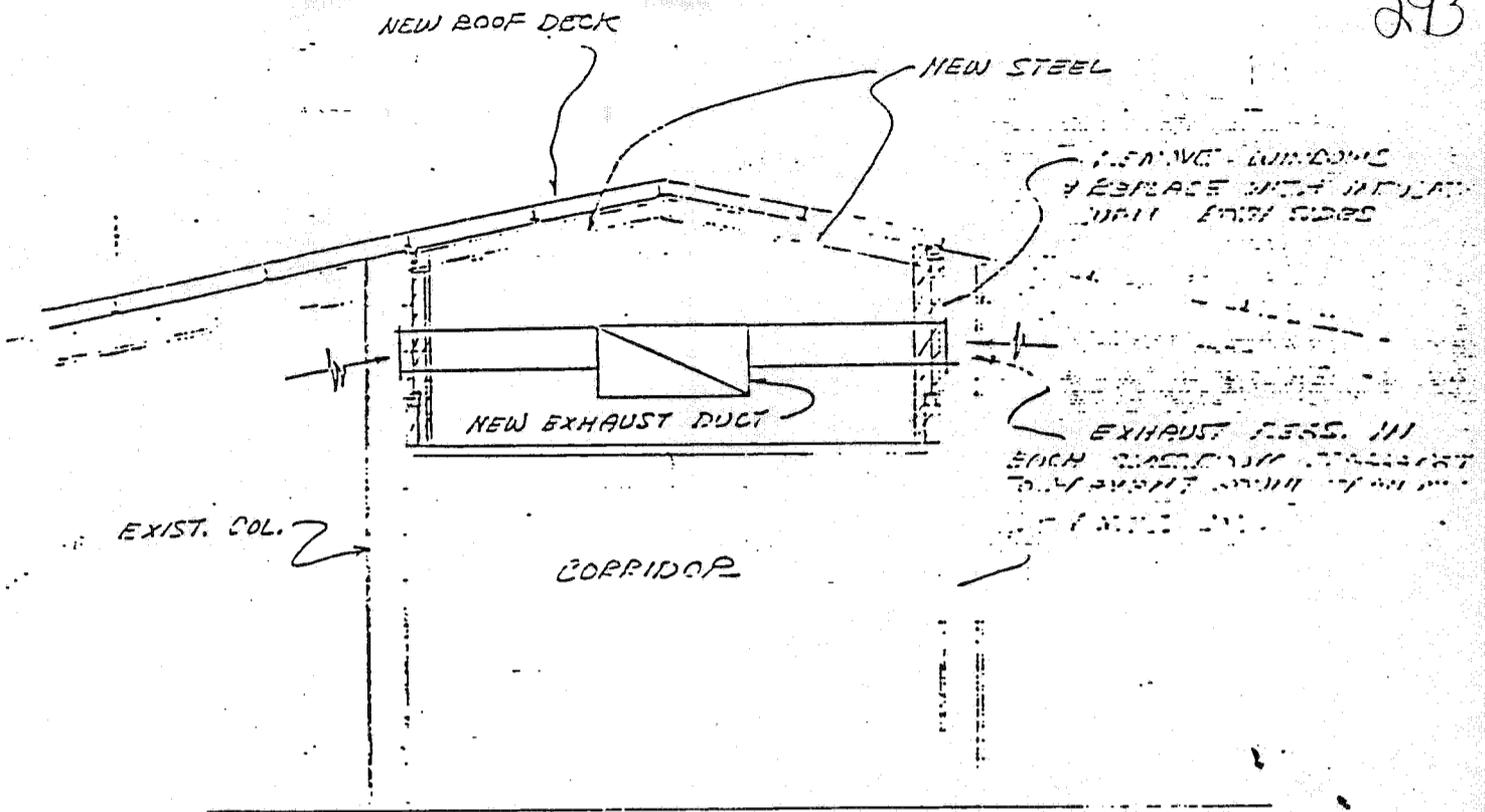
Total cost with reusing classroom and corridor lighting	\$ 68,975.
Gen. contractor's profit 10%	6,898.
Safety allowance 10%	<u>7,587.</u>

TOTAL \$83,460.

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EXHAUST FAN LOCATED AT END OF  
WING DISCHARGING THRU END WALL

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SECTION THRU SOUTH WING INCLUDING  
CLOSING IN OF CLERESTORY

NO SCALE

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ESTIMATED COSTS

	<u>PROPOSAL #1</u>	<u>PROPOSAL #2</u>	<u>PROPOSAL #3</u>
New roof & insulation, bondable	-	198,000	198,000
Patch & repair existing roof	120,000	-	-
New access drive & curbs	-	25,900	25,900
New concrete curbing	12,000	12,000	12,000
New concrete sidewalks	15,600	15,600	15,600
Patch existing road & walks	12,800	-	-
Grading & seeding	5,000	5,000	5,000
New window walls & insulation and	-	-	-
Glass & glazing (Lexan)	109,000	109,000	128,000
New interior doors & hardware	6,800	6,800	10,800
New exterior doors & hardware	4,800	6,400	8,000
New handicapped fixtures	6,800	6,800	6,800
New toilet partitions	7,800	7,800	7,800
Convactor covering & insulation	20,000	20,000	28,000
Painting & finishes	14,000	16,600	24,000
New walls & patching	6,500	8,400	15,000
Carpentry & millwork	8,600	10,800	14,200
Flooring & wall covering	12,800	12,800	18,800
Carpeting special areas	4,800	10,000	16,500
Security alarm system	14,600	18,600	20,000
Asbestos removal (total)	-	96,000	96,000

Asbestos removal (partial)	68,000	-	-
Mechanical	132,066	205,973	205,973 <sup>279</sup>
Electrical	83,460	121,503	121,503
TOTALS:	665,426	913,976	977,876
Gen. Contractors Profit 10%	66,542	91,397	97,787
Cost Contingency	60,000	50,000	45,000
SUBTOTAL	796,968	1,055,373	1,120,663
Architects & Engineering Fees 12%	95,636	116,091	117,669
Optional Furniture & Furnishings	50,000	50,000	50,000
State Reimbursement 63%	942,604	1,221,464	1,288,332
	-593,840	- 769,522	- 811,649
Cost to Town	348,764*	451,942	476,683

\*Does not include: Cost of Financing, clerk of works

\*NOTE: All items including Fees are reimbursable

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### PROJECT TIMETABLE

Based upon a mandatory September 1, 1986 completion date, we have attempted to project a realistic timetable for the many required phases of this work. This timetable points out that there is not a luxury of time in any phase of the work if the completion date is to be adhered to.

Appropriate Funds	JUNE 1985
Select Architect	JUNE 1985
Begin Design and Construction Documents	JULY 1985
Complete Drawings and Specifications - 3-4 Months	OCT. 1985
State Board of Education Approvals - 30 days	NOV. 1985
Wallingford Board of Education Approval	NOV. 1985
Authorization to Obtain Bids - 30 day bid period	DEC. 1985
Open and Review Bids	JAN. 1986
Award Contract and Begin Construction - estimate 6 - 8 months construction	FEB. 1986
Complete Construction	AUG. 1986
Review and Final Acceptance	AUG. 1986
Open Facility with C.O.	SEPT. 1, 1986

### RECOMMENDATIONS

We would highly recommend Proposal 2 or Proposal 3. Either of these proposals result in a completed facility with total update, new roofs and equipment which will result in many years of service without maintenance or capital expenditures. There will also be substantial savings in the operation of this facility as it will now be energy efficient.

AN ORDINANCE APPROPRIATING THE SUM OF FOUR HUNDRED EIGHTY THOUSAND DOLLARS (\$480,000) FOR COSTS TO BE INCURRED IN CONNECTION WITH THE CLOSING OF THE WALLINGFORD LANDFILL, 1985-1986, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES TO DEFRAY SAID APPROPRIATION.

Be it Enacted by the Town Council in Session:

I.

The sum of Four Hundred Eighty Thousand (\$480,000) Dollars, in addition to funds that may otherwise be appropriated from the general fund, is hereby appropriated for costs to be incurred in connection with the closure of the Wallingford landfill and compliance with environment statutes and regulation in connection therewith, including design costs, engineering fees, administrative expenses, costs of marketing temporary notes pending the sale of bonds, legal expenses and all other expenses incidental to said project.

II.

To meet said appropriation, not more than Four Hundred Eighty Thousand (\$480,000) Dollars of bonds of the Town of Wallingford shall be issued pursuant to Chapter XV of the Town Charter, as amended, and Section 7-369 of the General Statutes of the State of Connecticut, Revision of 1958, as amended.

III.

The Mayor, the Comptroller and the Treasurer, or any two of them, are hereby authorized to sell the bonds, either all at one time, or from time to time, in series, at public sale, either as a separate issue or combined with other authorized but unissued bonds of the Town of Wallingford, at not less than par and accrued interest, an advertisement of which shall be published at least seven days before the date of sale in The Bond Buyer. They shall determine the rate of interest of such bonds, and shall determine the amount of each issue of such bonds, their form, their date, the dates of principal and interest payments, the manner of issuing such bonds, and by whom and how such bonds shall be signed or countersigned, and all other particulars thereof. The Town Treasurer shall deliver the bonds and receive the proceeds thereof. The Connecticut Bank and Trust Company, N.A., of Hartford, Connecticut, shall be the certifying and paying agent. Adinolfi, O'Brien & Hayes, P.C., Attorneys-at-Law, of Hartford, Connecticut, shall render an opinion approving the legality of such particular issue.

AN ORDINANCE APPROPRIATING THE SUM OF FOUR HUNDRED EIGHTY THOUSAND DOLLARS (\$480,000) FOR COSTS TO BE INCURRED IN CONNECTION WITH THE CLOSING OF THE WALLINGFORD LANDFILL, 1985-1986, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES TO DEFRAY SAID APPROPRIATION.

IV.

The Mayor, the Comptroller and the Treasurer, or any two of them, are hereby authorized to sell temporary notes of the Town, from time to time, in an amount not to exceed Four Hundred Eighty Thousand (\$480,000) Dollars, under and pursuant to the provisions of Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended, in anticipation of the

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receipt of the proceeds from the sale of bonds hereby authorized, and are authorized to comply with the provisions of Section 7-378a, as amended, and any other legislation regarding the extension of temporary periods whether presently in effect or enacted subsequent to the passage of this ordinance, if the maturity of such notes shall extend beyond the time permitted by Section 7-378; the Mayor, the Comptroller and the Treasurer, or any two of them, are hereby authorized to determine the rate of interest of such notes, determine the amount of each issue of notes, their form, their date, the dates of principal and interest payments, the manner of issuing such notes, and by whom and how such notes shall be signed or countersigned, and all other particulars thereof.

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