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TOWN COUNCIL MEETING

MAY 27, 2003

6:30 P.M.

AGENDA

Blessing

1. Pledge of Allegiance and Roll Call

Congratulate Moran Boys Basketball Team – Central CT. Middle School  
Champions 2002-2003

2. Correspondence

3. Consent Agenda

- a. Consider and Approve Tax Refunds (#586-588) Totaling \$2,057.77
- b. Consider and Approve a Transfer of Funds in the Amount of \$65,000 from High Hill Road Acct. #300-1403-497-0001-03 to New Cheshire Road Acct. #300-1403-497-0004-03 – Public Works
- c. Consider and Approve a Transfer of Funds in the Amount of \$70,000 from High Hill Road Acct. #300-1403-497-0001-03 to Chimney Hill Road – Chimney Sweep & Benham Acct. #300-1403-497-0003-03 – Public Works
- d. Consider and Approve a Transfer of Funds in the Amount of \$575 from Softrail Padding Acct. #001-4001-999-9963 to Sound System Acct. #001-4001-999-9967 – Parks & Recreation
- e. Consider and Approve a Transfer of Funds in the Amount of \$3,500 from Office Supplies Acct. #6030-401-4000 and \$1,000 from Maintenance of Equipment Acct. #6030-570-5200 for a Total of \$4,500 to Computerized Indexing Acct. #6030-901-9024 – Town Clerk
- f. Consider and Approve a Transfer of Funds in the Amount of \$1,500 from Contingency – Gen. Purposes Acct. #001-7060-800-3190 to Purch. Svcs. Golf Course Study Acct. #1110-901-9003-0 – Town Council

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4. Items Removed from the Consent Agenda
  5. PUBLIC QUESTION AND ANSWER PERIOD
  6. Consider and Approve an Appropriation of Funds in the Amount of \$1,540,000 from Retained Earnings Account; \$2,700,000 to Purchased Power Acct. #555; \$40,000 to Taxes Acct. #408 and \$1,200,000 to Sales-Residential Acct. #440 – Director of Public Utilities
  - 7a. Final Report Out from the Library Expansion Study Committee
    - b. Consider and Approve the Committee's Selection of an Architect
    - c. Consider and Approve Charging the Committee to Continue its Work through Completion of the Feasibility Study
  8. Executive Session Pursuant to Section 1-200(6)(D) of the CT. General Statutes With Respect to the Purchase, Sale and/or Leasing of Property - Mayor
  9. Executive Session Pursuant to Section 1-200(6)(B) of the CT. General Statutes to Discuss the Following Pending Litigation Matters:
    - Robert Rook v. Town of Wlfd. Tax Appeal;
    - Town of Wlfd. v. Dept. of Environmental Protection; and
    - Claim of Philip and Patricia Ottochian
  10. Consider and Approve the Settlement of Robert Rook v. Town of Wallingford Tax Appeal Matter as Discussed in Executive Session – Town Attorney
  11. Consider and Approve the Settlement of the Pending Claim of Philip and Patricia Ottochian as Discussed in Executive Session – Town Attorney
  12. Remove from the Table to Consider and Approve the Awarding of Bid No. 02-000F for the Sale of Town-Owned Property Known as 15 Oak Street, Yalesville – Town Attorney

TOWN COUNCIL MEETING

MAY 27, 2003

6:30 P.M.

ADDENDUM TO AGENDA

3. Consent Agenda
  - g. Consider and Approve the Use of Town-Owned Property Known as 80 Wharton Brook Drive by the Good News Christian Center for a "Good News on the Move" Sidewalk Sunday School Program to be held on Saturday Mornings Through the Month of August, 2003
  
9. Executive Session Pursuant to Section 1-200(6)(B) of the CT. General Statutes to Discuss the Following Pending Litigation Matter
  - Masonic Geriatric Healthcare (five cases) v. Town of Wallingford Tax Appeal
  
13. Consider and Approve the Settlement of Masonic Geriatric Healthcare v. Town of Wallingford (five cases) Tax Appeal Matter as Discussed in Executive Session

TOWN COUNCIL MEETING

MAY 27, 2003

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, May 27, 2003 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Vice Chairman Stephen W. Knight at 6:40 P.M. Answering present to the Roll called by Town Clerk Rosemary A. Rascati were Councilors Brodinsky, Doherty, Farrell, Knight, Papale, Rys, Toman & Vumbaco. Chairman Parisi was ill at home. Mayor William W. Dickinson, Jr. and Deputy Comptroller Eva Lamothe were also present. Town Attorney Janis M. Small arrived at approximately 6:45 P.M. Corporation Counselor Adam Mantzaris arrived at approximately 7:45 P.M. for executive session items.

The Pledge of Allegiance was given to the Flag.

A Moment of Silence was observed for John Hackett, Former Principal of Pond Hill School who also served as Chairman of the VNA Board and was active in many other community activities.

**NOTE #1:** The Council will congratulate the Moran Boys Basketball Team at its next regularly-scheduled meeting.

**NOTE #2:** Chairman Knight extended congratulations to Rod Fulton who has been appointed State Commander of the VFW.

ITEM #2 Correspondence – no items presented.

ITEM #3 Consent Agenda

ITEM #3a Consider and Approve Tax Refunds (#586-588) Totaling \$2,057.77

ITEM #3b Consider and Approve a Transfer of Funds in the Amount of \$65,000 from High Hill Road Acct. #300-1403-497-0001-03 to New Cheshire Road Acct. #300-1403-497-0004-03 – Public Works

ITEM #3c Consider and Approve a Transfer of Funds in the Amount of \$70,000 from High Hill Road Acct. #300-1403-497-0001-03 to Chimney Hill Road – Chimney Sweep & Benham Acct. #300-1403-497-0003-03 – Public Works

ITEM #3d Consider and Approve a Transfer of Funds in the Amount of \$575 from

Softrail Padding Acct. #001-4001-999-9963 to Sound System Acct. #001-4001-999-9967  
– Parks & Recreation

ITEM #3e Consider and Approve a Transfer of Funds in the Amount of \$3,500 from Office Supplies Acct. #6030-401-4000 and \$1,000 from Maintenance of Equipment Acct. #6030-570-5200 for a Total of \$4,500 to Computerized Indexing Acct. #6030-901-9024 – Town Clerk

ITEM #3f Consider and Approve a Transfer of Funds in the Amount of \$1,500 from Contingency – Gen. Purposes Acct. #001-7060-800-3190 to Purch. Svcs. Golf Course Study Acct. #1110-901-9003-0 – Town Council

ITEM #3g Consider and Approve the Use of Town-Owned Property Known as 80 Wharton Brook Drive by the Good News Christian Center for a “Good News on the Move” Sidewalk Sunday School Program to be held on Saturday Mornings Through the Month of August, 2003

Motion was made by Mr. Farrell to Approve the Consent Agenda as Presented, Items #3a-g, seconded by Ms. Papale.

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

ITEM #4 Withdrawn

PUBLIC QUESTION AND ANSWER PERIOD

Geno Zandri, Jr., 9 Balsam Ridge Circle stated that he has approached the Council a number of times in the past about the traffic conditions at the Redwood Flea Market and would like to know what, if anything, is going to be done to correct the problem? The problem occurs on both Saturday and Sunday each week and is getting worse. This past weekend the traffic was backed up all the way to Mansion Road.

Chairman Knight asked that Mr. Zandri elaborate on precisely what the problem is.

Mr. Zandri stated that it is the only business in town that is allowed a 1,000 foot curb cut. No other business is allowed to have cars entering and exiting its property with this large a curb cut. It causes a sizeable traffic jam when motorists approach the property and slowly drive by looking for a parking space or the signs of someone entering their vehicle to eventually leave a parking space. Motorists will sit, blocking traffic, while awaiting the vehicle to exit. The roadway was paved only last year and additional work was performed by crews who specifically put in and then flattened the curb in front of the property to allow cars to drive in to park. Motorists back out into a public highway causing traffic problems as well. He is of the opinion that the owner of the property could do a better job of accommodating vehicles by enlarging his parking area located on the north end of the property, accessible via a gate.

Chairman Knight asked whether is any policing of the problem by Redwood Flea Market to limit entries and exits?

Mr. Zandri replied, no. There has to be an effort on the part of the property owner and the Town to rectify the problem.

Chairman Knight stated that the matter would be taken up with the appropriate Town departments.

Ted Curran, 116 Knollwood Drive asked, how much is it going to cost to have the Board of Education's goods inventoried and is that cost factored into the budget; how is the task of hiring of a Comptroller coming along; and who are the members of the Finance Committee?

Mr. Toman replied that the Finance Committee members are Chairman Parisi, Mr. Vumbaco and Mr. Toman, himself.

Mayor Dickinson stated that he did not know what the cost would be to inventory the Board of Education's capital equipment, that is a matter to ask the Board of Education directly.

To the second question the Mayor responded that fairly soon an announcement will be forthcoming regarding the hiring of a Comptroller.

Robert Sheehan, 11 Cooper commended the Council on holding a special meeting on the high power lines that CL&P and Northeast Utilities are proposing to run through its current right-of-way in town. He noted that the meeting was very informative. He noted that it was televised and many people were talking about the issue throughout the town, however, the televising of the meeting was for the benefit of approximately 1,000 residents whereas the same accommodations couldn't be arranged to televise the budget workshop meetings which would have benefited approximately 45,000 residents. He expressed dismay with the decision not to televise the workshops.

Mayor Dickinson replied, we have done that type of thing in the past; PP&L with that project, we held special meetings as well. He also informed the public that an open house is scheduled for June 6<sup>th</sup> between 6:00 P.M. and 9:00 P.M. courtesy of Northeast Utilities and CL&P for the benefit of the public to obtain additional information on the power line issue.

Wes Lube, 15 Montowese Trail asked, in a follow up to his comments made at the May 13, 2003 meeting, what had been learned on the matter of police officers calling in street lights outages?

Mayor Dickinson stated that the Police Department informed him that it is still the department's policy to report locations of outages. That information is supposed to then be given to the Electric Division.

Mr. Lubee stated that he attended a Public Utilities Commission meeting last week at which time the commission, all of one mind, stated that that only system in effect is a voluntary one in which an appeal is mailed out with the monthly bills once or twice a year with a designated telephone number inviting people to call if they happen to note any bulbs that are out. They have no back up system for learning of outages. They can't remember having had a report from the police department reporting an outage.

Mayor Dickinson stated that the best system of keeping the Town's street lights working properly is for the public to keep its eye out for any malfunctioning street light they reside near, reporting such lights to the utility. The police do not patrol every street in the town.

Mr. Lubee stated that when such a responsibility is assigned to everyone, it often becomes no one's. He cited an example of how a street light had been out in excess of one month in close proximity to the home of a Public Utilities Commissioner. Mr. Lubee reported it. That's how bad the system is, he stated, the commissioner did not even report the outage. He checked with United Illuminating and CL&P and they too, have a voluntary program but unfortunately the fact is that they don't have anyone in the factory who is assigned the responsibility. There is no question that the police patrol does not cover every street in the town ever. It is essential to have a voluntary program but the police in all the other towns is the backup system.

Pasquale Melillo, 15 Haller Place, Yalesville felt that Wallingford should adopt a breakfast program for its school children.

Chairman Knight explained that the issue is the purview of the Board of Education and Mr. Melillo's concern would be better directed to the Board of Ed who are the people that would be able to implement such a suggestion. It is not a matter for the Town Council to address for it is not within its jurisdiction to do so.

Public Question and Answer Period was declared closed by Chairman Knight at 7:05 P.M.

ITEM #6 Consider and Approve an Appropriation of Funds in the Amount of \$1,540,000 from Retained Earnings Account; \$2,700,000 to Purchased Power Acct. #555; \$40,000 to Taxes Acct. #408 and \$1,200,000 to Sales-Residential Acct. #440 -Director of Public Utilities

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

Ms. Doherty read correspondence from Public Utilities Director Raymond F. Smith into the record at this time. (Appendix I).

Mr. Smith stated, during the division's discussions at budget time and elsewhere this need was talked about. The estimate of \$2,700,000 to the Purchased Power Account should carry the division through the budget year ending June 30<sup>th</sup>. Due to the sales increase of \$1,200,000., there is an additional gross earnings tax paid to the state in the amount of \$40,000. There is insufficient income to offset the additional expenses, therefore a withdrawal will be made from Retained Earnings for the balance. There is an increase of approximately \$1.2 million in residential sales but not all of it is recovered with sales revenues.

Mr. Vumbaco requested further clarification on the matter. He had trouble understanding how, if there is an increase in usage and are selling that usage, it should offset expenses and possibly generate a small profit.

Mr. Smith explained, as a long term program for stabilizing rates, we don't cover sufficient dollar for dollar in the sales to offset the expense for the purchased power. Marginal costs for us are called a loss. Last year, for instance when prices were down and sales were down we actually made more money than expected.

Mr. Vumbaco asked, what you are saying is that power is being purchased on the spot, thereby paying the current price which is not what was budgeted for? Is there a cap on the spot?

Mr. Smith answered that Mr. Vumbaco is correct and there is no cap on the spot price. In fact, as of March 1<sup>st</sup> the numbers have risen dramatically due to congestion costs and losses due to the changes in the standard market design of the way they buy and trade energy. There is an additional transmission charge that is not covered by the power sales agreement when supplemental power is purchased in New Hampshire, for instance, to meet increased needs. Northeast Utilities has just announced that they are having a rate increase, or fuel adjustment charge, which is going to translate into possibly 8-9% to their customers. That is going to happen approximately June. The winter was severe; there were some high prices generated or caused by gas prices. The market clearing prices were well over \$100 which is \$.10 kwh for some of the energy.

Mr. Vumbaco asked if it will affect Wallingford?

Mr. Smith replied that he feels Wallingford has sufficient reserves to bridge the increase. He does not expect a rate increase until at least 2006.

Mr. Toman asked, is there any way to hedge on the futures market when we have to go into the spot market like that?

Mr. Smith answered, CMEEC does that. They have a reserve position for some of the resources. Obviously, there is some additional expense when you buy a hedge as an insurance policy. You are paying that additional premium which is rolled into the price.

Mr. Brodinsky asked Mr. Smith to explain how the figure of \$2.7 million was computed.

Mr. Smith answered that it is primarily a projection of what the PUC estimates the June electric bill to the utility will be which includes firm power costs plus our interruptible for Connecticut Steele. It is primarily June but also a little bit of May. We are anticipating a very normal June. If we get 10-20 days of 100 degree weather, we may miss the target by a considerable amount.

Mr. Brodinsky asked, if we are taking it on the nose for \$2.7 million for just June, do those numbers carry forward to July, August, September...?

Mr. Smith answered, that is next year's budget.

Mr. Brodinsky was aware of that point.

Mr. Smith replied, we increased the budget to anticipate...we saw some of the prices already this year were a lot higher than last year.

The increase that is contemplated is already in the new fiscal year's budget.

Mr. Brodinsky asked if the increase in the cost come primarily from that CMEEC contract that went to arbitration?

Mr. Smith answered, it is from all sources. The CMEEC contract only covers about half of our total needs. In the system power sales agreement the costs are fixed and rising. The other element of the purchases are whatever the current market will run.

Mr. Brodinsky asked, what percentage of our needs come off spot market? I was under the impression that most of our power sources were off of contracts where we actually had a fixed price; we knew what the price was. Are we 1% off of the contracts?

Mr. Smith answered, probably 15-20% on the peak is off the spot market or short term contracts.

Mr. Brodinsky asked, going forward next year, we're talking about the same thing? We are exposed to the market to 15% next year?

Mr. Smith replied, we are exposed and we are trying to get a better handle on that. CMEEC is working hard at that.

Mr. Brodinsky asked, we are going to recover some money in our residential sales, but we are not going to recover any money to the commercial/industrial sales?

Mr. Smith answered, right. Commercial/industrial sales are pretty flat; they are pretty much as we projected and I think we estimated 1-1.5% growth in all three sectors. The largest amount of growth is in the residential, far beyond the 1.5%. We are running at 54 mills or \$54 mwh; \$.054 kwh. Last year at this time we were running about \$.048 so we are up about 6 mills per kwh on average for the year.

Mr. Brodinsky asked, that's the assumption that you used and the rest was sales?

Mr. Smith answered, right.

Mr. Brodinsky asked, does the 6 mills come off of the spot market? That's the difference?

Mr. Smith answered, 6 mills is the average total price increase that we have seen over this current fiscal year.

Chairman Knight stated, you seemed to indicate that the \$2.7 million plus the \$40,000 was all bundled into May and June. It is just at the end of the year you have to make good on the difference on what you projected over the twelve months and what the reality is. This is the result.

Mr. Smith answered, correct. IT is our best estimate revised to what it is going to take to have sufficient funds to cover our expenses for the fiscal year.

Chairman Knight asked, but we have been accumulating these overages month after month if you will.

Mr. Smith answered, right. This isn't just happening in May and June. I think that is why I was going to get across that the average price for the year is up about 6 mills during the current fiscal year, not just these last two months.

Mr. Brodinsky stated, the last figures you provided to us was year to date, April and you were still under budget.

Mr. Smith answered, yes, but we won't be by the end of May unless we pay the next bill and then we need the dollars to appropriate for the June billing.

Mr. Brodinsky asked, does the April numbers reflect the average cost you are talking about right now?

Mr. Smith answered, to date, yes.

Mr. Brodinsky stated, if I take what it cost you in April and assume it will be the same in May and June, because you just said that was the average...

Mr. Smith answered, April is a low consumption month. May and June is usually more, especially June.

Mr. Brodinsky stated, if you use April's numbers you wouldn't need \$2.7 million but rather \$1.3 million. When will the May numbers be available?

Mr. Smith replied, the first two weeks of June.

Philip Wright, Sr., 160 Cedar Street asked how much money was left in the Retained Earnings account?

Mr. Smith replied, the last time that question was asked, it was somewhere in the \$19 million range.

Mr. Wright, Sr., asked, do you anticipate having to continue taking out of that?

Mr. Smith answered, last year when we anticipated taking out funds, we actually put money back in to the tune of about \$2 million because of lower prices and because of lower energy use. We actually budgeted a net loss and came up with a net profit. The long range plan was to build up the fund in the early years and then start drawing it down. We will be reaching into it in the next few years and that is one of the means that we have of stabilizing the rates.

Robert Sheehan, 11 Cooper Avenue stated, no matter what happens in the market you anticipate your expenses which you're right around and I think is commendable to you.

Mr. Smith answered, this year is definitely an extraordinary year in terms of usage. We would never have predicted a 5% increase across the board but the weather last summer gave us a record number of 90 degree days.

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

ITEM #7a Final Report Out from the Library Expansion Study Committee (Appendix II)

Present for this item was Library Expansion Study Committee (LESC) Chairman Richard Gee, Wallingford Public Library Co-Directors Karen Roesler and Leslie Scherer.

Present in the audience were committee members Louise Coffin and Dick Rizzo.

Mr. Gee thanked all the members of the committee for their tireless efforts and time and dedication that they have given to the project. He thanked the Council for assembling a group with such perseverance and expertise. It made his job, as Chairman, a lot easier than it might have been.

In May, 2002, the Town Council appointed the committee and charged it with selecting an architectural firm to advise the Town regarding the feasibility of the Public Library expansion and the estimated costs associated with construction.

The committee met seven times from June until October, 2002 during which time they heard from Library consultant Nolan Lushington, held a joint session with the Library Board of Managers, reviewed data on Library use and space needs, and developed a process for the evaluation of architectural firms. The Town Council approved the committee's selection process on November 12, 2002 and the Purchasing Department issued a Request for Proposal (RFP) on December 11, 2002.

Seventeen firms responded to the RFP invitation and the committee narrowed its selection to five final candidates. Interviews were conducted and the committee ranked the finalists using pre-established criteria. On April 10, 2003 the committee compiled the ranking sheets and voted unanimously to select the firm of Tuthill & Wells.

The committee recommends the following action taken by the Town Council this evening:

- That the firm of Tuthill & Wells Architects of Avon, CT. be retained to complete the Phase I Feasibility Study for the expansion of the Wallingford Public Library
- That \$38,500 be appropriated to complete the study
- That the Library Expansion Study Committee be continued through the Feasibility Study

Mr. Toman asked, which direction is the Committee going with the study? Is there a plan to give the Council a study which shows building phases? One with alternatives? Do you have a set figure in mind, say, \$9 million or something like that where we will be presented with a complete study with complete costs?

Mr. Gee answered, we would have no idea of the final costs. This is just the beginning of a feasibility. It is my understanding of the feasibility is that it is in phases and that was part of when we asked you to waive the bid, we presented the phase system to you. As far as alternatives, it is my understanding that it is part of the what architect's job is, to present alternatives.

Ms. Scherer stated, we did develop a program through a series of meetings over the last two years which involved the public, the Library Board and its staff to analyze our needs and to try and come up with the number of square feet that we feel we need. Then the next step was this study, the primary purpose of which is to find out what that number is, what it would cost in order to provide the amount of space that we feel we need. That's very much a focus of the feasibility. We know it can be done but the question is, how much

would it cost to have it done. We did say in the specifications for the study that the committee wants alternatives.

Mr. Toman asked, are you starting with certain square footage and that is fixed?

Ms. Scherer answered, it is fixed in terms of that's what we feel we need. If it comes in at some enormous number and it comes to the Council and that's not the way it is going to be then we can go back. I think we wanted to start with what we feel would meet the needs of the town for the next twenty to thirty years.

Mr. Toman asked, that's what I mean; you are not going to give us different square footage estimates? It's going to be a square footage and it depends on how you fill it and what percentage gets filled or constructed at what time over a phase-in period of time.

Ms. Scherer stated, the square footage was based on some assumptions as to the ideal way to have a library; certain aisle widths, for example. Part of the charge to the architect is to tell us what it would cost to do it that way and also how much it would cost if it were done the way the aisles are now, which are just 36" which does meet the handicapped requirements but is probably not as good for people who are trying to browse on the bottom shelf, etc. They are approximately fixed, but not set in stone.

Mr. Toman asked, we will be getting different cost estimates?

Ms. Scherer answered, I am not sure if the Council or the committee would.

Mr. Toman stated that he recalled estimates of between \$4-10 million for the addition and that seemed like a wide range. We are in more stringent economic times and I don't think at least the State's financial situation will improve over the next two years or more. I am wondering if that might reflect on some of the decisions you will make.

Mr. Gee appreciated the point. At the time the bid waiver was requested, the RFP was presented and on page four of the proposal it indicates what Phase I will consist of. The last item is to provide an estimated total cost. That will be part of the product of Phase I.

Ms. Scherer stated that she feels the numbers quoted by Mr. Toman were guesses that were thrown out, for they never had any real numbers. That is the reason for the study.

Mr. Farrell asked if there is a square footage number that the committee can provide to the Council?

Ms. Scherer answered, approximately 30,000 square feet for the addition.

Mr. Farrell asked, did any of the interviewees indicate what the going square foot price is for the construction and finishing of the space that the committee would want?

Mr. Gee stated that the committee has not gotten those numbers at this point, it is way too early for that.

Mr. Farrell stated that it would give the Council a better grasp on how much money they were looking at. It would give them a better handle on what they would be able to afford because it is going to be an issue for the Council. He feels the Council would want to give as much of a library expansion as they can but they would also have to decide how much the Town's wallet can afford. It would help the Council wrap its mind around what the committee is talking about. In looking at the school expansion project which, for instance, the policy has been, bid it out, don't give people a number to plan around, say what you want, bid it out, curtail it if you have to but it isn't necessarily what we can afford. I would like, at some time, you to ask your experts what they think are reasonable going square foot rates these days so we can start to stomach this process.

Mr. Vumbaco asked Mr. Gee to expand upon the completion of Phase I. He thought when approving the waiving of the bid that Phase I was going to be done and complete with the amount that the Council was appropriating at the time.

Ms. Roesler stated that, to date, nothing has been appropriated for the committee. The bid waiver request was the only action requested that night.

Mr. Vumbaco asked, the \$38,500 requested tonight is the amount that is needed to complete Phase I?

Ms. Roesler answered, correct.

Ms. Doherty asked, does the \$38,500 also include design and construction?

Ms. Roesler answered, it does not include design and construction. Phase I is the study that will give us the information to bring to the Council for you to decide whether to move forward with Phases II & III. It will include square footage, what will be put into that space and the cost of the project.

Ms. Doherty asked, are you going to have a Plan A, B, C?

Mr. Gee stated, Phase I definitions require that sketchings of the functional areas, schematic plans and alternative be presented. The plans will be reviewed by the Town officials and committee. Based on those plans a final cost will be assigned. You will have something in your hands you can see.

Chairman Knight reiterated what other Councilors spoke about regarding flexibility and the state of the economy in Connecticut and the difficulty of raising funds anywhere in the public sector. He stated, the more flexibility built into the plans, the better so the Council

can meet an unforeseen economy that we don't know where it is really heading for the long term. Everyone on the Council is interested in the project but we ultimately have to say whether or not the town can afford it. The more flexibility you build into the plans, the better chance you have of getting a larger share of the project done. Having served on two building committees, I have found that the more alternatives you can present to a body like this, more wriggle room, the better your chances of seeing your project through. We are all pulling in the same direction. I think we want it but we are the ones that have to face the financial realities.

Pasquale Melillo, 15 Haller Place, Yalesville asked if the expansion will be solely for books?

Mr. Gee explained the various media forms that will occupy the expanded area.

Mr. Melillo was in support of the project.

No Action Taken

ITEM #7b Consider and Approve the Committee's Selection of an Architect

Motion was made by Mr. Farrell that the firm of Tuthill and Wells of Avon, CT. be Retained to Complete the Phase I Feasibility Study for the Expansion of the Wallingford Public Library Expansion Project, seconded by Ms. Papale.

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

A public hearing will be set at a future date to approve funding for the study.

ITEM #7c Consider and Approve Charging the Committee to Continue its Work through Completion of the Feasibility Study

Motion was made by Mr. Farrell to Charge the Library Expansion Study Committee to Oversee the Completion of the Phase I Feasibility Study to be Undertaken by Tuthill & Wells, seconded by Mr. Toman.

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

Chairman Knight thanked the committee on behalf of the entire Council for their efforts. He stated that it is a very exciting project. He has heard many, many good things about the committee and congratulates the members for their efforts. Thank you for continuing to have an interest in it, he stated.

ITEM #8 Executive Session Pursuant to Section 1-200(6)(D) of the CT. General Statutes With Respect to the Purchase, Sale and/or Leasing of Property - Mayor

ITEM #9 Executive Session Pursuant to Section 1-200(6)(B) of the CT. General Statutes to Discuss the Following Pending Litigation Matters:

- Robert Rook v. Town of Wlfd. Tax Appeal;
- Town of Wlfd. v. Dept. of Environmental Protection; and
- Claim of Philip and Patricia Ottochian

ADDENDUM ITEM #9 Executive Session Pursuant to Section 1-200(6)(B) of the CT. General Statutes to Discuss the Following Pending Litigation Matter:

- Masonic Geriatric Healthcare (five cases) v. Town of Wallingford Tax Appeal

Motion was made by Mr. Farrell to Enter Into Executive Sessions Pursuant to Sections 1-200(6)(D) and 1-200 (6)(B) of the CT. General Statutes, seconded by Ms. Papale.

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

The Council entered into executive session at 7:55 P.M.

Present in Executive Session were all Councilors (with the exception of Chairman Parisi), Mayor Dickinson, Atty. Mantzaris and Atty. Small.

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

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

The Council exited the executive session at 9:04 P.M.

ITEM #10 Consider and Approve the Settlement of Robert Rook v. Town of Wallingford Tax Appeal Matter as Discussed in Executive Session – Town Attorney

Motion was made by Mr. Farrell to Approve the Settlement of Robert Rook v. Town of Wallingford Tax Appeal as Discussed in Executive Session, seconded by Mr. Rys.

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

ITEM #11 Consider and Approve the Settlement of the Pending Claim of Philip and Patricia Ottochian as Discussed in Executive Session – Town Attorney

Motion was made by Mr. Farrell to Approve the Settlement of the Pending Claim of Philip and Patricia Ottochian as Discussed in Executive Session, seconded by Mr. Brodinsky.

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

ITEM #12 Remove from the Table to Consider and Approve the Awarding of Bid No. 02-000F for the Sale of Town-Owned Property Known as 15 Oak Street, Yalesville – Town Attorney

No Action Taken

ITEM #13 Consider and Approve the Settlement of Masonic Geriatric Healthcare v. Town of Wallingford (five cases) Tax Appeal Matter as Discussed in Executive Session

Motion was made by Mr. Farrell to Approve the Settlement of Masonic Geriatric Healthcare v. Town of Wallingford (five cases) Tax Appeal Matters as Discussed in Executive Session, seconded by Ms. Doherty.

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

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

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

There being no further business the meeting adjourned at 9:07 P.M.

Meeting recorded and transcribed by:

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

Approved by: *Stephen W. Knight (by PR)*  
Stephen W. Knight, Vice Chairman

6-17-03  
Date

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

6-17-03  
Date



*Town of Wallingford, Connecticut*

RAYMOND F. SMITH, P.  
DIRECTOR

DEPARTMENT OF PUBLIC UTILITIES  
100 JOHN STREET  
WALLINGFORD, CONNECTICUT 064  
TELEPHONE 203-294-2263  
FAX 203-294-2267

May 16, 2003

Public Utilities Commission  
100 John Street  
Wallingford, CT 06492

Gentlemen:

Over the past several months, I have made the Commission aware that there is a need to adjust our budget in order to accommodate additional expenses for purchased power that were not anticipated at the development of the budget in January 2002. There are two primary causes for the shortfall in the Purchased Power Account.

First, electricity usage for the Division is up almost five-percent for the past twelve months. An extremely hot summer followed by a below normal winter have combined to cause additional kilowatt-hours directly attributable to non-average weather conditions. Secondly, the price of purchased power for supplemental energy at the New England Power Pool and ISO-NE have risen dramatically resulting in a higher per kilowatt-hour cost from our supplier.

On the other hand, there are some offsetting revenues, especially in the area of residential sales due to the increased consumption. In order to allow for the balance of estimated purchased power expenses for the last two calendar months of the fiscal year, an adjustment is required to the existing adopted budget. The recommended amount of the budget amendment is \$2,700,000.

Partially offsetting this is a recommended increase in Electric Sales of Energy for Residential Accounts of \$1,200,000, Account 440. An additional increase in expenses is the taxes associated with the gross earnings requirement of the State of Connecticut. It is recommended that an adjustment of \$40,000 to Account 408, Taxes be made part of this action.

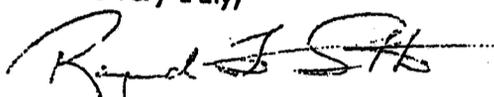
The net result is in order to accomplish this is that we will require an additional \$1,540,000 as appropriation from Retained Earnings.

If approved by the Commission, this matter will be taken to the Mayor and Town Council for their review and approval. As a footnote to this request, Account 442, Commercial and

ITEM NO 10-1

Industrial Sales appeared to be relatively on target from the original budget projections. As such, no recommendation for adjustment is made to that sales appropriation.

Yours very truly,



Raymond F. Smith  
Director - Public Utilities

RFS/kaw

Attachment

C: Mayor William Dickinson  
Tom Sullivan

REC-111 6-17

	Original Budget	Amended Budget	Amendment Required	
<b>Expenses</b>				
555 Purchased Power	31,038,600	33,738,600	2,700,000	
408 Taxes	1,480,000	1,520,000	40,000	
Increase to expenses (from Retained Earnings)				2,740,000
<b>Sales</b>				
440 Residential	14,923,925	16,123,925	1,200,000	
Increase to income (to Retained Earnings)				-1,200,000
Appropriation needed from Retained Earnings				1,540,000

ITEM NO. 6-4

**Library Expansion Study Committee  
Report to the Wallingford Town Council  
May 27, 2003**

In May 2002, the Town Council appointed the Library Expansion Study Committee and charged the Committee to "...select an architectural firm to advise the Town regarding the feasibility of the Public Library expansion and the estimated costs associated with construction."

**Library Expansion Study Committee Recommendations:**

- *That the firm of Tuthill + Wells Architects of Avon, Connecticut be retained to complete the Phase 1 feasibility study for the expansion of the Wallingford Public Library.*
- *That \$38,500 be appropriated to complete the study.*
- *That the Library Expansion Study Committee be continued through the feasibility study.*

**Background:**

- The Library was designed in 1979 and completed in 1982. The 35,000 square foot building provided 20 years' expansion space for both books and people. Since 1982 Library use and collections have doubled.
- The open one and one half story floor plan has been efficient and flexible, and the library has adapted its space to meet new demands. Recorded books, video, compact discs, and public and staff computer services did not exist in 1982, and shelving and workspaces have been added in order to accommodate these collections and services.
- In order to accommodate changing needs within the existing floor plan, nearly 1/3 of the display space and seats available in 1982 have been removed, and quiet study space, though much desired, is now almost nonexistent. The bookstacks are at or, in some cases, above capacity.

**Committee Activities:**

- Electing Richard Gee Chair, and Fred Page Vice-Chair, the Committee met seven times from June through October, 2002.

- 
- During those five months, the Committee heard from Library Consultant Nolan Lushington, held a joint session with the Library Board of Managers, reviewed data on Library use and space needs, and developed a process for the evaluation of architectural firms.
  - The Town Council approved the Committee's selection process on November 12, and the Purchasing Department issued a Request for Proposal (RFP) on December 11, 2002.

### **The Selection Process**

- Architectural firms were required to certify that they had significant experience with Library design and construction, and to attend a bidder's conference at the Library on January 7, 2003. At the conference, the RFP was reviewed, questions were answered, and a detailed tour of the building was conducted.
- Seventeen firms attended the bidder's conference, and eleven submitted proposals for the project.
- Costs for the Phase 1 feasibility study ranged from \$19,400 to \$195,000.
- After analyzing proposals, the Committee selected five finalists. Each firm was asked to prepare a 20-minute presentation for the committee, and 40 minutes were allocated for a set list of questions and discussion. The interviews were held on February 20, 2003 at the Library.
- A site-visit subcommittee toured one building designed by each of the finalists. At each location, the library director or building committee chair was interviewed and asked a standard set of questions. Responses were reported back to the committee.
- Each committee member was asked to rank the finalists using pre-established criteria.

On April 10, 2003 the Committee compiled the ranking sheets and voted unanimously to select the firm of Tuthill + Wells.