

TOWN COUNCIL MEETING

NOVEMBER 23, 1999

6:30 P.M.

AGENDA

Blessing – Rev. Huegel – First Baptist Church of Wallingford

2. Correspondence

3. Consent Agenda

- a. Consider and Approve Tax Refunds (#258-291) Totaling \$4,133.98 – Tax Collector
- b. Approve and Accept the Minutes of the Special Town Council/P.U.C. Meeting of September 29, 1999
- c. Approve and Accept the Minutes of the October 26, 1999 Town Council Meeting
- d. Consider and Approve Awarding a Bid to Staples Business Advantage for the Purchase of New Chairs for the Town Council, Mayor, Town Clerk, Town Council Secretary, Town Attorney, Comptroller and Presenter Bench in the Robert Earley Auditorium – Town Council
- e. Consider and Approve a Transfer of Funds in the Amount of \$2,315.00 from Contingency – General Purpose Acct. #001-8050-800-3190 to Town Council Chairs Acct. #001-1110-999-9902 – Town Council
- f. Consider and Approve Authorizing the Mayor to Enter into an Agreement With Community Action Agency for the Meals on Wheels Program – Mayor
- g. Consider and Approve the Conveyance of Land at the End of Martin Avenue From the Wallingford Housing Authority to the Town of Wallingford – Town Attorney

4. Items Removed from the Consent Agenda

5. PUBLIC QUESTION AND ANSWER PERIOD
6. Report Out by the Engineering Department on the Status of the Parking Lot at the Wallingford Public Library and Approval of a Proposed Project to Expand Said Library's Property - Engineering
7. Consider and Approve a Waiver of Bid to Authorize the Engineering Department To Continue Utilizing the Service of a Professional Peer Review Consultant (Transportation Engineering Concepts) on the Bristol-Myers Squibb Development Application - Engineering
8. Discussion and Possible Action Pertaining to the Classification Plan for Middle Management Educational Administrators for July 1, 2000 through June 30, 2004 - Asst. Superintendent of Schools
9. Report Out from the School Building Renovation Building Committee
  - a. Discussion and Possible Action on Matters Arising Out of Report
  - b. Consider and Approve Formally Charging the School Renovation Building Committee
10. SET A PUBLIC HEARING for December 14, 1999 at 7:45 P.M. to Consider and Act Upon an Ordinance Appropriating \$1,200,000 for the Planning & Design of Town-wide School System Renovations and Authorizing the Issuance of \$1,200,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose
11. Consider and Approve a Waiver of Bid in the Amount of \$2,400 to Pay EnviroMed Services, Inc. for Environmental Site Assessment and Asbestos/Lead Screening Performed at 34 S. Turnpike Road - Public Works
12. Consider and Approve a Waiver of Bid in the Amount of \$12,085.20 to W.I. Clark Company to Perform Repair Work on a 1990 John Deere Payloader - Public Works
13. Discussion Concerning Efforts Being Made to Attract and Retain Volunteer Fire Fighters in the Wallingford Fire Department as Requested by Councilor Stephen W. Knight

14. Consider and Approve a Transfer of Funds in the Amount of \$3,000 from Feasibility Study Co. #7 Acct. #2030-999-9008 to Station Renovation Acct. #2030-999-9024 – Dept. of Fire Services
15. Discussion and Possible Action on Establishing a Fish Farm and Hatchery at The Former Mckenzie Filter Plant Site as Requested by Councilor Gerald E. Farrell, Jr.
16. Executive Session Pursuant to Section 1-200(6)(B) of the CT. General Statutes Pertaining to Pending Litigation in Connection with the Following Cases:
  - Town of Wallingford v . August Cruz et al
  - Richard Charette v. Town of Wallingford
  - Route 150 Realty v. Town of Wallingford
17. Consider and Approve Authorizing the Town Attorney to Bid at a Foreclosure Auction Up to An Amount Agreed Upon in Executive Session – Town Attorney
18. Consider and Approve Settlement of a Workers' Compensation Matter as Discussed in Executive Session – Town Attorney
19. Consider and Approve Settlement of Pending Litigation as Discussed in Executive Session – Town Attorney

TOWN COUNCIL MEETING

NOVEMBER 23, 1999

6:30 P.M.

SUMMARY

<u>Agenda Item</u>	<u>Page No.</u>
2. Correspondence – No items presented	
3. Consent Agenda – Items #3a-g	1-2
4. Withdrawn	
5. PUBLIC QUESTION AND ANSWER PERIOD – Comments Re: Councilors' Conduct at Public Speaking Meetings; Poor Response From Police Re: Complaint Involving Goldfeder Property; Suggestion RE: the Creation of a Parking Space for Mayor and T. Council Chair At the Carriage House Site; Request for Update on Proposed State's Position RE: Proposed Golf Course; Community Lake Dam; American Legion Bld.; 65 Barnes Park North; Goldfeder Property	2-6
6. <b>Report Out</b> By Town Engineer on Library Parking Lot Expansion Project	7-11
7. <b>Approve A Bid Waiver</b> for Transportation Engineering Concepts to Continue their Service with the Town as Professional Peer Review Consultant on the Bristol-Myers Squibb Development Application	11-13
8. <b>No Action Taken</b> Re: the Classification Plan for Middle Management Educational Administrators for July 1, 2000 through June 30, 2004	13-19
9. <b>Report Out</b> from the School Building Renovation Committee and <b>Allow the School Building Committee</b> to Modify the Bidding Process To Allow the Committee to Pre-Screen and Limit the Potential Bidders For the Position of Owner's Representative but that no Fewer than Four Should be Encouraged to Participate in the Selection Process and that The Committee Shall Report to the Council for Award of the Contract For the Owner's Representative	19-27

<u>Agenda Item</u>	<u>Page No.</u>
9b. <b>Formally Charge</b> the School Renovation Building Committee	27-29
10. <b>SET A PUBLIC HEARING</b> for December 14, 1999 at 7:45 P.M. To Consider and Act Upon an Ordinance Appropriating \$1,200,000 For the Planning & Design of Town-wide School System Renovations And Authorizing the Issuance of \$1,200,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making Of Temporary Borrowings for Such Purpose	29
11. <b>Approve a Waiver of Bid</b> in the Amount of \$2,4000 to EnvironMed Services, Inc. for Environmental Site Assessment and Asbestos/Lead Screening Performed at 34 S. Turnpike Road – Public Works	29-39
12. <b>Approve a Waiver of Bid</b> in the Amount of \$12,085.20 to W.I. Clark Co. to Perform Repair Work on a 1990 John Deere Pay Loader - Public Works	39-40
13. Withdrawn	
14. <b>Approve</b> a Transfer of \$3,000 to Station Renovation Acct. for Co. #7 – Fire Dept.	40-43
15. <b>Grant Permission to Proceed</b> with Gathering Information on Estab- lishing a Fish Farm & Hatchery at the Former McKenzie Filter Plant as Requested by Councilor Gerald E. Farrell, Jr.	43-47
16. Executive Session Pursuant to Section 1-200(6)(B) Pending Litigation Town of Wlfd. V. August Cruz, et al Richard Charette v. Town of Wlfd. Route 150 Realty v. Town of Wlfd. Ed Gerosa v. Town of Wlfd.	48
17. Unaddressed	
18. <b>Approve</b> the Settlement of the Matter of Ed Gerosa v. Town of Wlfd. And Richard Charette v. Town of Wlfd.	48

Agenda Item

Page No.

19. **Approve** the Settlement of Pending Litigation Involving Route 150  
Realty v. Town of Wallingford 48

WAIVER OF RULE V

**Approve** Appointing Steven Holmes to the Position of Alternate on  
The Planning & Zoning Commission for a Term Which Expires  
1/8/2002 6

**Approve** Appointing Gerald Lefebvre to the Position of Alternate on  
The Zoning Board of Appeals for a Term Which Expires 1/8/2002 6-7

To Take Up the Matter of Ed Gerosa v. Town of Wlfd. In Executive  
Session 47-48

TOWN COUNCIL MEETING

NOVEMBER 23, 1999

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, November 23, 1999 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:37 P.M. Councilors Centner, Farrell, Knight, Papale, Parisi, Renda, Rys, Zandri & Zappala answered present to the Roll called by Town Clerk Rosemary A. Rascati. Mayor William W. Dickinson, Jr., Corporation Counselor Adam Mantzaris and Deputy Comptroller Eva Lamothe were also present.

A blessing was bestowed upon the Council by Rev. Huegel of the First Baptist Church of Wallingford.

The Pledge of Allegiance was given to the Flag.

Chairman Parisi extended thanks to Gail Schaeffer and Mary O'Neill Farrell for the good job they did with the Adopt-a-Road Program.

Chairman Parisi announced the Seasons of Celebrations festivities that will take place at the Town Hall and other nearby locations over this upcoming weekend.

ITEM #2 Correspondence

No items of correspondence were presented.

ITEM #3 Consent Agenda

ITEM #3a Consider and Approve Tax Refunds (#258-291) Totaling \$4,133.98 – Tax Collector

ITEM #3b Approve and Accept the Minutes of the Special Town Council/P.U.C. Meeting of September 29, 1999

ITEM #3c Approve and Accept the Minutes of the October 26, 1999 Town Council Meeting

ITEM #3d Consider and Approve Awarding a Bid to Staples Business Advantage for the Purchase of New Chairs for the Town Council, Mayor, Town Clerk, Town Council Secretary, Town Attorney, Comptroller and Presenter Bench in the Robert Earley Auditorium – Town Council

ITEM #3e Consider and Approve a Transfer of Funds in the Amount of \$2,315.00 from Contingency – General Purpose Acct. #001-8050-800-3190 to Town Council Chairs Acct. #001-1110-999-9902 – Town Council

ITEM #3f Consider and Approve Authorizing the Mayor to Enter into an Agreement With Community Action Agency for the Meals on Wheels Program – Mayor

ITEM #3g Consider and Approve the Conveyance of Land at the End of Martin Avenue From the Wallingford Housing Authority to the Town of Wallingford – Town Attorney

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

VOTE: All ayes; motion duly carried.

ITEM #4 Withdrawn

ITEM #5 PUBLIC QUESTION AND ANSWER PERIOD – 6:41 P.M.

Jack Agosta, 505 Church Street, Yalesville asked that he be allowed to read an item into the record. He asked that he not be interrupted until he is through reading.

Mr. Agosta stated, the Town Council created the Public Speaking Meeting to meet once each month. This was meant to give the public the right to express their concerns and opinions about the Town and its government, not just to compliment the town officials. The public speakers are supposed to speak without being interrupted. The Council and Mayor are expected to pay attention to the speaker. At the November 16<sup>th</sup> meeting, the Council members to your (Chairman's) right constantly talked to each other. One Councilor jumped around in his seat whenever he disapproved with what I stated. Another Councilor stared at me and grinned showing his disapproval. The Mayor was \_\_\_\_\_ most of the time. I received permission from the Chairman to read letters written to the newspaper concerning MLK (Martin Luther King) Day and no one objected. The Mayor interrupted me after the second letter was read. He objected that it was improper. I read these letters to show that people reading them would see a possible racist community.

They were written by two members of Town commissions appointed by this administration. Mr. Chairman, I was not treated properly. If the public cannot express themselves, why allow them to speak? Other speakers have not been treated very well either. I may have hit a nerve when I spoke out and as Harry Truman said, "If you can't stand the heat, stay out of the kitchen." That is enough about that. With regards to the Goldfeder property; I called the Police Department at 12:45 p.m. on Friday when I went by with a friend of mine to show him the building and found that a window had been broken open and it had curtains on it. You can see it right from the street. I called in and went back Friday night, again on Saturday and Sunday. It was still there. I looked inside and from far away I could see there were sheets or blankets on the floor; I couldn't tell because it was too far away. I went to the Police Department today for a report and they did not have a report on it. I went back there tonight at 4:00 p.m. and it still has not been boarded up. Is there a problem going on the property to board the window? They Mayor said last week that so long as the property was secured, it would be safe. Is there a problem going on that property and boarding it up?

Mr. Parisi asked, which property is it again?

Mr. Agosta answered, the Goldfeder property. Is there a problem with that?

Mayor Dickinson stated, we can check on that. There are two parts to the building. The part that was contaminated is the warehouse, the factory-part of the building. There is an office area that is separate and is not contaminated. We will have to have someone take a look.

Mr. Agosta asked, can they get into the warehouse part of the building from the office area? They are getting inside that building and it is unsafe.

Philip Wright, Sr., 160 Cedar Street stated, I hope everyone took the opportunity to look at the beautiful full moon on the way in. I noticed that the pointing in the bricks on the south side of the Carriage House is gone; it is a mess. I hope that someone intends to straighten that out. I also observed the amount of space there and, if properly handled, you can make two beautiful parking places there; one for the Mayor and his designee, the Chairman of the Town Council. I suggest you consider it.

Pasquale Melillo, 15 Haller Place, Yalesville asked, what has come of the dispute between the Town and State of Connecticut over the Cooke Property relative to a possible golf course?

Mayor Dickinson answered, the Town Attorney's Office is dealing with the Attorney General's Office. I don't believe there is anything new on the matter.

Mr. Melillo stated, the newspaper reported today how Meriden's Housing Authority has received a \$106,671.00 federal grant. How come we did not get one?

Mr. Parisi answered, I don't know.

Mayor Dickinson stated, I don't know what the grant is for. The Housing Authority in Meriden, I assume, is similar to the one in Wallingford. They are not local agencies but agencies of the State of Connecticut. What funds they can apply for and how they are utilized would be a subject that is best addressed by the Housing Authority, itself.

Mr. Melillo asked why there hasn't been any resolution to building a dam at Community Lake? What happens if we have very severe weather that causes damage, how is the Town legally responsible?

Mayor Dickinson asked, relative to someone getting injured on the bridge span?

Mr. Melillo answered, yes. What happens if we have a vicious storm that causes water to spill over onto the streets causing accidents maybe because of the lack of a dam? If someone brings a lawsuit against the Town, what will our exposure be?

Mayor Dickinson answered, I don't believe we would have any liability under those circumstances. Corporation Counsel agrees.

Wes Lube, 15 Montowese Trail asked, how are you making out with the American Legion Building?

Mr. Parisi answered, we have a meeting scheduled December 1<sup>st</sup>.

Mr. Lube stated, that's good that there is continued interest then, or you wouldn't be wasting your time going to a meeting.

Mr. Parisi answered, we will see. This is it though, either we get something or it will be over with.

Mr. Lube asked Mayor Dickinson, at the last meeting we were tabled due to a subject coming up in executive session. How are we making out with 66 Barnes Road North?

Mayor Dickinson answered, there is no new information on it.

Mr. Lube asked, how long are we going to keep this in limbo?

Mayor Dickinson answered, at this point we don't have a response I don't believe from the owner and that is what we are waiting for.

Mr. Lube asked, how long have we been waiting?

Mayor Dickinson answered, over several months.

Mr. Lube asked, after several months of waiting can't we just draw it to a close? Do things like this just stay open forever?

Mayor Dickinson answered, we are still interested in purchasing the property. If we can't work that out then of course there is no deal and the parties remain in their respective positions. The Town is still interested and we are trying to work out terms agreeable to both sides.

Mr. Lube asked if the Town has made its last proposition?

Mayor Dickinson answered, I believe the Town attorney has contacted them. That is all I know at this point. I don't know if it is the last communication we will have with them or not.

Mr. Lube stated, but they are not responding no matter what we do.

Mayor Dickinson answered, I don't believe that is true. I believe there has been communication back and forth but there has not been an agreement.

Mr. Lube asked, was the last communication from them a couple of months ago?

Mayor Dickinson replied, I believe there has been recent communication with the Town Attorney's Office. Janis Small has been handling the matter.

Mr. Melillo asked, has anything been finalized with the Goldfeder property?

Mayor Dickinson replied, we are in the process of analyzing grants and loans and programs that are available and apply ideally for a grant program. I don't know if it has been finalized but I do know that it is being worked on.

Mr. Melillo asked, what is the status of the former Simpson School property?

Mr. Parisi answered, we are waiting for the Housing Authority to let us know what is happening with their request for funding from the state to enable them to expand. Right now the building sits there.

Mr. Melillo asked, is the building safe? Is it deteriorating? Does it have to be fixed up to prevent someone from getting hurt?

Mr. Parisi answered, it is basically mothballed.

Mr. Melillo asked, what other strategies are you contemplating if the situation with the Housing Authority does not work out?

Mr. Parisi responded, we don't have other strategies. We will wait and see. Hopefully this will materialize. Then we will form a strategy and you will be amongst the first to know.

The Public Question and Answer Period was closed at 7:01 P.M.

WAIVER OF RULE V

Motion was made by Mr. Farrell to Waive Rule V of the Town Council Meeting Procedures for the Purpose of Appointing Alternates to the Planning & Zoning Commission and the Zoning Board of Appeals, seconded by Mr. Knight.

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Farrell to Place the Name of Steven Holmes into Nomination for the Position of Alternate on the Planning & Zoning Commission for a Term Which Expires 1/8/2002, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Farrell to Place the Name of Gerald Lefebvre into Nomination for the Position of Alternate on the Zoning Board of Appeals for a Term Which Expires 1/8/2002, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

Steven Holmes was officially Sworn In to the Position of Alternate on the Planning & Zoning Commission by Town Clerk Rosemary A. Rascati.

Mr. Lefebvre was unable to attend this evening's meeting due to scheduling conflict.

ITEM #6 Report Out by the Engineering Department on the Status of the Parking Lot at the Wallingford Public Library and Approval of a Proposed Project to Expand Said Library's Property – Engineering

Mayor Dickinson left the meeting at 7:03 p.m. and returned to the meeting at 7:08 p.m.

Town Engineer John Thompson addressed the Council with Karen Rosseler and Leslie Ann Scherer, Co-Directors of Wallingford Public Library.

Ms. Scherer stated, when the land was acquired for the library building in 1979 the project called for 100 spaces and we got 64 including some in the front. Ever since that time we have been looking for additional parking. In 1985 the library purchased a piece of the backyards from the adjoining properties and the Town developed it as parking and paved it and added it to the library property. Every eighteen months or so we send letters to surrounding property owners to inquire as to if anyone is interested. In the last year we had three responses and two of the three had houses on them. We were able to negotiate with one property owner who possesses two pieces of property. She is willing to sell the property to the library which will give us 30 more spaces. The proposal will be the same; the library will pay for the property out of the development fund.....we would purchase the land and hope that the Town will develop it and add it to the whole library parcel.

Mr. Thompson stated, all of the land the library will purchase will eventually be transferred to the Town. The Mayor suggested that we come before the Council tonight to tell you where the library is going and.....

Mr. Parisi encouraged the public to come forward from the audience to take a look at the drawings of the property in question.

Mr. Thompson explained the drawings to all present. He stated that once the property is purchased by the library, it will then be added to its holdings and transferred to the Town to be leased back to the library. We have just completed survey on the parcels; it is a work in progress. Work will advance on the design during the winter and upon acquisition of the property by the library in winter and spring, we will put this out to construction by next year.

Mr. Zandri asked, is the elevation uniform to the existing parking lot?

Mr. Thompson answered, it is very similar to what we encountered out in the back of the Town Hall parking lot. The grade for the expanded parking area is higher than the adjacent grade. We may need a small retaining wall in order to support the parking lot. Of interest is the abutting property owner from which the library is buying the land is also one of the abutting property owners out behind Town Hall. We are talking about exactly the same situation and construction procedures as we have gone through with the property owner out here. We will follow the very same design philosophy for the library parking lot.

Mr. Zandri asked, do we have a cost estimate for the wall and the expanded parking?

Mr. Thompson answered, at this point I don't, no.

Mr. Zandri asked, do you have a rough idea?

Mr. Thompson answered, I hesitate to guess at it. We just completed a survey and I am doing an initial layout now. I wouldn't want to leave the Council with any estimates until we have a better handle on it.

Mr. Zandri asked, who will pay for the construction of the parking lot? Will it be library expenses or Town expenses?

Ms. Scherer answered, the Town is what we were hoping for. It would be done a lot faster if it were done by the Town. If the library had to do it, it would probably take several years. The precedent we had with the smaller parking lot was that the Town developed it.

Mayor Dickinson stated, the library is purchasing the property, it would be improved by the Town and prior to the improvement the property purchase would be deeded to the Town of Wallingford.

Mr. Zappala asked, I understand you have funds with which to be able to purchase property as you wish without going through the Council?

Ms. Scherer answered, we have what is called the Library Development Fund. It has been in existence since 1976. A large part of it has come from bequests; it started with a \$50,000 bequest. We have had a couple of other fairly large bequests and then we have a very active fund-raising group. Every year we spend usually the income from that fund on programs and materials. We also, if there is a big project like this, can spend the capital of the fund. There is not limitation on the capital. The funds that people give to the library with limitations are not put into that fund, those are used for what ever purpose the donor gave them.

Mr. Farrell asked, the present parking lot is largely surrounded by hemlocks; what are the plans for any buffering around this and if there is buffering around this, is it the time to go back and pull the hemlocks given the whole wooly aldehyd problem?

Mr. Thompson stated, I don't know what the species is around the lot.

Ms. Scherer stated, we do have them sprayed; they are under control at the moment.

Mr. Farrell answered, those wooly aldehyd are going to get them sooner or later.

Mr. Thompson explained, we are planting around the perimeter of the expanded parking lot a fairly dense evergreen buffer very similar to what we have proposed behind the Town Hall.

Reginald Knight, 21 Audette Drive asked, what kind of surface will you put on that?

Mr. Thompson stated, it will be a paved, bituminous, concrete surface.

Reginald Knight asked, tarmac kind of stuff?

Mr. Thompson answered, yes.

Reginald Knight stated, that elevation there is higher than the people on North Whittlesey. Can we have a problem with people there getting excess water now draining into their homes? Can we have a legal problem?

Mr. Thompson asked, are you referring to the parking lot out in back? Or this lot?

Reginald Knight answered, the new one.

Mr. Thompson stated, this lot that is being proposed is going to have a curbed pavement around it and a drainage system that is going to capture the water in the parking area and drain it into the existing system that is in the parking lot currently.

Reginald Knight asked, will the people who live on North Whittlesey have a chance to talk about that? Are we going to inform them or are we just going to do the work?

Mr. Thompson answered, we will make every effort to communicate with all the abutters and, in fact, if the proposal goes ahead as currently envisioned with the drainage system, this will actually reduce the amount of water that is currently draining into their backyards.

Pasquale Melillo, 15 Haller Place, Yalesville asked, how often each day or each week is the parking lot filled up so that you cannot get in there?

Ms. Scherer answered, it is pretty much when there is a program being held in our Community Room. For daily use, if there is no one in the Community Room, our parking is adequate. The Community Room is used maybe five times a week and holds 150 people. Any time the Community Room is in use, parking is a problem. The first Thursday of every month at noontime is a good example; we have a regular program. The most common complaint I have about the library is the parking situation.

Mr. Melillo supported the library but did not think the proposal should be accepted by the Council.

Ms. Papale stated that each time she visits the library she has to circle the parking lot several times before she can find a place to park. She agreed that the library is in need of a parking lot. She states she was surprised this item came upon the Council tonight. She had no idea that this project was being considered now. She was happy the library was able to acquire the property and wished them luck.

Ms. Scherer reminded the Council that the purchase is contingent upon approval by Planning & Zoning for parking. The property will not be purchased until approval is received.

Mr. Zandri asked for clarification on what the Council was being asked to approve.

Motion was made by Mr. Farrell to Approve the Concept as Presented and to Signify that the Council Would Accept the Land if Purchased by the Library and Transferred to the Town, seconded by Mr. Knight.

VOTE: All ayes; motion duly carried.

ITEM #7 Consider and Approve a Waiver of Bid to Authorize the Engineering Department to Continue Utilizing the Service of a Professional Peer Review Consultant (Transportation Engineering Concepts) on the Bristol-Myers Squibb Development Application – Engineering

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

Mayor Dickinson left the meeting at 7:24 p.m. and returned at 7:31 p.m.

John Thompson, Town Engineer stated, we started this peer review process back in the late portion of August and for various reasons, continued reviews and continuation of the hearings which has caused us to continue to need these services way beyond what we originally budgeted and requested.

Mr. Farrell asked, is this one of the peer reviews for Planning & Zoning (P&Z) where the applicant pays the cost of it?

Mr. Thompson answered, no. The peer review is being done by the department as one more responsibility. This was a service that was previously done directly by Rick Doll for the Police Department. With Rick Doll leaving and the traffic review responsibility being assigned to the Engineering Department, because of staffing limitations we have had to go outside and engage what we are calling a peer review consultant. We are not being reimbursed for the services by Bristol-Myers on this application.

Mr. Farrell asked, what part of their various development plans does this concern? Not the day care center I hope.

Mr. Thompson answered, the day care has recently been approved. This application is for their so-called node "F" which is about an \$88,000 sq. ft. addition on their existing building.

Mr. Zandri asked, do you already have this firm hired to do the preliminary work that you started with?

Mr. Thompson answered, we have expended approximately \$1,800 to date and now we are going into the final public hearing on this project on December 13<sup>th</sup>. We need to bring the project to completion.

Mr. Zandri asked, when you originally hired them, how did you go about hiring? Was there a plan they were looking at? Was there an amount of work described that had to be done and how did you price that up?

Mr. Thompson answered, we had engaged this firm a number of times in the past year since Rick Doll has left. Sometimes he has been employed directly with the P&Z Commission as a peer review being paid by the applicant. In this case he was engaged by us. Based on his previous work we had developed what we thought was a reasonable estimate of the amount of time he was going to have to spend and he was going to invoice us an hourly rate. Because we have now gone to two public hearings and two series of reviews, we have exceeded the original estimate of cost. We estimated about \$1,500 at the outset when we began this review process.

Mr. Zandri asked, so the specific task that the firm had to do was not really spelled out? It was an ongoing task with this application?

Mr. Thompson answered, that is correct.

Mr. Zandri stated, as the application expanded, so did the work. Do we have a final game plan as far as the application is concerned, to date?

Mr. Thompson answered, we do at this point, yes.

Mr. Zandri asked, can we put a cap on this? I don't mind waiving this bid under the circumstances but I would also like to put a cap on it so we don't have an open-ended bid waiver.

Mr. Thompson stated, a cap of \$2,500 is adequate to cover us to the end of this process.

Mr. Zandri stated, I would like to see that as part of the motion to make sure that the \$2,500 cap is included.

Mr. Parisi stated, that is what we are advancing them so if he runs out he will have to come back before the Council.

Mr. Zandri stated, that's fine as long as it is clear and understood.

Pasquale Melillo, 15 Haller Place, Yalesville stated that he was opposed to waiving the bid; there should be competition for the service.

VOTE: All ayes; motion duly carried.

ITEM #8 Discussion and Possible Action Pertaining to the Classification Plan for Middle Management Educational Administrators for July 1, 2000 through June 30, 2004 – Asst. Superintendent of Schools

The Council needs only to reject the contract, not approve it. No action is necessary if the Council is in favor of the contract.

Appendix I is a Summary of the salary, holiday schedule, medical coverage/co-pay, and mileage stipend portions of the Classification Plan. Mr. Rys read the information into the record.

Chairman Parisi left the meeting at 7:30 p.m. and returned at 7:34 p.m.

Board of Education Chairperson Patricia Corsetti stated, the Board feels it was a very fair contract.

Mr. Centner asked, the change to Anthem Blue Cross; is there a dollar impact to the Board of Education for that?

Asst. Superintendent of Schools Dale Wilson answered, there is a potential savings from \$2,000 to \$3,000. per employee for that depending on whether it is a family or single membership coverage. There is a potential savings of anywhere from \$40,000 to \$60,000 for that change.

Mr. Centner asked, how many employees are presently in this union?

Mr. Wilson answered, twenty-three.

Mr. Centner stated that he was pleased to see the swap of the floating holiday for Martin Luther King Day.

Mrs. Corsetti stated, we get our guidelines from you (the Council) and we try and follow them.

Mr. Knight asked what the flat amount, 3% increase in year two and four of the contract meant?

Mr. Wilson answered, instead of giving a 3%, 3%, 3% and 3% increase which would mean that the highest salary would get the highest amount increase each year and the lowest salary would get the lowest amount of increase each year, they are doing what they have done before; every other year they will take 3% of the total amount of salaries and divide it by the total number of administrators so that they will all receive the same amount (of increase) two years out of the four years so that the gap does not increase during the four years. For the second year it would be around \$2,700 for every administrator and in the fourth year, around \$2,800.

Mr. Knight stated, I concur with the rest of the Council with regards to the effort you have made on the holiday swap.

Mr. Renda stated, I am glad you got the Martin Luther King Day issue squared away. That is one step and if we could have the other departments follow the same procedure we can get rid of this problem.

Mr. Zandri commented, the salaries are all at 3% which is in holding with the guidelines the Council set a few years back but just as a note, as we go on in the future, we will have to take a closer look at the 3% amount. The reason I say that is, year 1 the principals are making \$96,500 as a top end salary in year #1. In year #4 that same individual is making \$105,090. You can see what happens when you start compounding the increases by 3%. Not only the Town of Wallingford but everyone is going to have to start taking a look at the 3% figure when we start talking about \$100,000 salaries. It will not take too many years before we have a runaway salary issue.

Superintendent of Schools, Joseph Cirasuolo responded, the fiscal impact is there; there is no question about it. The problem we are going to face, in fact we face it right now is, for the position you are describing, High School Principal, you get almost nobody willing to do the job. We had to go out twice the last time we had to fill the position about a year ago. In Cheshire, because they were having so much trouble, they kicked the salary up this year to \$105,000. There are going to be about half the administrators in the State of Connecticut retiring over the next five years. There just aren't that many people interested, given the present job responsibilities, conditions and salary structure. On one

hand you have the impact of the salaries on the fiscal operation of the community but as you look at it in the future....I think the other issue that needs to be looked at is the availability of the people to be able to do the job, be willing to do it for the amount of money that is there. It is becoming a major problem in the education business, not only in Connecticut but throughout the country.

Mr. Zandri stated, I happened to refer to the principals only because I picked out that row of salaries. I am trying to just generalize, as a 3% rule. Maybe the principal position might be one where you are going to have to maintain that degree of elevation in order to attract a person. Communities, not only in Wallingford but across the board, are going to have to look at keeping 3% as a guideline. We will have to take a second look at that. As these salaries get higher it (the financial impact) runs away on us.

With regards to Martin Luther King Day, Mr. Zandri stated, I am happy to see that this union was able to resolve this issue but I think it should also be stated that this particular union already had 13 paid holidays.

Mr. Wilson answered, yes.

Mr. Zandri continued, it was, in my opinion, a lot easier for them to agree (to the swap) and get this out of the way as far as that union is concerned. Again, I believe that the Town, in general, in facing the other union contracts that do not have as many holidays; some have 12 and some only have 11; it is going to be a lot harder to negotiate and I think unless we are willing to negotiate, this issue for the community is just not going to get resolved. I am happy to see, at least for this contract, it is behind us.

Reginald Knight, 21 Audette Drive asked, how far out have you projected the 3% raise?

Dr. Cirasuolo answered, it is a four year contract.

Reginald Knight replied, I have a bit of a problem with this. How can you forecast what the cost of living is going to be four years from now? Many of the taxpayers are elderly like myself and the federal government tells us that 1.3% increase in our Social Security is sufficient and we pay taxes on that. For people who making somewhere in the \$90,000 salary range to get 3% increase seems a little unfair. Our increase is reviewed annually. Could the rate of increase in the wages be tied to the national average raise the same as the Social Security is rather than be tied to any figure with an exponential increase every year?

Dr. Cirusuolo replied, an attempt can be made to do that and probably would result in not an agreement with the bargaining agent and with an arbitrator granting more than that was agreed to. Given the rules that are established by state law in arbitration in these areas, the facts that you mention take a very secondary position in terms of what the arbitrator has to look at. When you look at all those factors you would see the 3% in this case really compares really well with agreements that are taking place throughout the state with any kind of arbitration awards that will be coming down.

Reginald Knight stated, I wish you would go in front of all the feds and speak for us social security recipients to see if they can give us a 3% raise, too. We are the taxpayers who pay for these salaries and when it comes around to giving us a raise 1.3%.....

Dr. Cirusuolo stated, I don't have too much luck talking to the federal authorities but you may need someone else to help you out with that.

Mr. Wilson added, settlements for teacher negotiations and as you know we came last year before the Council with the teacher's (contract) for the next four years at 3%. We are averaging right now in the State of Connecticut 4.3%. You are going to see that increase over the next couple of years. Administrator's settlements presently are averaging 3.75% in the State of Connecticut and we are now fixed for 3% for the next four years. The value of all those contracts will increase over the next four years for both the teachers and administrators.

Reginald Knight asked, is there anyway you can write into the contract that the interest is tied to the national cost of living increase for social security recipients?

Dr. Cirusuolo answered, yes, but it would probably not be successful. It wouldn't reach an agreement and I don't think anyone has a problem with going to arbitration if we feel we have a strong case to make but given the facts that Mr. Wilson has just listed and trying to get an arbitrator to tie it to the national increase in the cost of living when that increase is 1.3% and the average settlement is 3.75%, what we would open ourselves up to is an arbitrator's award which is higher than 3%. That would end up putting everyone in worse shape than we would be with a 3% increase.

Reginald Knight disagreed.

Pasquale Melillo, 15 Haller Place, Yalesville asked, is it true that if you end up in a dispute on this issue you have to take it to the state legislator?

Dr. Cirsuolo answered, that is not accurate.

Mr. Melillo asked, isn't it true that the State is involved in this one way or another?

Dr. Cirsuolo answered, no.

Mr. Melillo asked again.

Dr. Cirsuolo answered, state statute governs the process. To that extent they are involved, other than that they are not involved.

Mr. Zappala asked, how did you figure the High School 10 Month Assistant position?

Mr. Wilson answered, that was an additional Assistant Principal for Lyman Hall High School because of their enrollment and we felt that it was only necessary to have that person on during the school year so we hired that person as a ten month position. This is the first year, starting last September, for the position. That person is now on staff.

Mr. Zappala stated, I am glad to see the Martin Luther King Day issue resolved in this contract.

Mr. Rys asked, in each state, administrators, teachers, etc., are they all standardized in pay?

Dr. Cirsuolo answered, not at all. There is wide variation in the levels of compensation; there is wide variation in the rules defined by State Statute in terms of the relationships between the Boards of Education and their employees. There are some states in which there is no collective bargaining. The employees cannot organize collectively as they can in Connecticut.

Mr. Rys stated, to follow up on nationalization; because of that also, aren't the States basically....when you go to arbitration, don't they also look at the wealth of the State when they are discussing percentages?

Dr. Cirsuolo answered, not so much the wealth of the State but the wealth of the community. It is defined in law as the "ability to pay". The key factor that is looked at is comparative experience; what are the average settlements, the average awards that have been given, the ability to pay, etc. In Connecticut it is a question of relative ability to pay in community to community and not so much state to state.

Mr. Rys stated, you cannot compare apples to apples. You can have someone in another state earning \$63,000 a year with a smaller raise than what we are offering here.

Dr. Cirasuolo answered, the arbitrators would not even look at that. Not only is there a variation in salary but also in the cost of living which, in some ways, justifies not comparing to other states.

Ms. Papale stated, I would like to thank the people who worked on this contract. They have come through with what the Council has suggested. It was not easy. I find it hard to believe that it is difficult to attract people to some of the positions in this contract; it is good money. I know the job is not easy but the money is good.

Mr. Wilson stated, it is becoming more and more difficult to find people who want to go into administrative positions because teacher's salaries are very good, they work ten months so they have summers off and vacations off. With an administrative salary position you have to work twelve months. It is becoming more and more difficult and will get worse before it gets better.

Dr. Cirasuolo stated, if you look at the difference in year one of the elementary school principal and for that position we still get a good number of applicants. The difference in gross pay is \$6,000. Net that out in terms of all the deductions and taxes. What people are saying to us is, for the few thousand dollars extra, it is not worth the aggravation and pressure and everything else that goes with the job. High School Principal is a very, very difficult job to do. Your day can begin at 8:00 a.m. and you think that everything is going to be wonderful and at 8:10 a.m. one thing happens and you have something on your hands that lasts a week and one-half sometimes to resolve. These are good people who are dedicated educators, administrators, who are looking at these jobs and are saying that it is not worth the money. If it were a lot more money maybe more would be interested in what they would have to go through. They are increasingly not interested.

Mr. Parisi asked, how many Coordinator/Directors are there?

Mr. Wilson answered, two positions.

Mr. Parisi reminded everyone that this only requires a vote to reject.

No action taken.

ITEM #9 Report Out from the School Building Renovation Committee

a. Discussion and Possible Action on Matters Arising Out of Report

Don Harwood, Chairman of the School Building Renovation Committee (SBRC) asked that the members of the committee come forth and make themselves known to those present.

Joseph Ferrara, John Hackbarth, Jared McQueen, Tony Roy, Ralph Acabbo, Arlene Whalen, Andre Lubier (Board of Education Representative) seated themselves in the front row of the audience.

Mr. Harwood stated, a few other committee members who have been involved but are not present this evening are Ann Hoag and Jon Walworth. Phyllis DiChello is also a Board of Education representative to the committee.

William Choti, also a committee member, joined Mr. Harwood at the presenter's bench.

Mr. Harwood filled the Council in on what the committee has done to date. He talked a little bit about the action plan, timeline, initial funding, the committee charge and how we entered the new year.

From a committee status report: The Committee has met numerous times. An organizational meeting was held at which time Mr. Harwood was appointed Chairman; William Choti, Vice-Chairman; Ann Hoag, Secretary and Jared McQueen, Treasurer.

The first item on the list of things to do was to get out and look at the schools and understand the project which is very sprawling and diverse. The committee as a whole went out and visited all of the schools to gain an appreciation of what the Board of Education had compiled with the assistance of Gerald Powers (Supervisor of Buildings and Grounds) as far as a needs assessment.

All of the data obtained from the on-site visits were displayed on flip charts at the next committee meeting. The information was pulled down off of the charts and the committee came away from the meeting with documented observations to add to what was distributed earlier by the Board.

The proposed time line given by the committee to the Council will continue to move as the project progresses. The project flow and how the committee wished to move the project

forward along with the importance of having staff personnel or owner's representative who would work on behalf of the committee was discussed. The project is too large and diverse to have a volunteer committee get their arms around each and every school and be able to facilitate the many interactions that are going to have to occur.

The committee will have to work with not only the State Department of Education, the Board of Education, the Mayor's Office, the Comptroller, the Business Manager from the Board, Purchasing, the schools themselves and administration, Building and Grounds Dept., and the architect but the construction phase as well. All of those contacts report back into the core group (SBRC) in some fashion in the form of either dialogue, reports out, very interactive discussion that may require the committee to focus the project. This shows the complexity the committee is faced with in trying to weave all of those into one package. This is where the committee felt, as a project flow, we really need to involve an owner's representative also known as a builder's rep. It is common practice to bring on someone to work on behalf of the Town, representing the Town versus the entity of an architect or construction manager/general contractor.

The items that the committee wants to focus on for calendar year 1999 are related to the issue of trying to facilitate, in a very fast fashion, bringing on the owner's representative because it will help the committee start to take what is a fairly exhaustive list of items plus the Board of Ed's list and start to make sense out of them with a project in mind versus a needs picture in mind.

The committee has some commitments to the State of Connecticut which puts them into an initial schematic design submittal in September, 2000 which is ten months away. For the committee to get there fast, it has to accelerate the process. The committee is proposing to have the opportunity to look at a owner's representative; for the authorization to go out and interview the top four firms in the State actively engaged in this process and come back to the Council with a recommendation in a short list-type of environment.

The committee is requesting \$50,000 so that they may begin looking at the first segment of an owner's rep.; get that process going. The total dollar value, now that the committee has a little different picture of their reporting requirements to the State, has got to move faster. The bonding and request to the Council has to move much faster hence the reason why the committee is seeking a public hearing for a larger bonding ordinance. Once the services of an architect are engaged then the committee could quickly be dealing with multi-million dollar architectural fees.

Mr. Harwood asked that the committee's charge be refined to ensure that there is nothing that hasn't been described that would possibly impact the flow of the project. Working with the Mayor's Office and the Council, there is a charge that has been put together which details points for the committee. It is much more comprehensive so that there are no stumbling blocks so that everyone knows where we are supposed to be going.

In summary this gives an overview of where we the committee is going.

Mr. Centner stated, my concern is, because of the environment that we are in now, is there confidence that we can get four large firms that would have the experience of working on a project of this magnitude?

Mr. Harwood answered, the committee is comfortable that it can source a company that has some depth to work on this project. That is the key, to get a company that is focused on this type of service. We feel comfortable that we can at least tap into four that are clearly recognized significant players. They can't be a player that doesn't have a lot of resources just because of the diversity of the project. In the construction arena, it is going to be tough to get the project to fly fast.

Mr. Centner asked, in the capacity that this firm would take, would they be costing per school or will it be a total package? It gets kind of hairy because without knowing it all up front and then asking them to come in, I don't know if they would go with the eleven school bid or bid with a retainer to start and then start to cost out as each school unfolds as to the level of work....

Mr. Harwood replied, I think the latter is what it is going to be. I think we will be really looking at some sort of.....we will be comparing hourly services against hourly services. I think we will focus more on the labor rates.

Mr. Centner stated, your earlier statements on how to strategize which schools to run at once; because of the personal experience with this last project we had, when work was done at Dag Hammarskjold, we needed resources at Stevens School a lot in terms of moving books, materials and sometimes students. I agree with you that caution is going to be needed in planning which schools will go on a construction priority list at which particular time. I appreciate the committee's recognition of that aspect of it.

Mr. Zandri asked, are you going to be looking for a waiver of bid for the owner's rep and then just go through an interview process? Is that the game plan?

Mr. Harwood answered, yes. What we would hope to do is follow the Purchasing guidelines but apply them to a short-listed approach. If we want to fast track this to at least get us to the point where we can get stuff to the State Department of Education, to go through a long, drawn-out process is not going to help us get there. We thought if we brought in four, good, recognized firms with horsepower....we would have to agree with what that short-listing criteria consists of, then at that point those four firms would go through almost similar to what we had done with the last project; we would take a look at each firm in two perspectives, one being pricing and the qualitative and ability of the firm to operate. From there we would make a recommendation back to the Council for approval. If we sent out an R.F.P. (request for proposal) my anticipation is that we are going to get slammed with a huge number that is going to be unmanageable for the committee to deal with.

Mr. Zandri asked, don't we have to have dollars in place prior to doing that?

Mr. Harwood answered, typically before sourcing people you have to be able to fund it. Maybe the Mayor could comment on that.

Mayor Dickinson stated, on the agenda is a call for a Public Hearing on an ordinance. That would be the initial funding. It may not fund all of the money but would allow the initial contracts to be signed.

Mr. Zandri stated, there has been concern because of the magnitude of this project about spreading it out or to be manageable...but that is going to be a hard sell when it comes down to the parents of the individuals that are in the school that is going to be last. It is just a heads-up. Even though I realize there is going to be a time frame here, I think overall we have to try to condense this as much as possible because you are going to have that problem because every parent is going to want to have the school that their children attend done first.

Mr. Harwood replied, we are really going to look towards the Board of Education and administration to help us with that whole issue. No matter what we do, no matter how protracted or condensed it is, we are going to have to set priorities in some fashion. They are going to have to give us their direction, too.

Mr. Zappala asked, will Yalesville, Dag or Moran be the subject of any work?

Mr. Harwood answered, Yalesville is not included at all. Dag and Moran are included for a few items.

Mr. Farrell stated, a motion was be appropriate just to get us a little more focused on what we are talking about.

Motion was made by Mr. Farrell to Allow the School Building Committee to Modify the Bidding Process to Allow the Committee to Pre-Screen and Limit the Potential Bidders for the Position of Owner's Representative but that no Fewer Than Four Should be Encouraged to Participate in the Selection Process. I Further move that the Committee Shall Report to the Council for Award of the Contract for the Owner's Representative, seconded by Mr. Knight.

Philip Wright, Sr., 160 Cedar Street stated that he was pleased to see some familiar faces from the former school building committee on the new committee. Is the \$1.2 million ordinance referred to in Item #10, is that for the architect as well as the owner's representative?

Mr. Harwood answered, I would anticipate that to fund the owner's rep. To provide funding for secretarial administrative support we will need to bring on board and then to be the money that would engage at least schematic or a portion thereof schematic design with an architect. As we start to get a feel for the project, during the second quarter of the year 2000 we will be back to increase the bonding ordinance as it gets into a much more developed stage in design.

Mr. Wright asked, what do you see as a total time frame; 5 years, ten years?

Mr. Harwood answered, I would estimate that we would be through the year 2000 with design. To be able to get some dirt moving in year 2001 is realistic as long as we continue a fast track. Then it is really a matter of how it gets phased and staged, etc. Some are quite aggressive. You have a couple of years of construction for certain. From inception to completion will be at least 4-5 years. We have talked about a lot of options on how to do that; there are a lot of approaches that could be taken.

Dave Cantos, 4 Meadows Edge Drive stated that he was fully in support of the drive to hire the owner's representative because of the scope of the project and the speed with which you are going to have to move. About six months ago Gov. John Rowland was bragging about how much extra money he had to spend on education. There is a state program that would just apply to Lyman Hall in this case so if you segregated out Lyman Hall and if you accepted a certain amount of extra students to that school, the state would pay for more than the customary 50%. I got this information from Mary Fritz, State Representative.

Pasquale Melillo, 15 Haller Place, Yalesville asked, what about the possibility of obtaining federal funding?

Mr. Harwood stated that he was not aware of any federal funding for the project. The last he heard from Jodi Rell, Lt. Governor, there would be a 53% reimbursement from the state.

Mr. Melillo suggested that Mr. Harwood keep an eye on the newspapers. With a presidential election coming up perhaps there may be some federal money made available for the project. He suggested contacting Congresswoman Rosa DeLauro. He asked if there will be computers purchased in conjunction with the project?

Mr. Harwood answered, in this stage of the process we are not addressing the furnishings of the schools.

Mr. Parisi stated, right now we are dealing with the owner's representative issue and the charging of the committee. That question may be more appropriate at the public hearing.

Jim Vumbaco, 81 High Hill Road asked, who will establish the criteria for the four firms?

Mr. Harwood answered, the committee will.

Mr. Vumbaco asked, the committee will be dealing with the Purchasing Agent and the other Town officials?

Mr. Harwood answered, yes. It will be a pretty aggressive.....we have a worksheet which is the criteria for owner's rep. It talks about work tasks, election criteria and contract terms so it is a base document that we are working off of as of today.

Mr. Vumbaco asked, there is an item for a \$50,000 bid waiver. What is the \$50,000 for?

Mr. Parisi answered, that is the owner's representative.

Mr. Vumbaco asked, is this seed money?

Mr. Harwood answered, yes, pretty much. The \$50,000 is a dollar value that we brought forward anticipating that we could get approval in the short term and get a firm on board

for some period of time. That may be a funding value to allow us to use the firm for a time frame of six months or something like that, depending on how we engage the firm.

Mr. Vumbaco asked, you will be using the firm on an interim basis and then fold the rest of their costs into the eventual costs of the project as it goes forward?

Mr. Harwood answered, it certainly will because the owner's rep over the course of the four or five years will far exceed that number.

Mr. Vumbaco asked, does the Council have the final say on the hiring? Is that part of your motion, Mr. Farrell?

Mr. Parisi answered, no. What the committee will do is come back to the Council and recommend to us; tell us what their finding is. We will have an opportunity to comment at that time.

Mr. Vumbaco asked, will the Council have the final say in the hiring or the committee have the final say on the hiring?

Mr. Parisi answered, the committee will have the final say.

Mayor Dickinson stated, the motion is for the report to come back to the Council for approval of hiring. The Council approves the selection. Just so that it is clear, the funding will occur from the ordinance. The ordinance will have to be effective, assuming it is passed in December, it will not be effective until thirty-five days or so into January. At that point the money will be available for hiring.

Ms. Papale stated, when the committee interviews each one of the owner's reps, will the Council be invited to attend?

Mr. Harwood answered, yes. We are a committee of the Council. We will send you a personalized invitation to each meeting.

Mr. Parisi stated, any member of the public can attend that meeting; it is a public meeting.

Mr. Centner asked, when laying out the plans for each school can a preferred plan and one alternate plan be developed? I understand that some of the issues are modernization, some are maybe curriculum and other needs and I wasn't sure, depending on the magnitude, really how costly the project may be...if that is a realistic way to approach it.

Mr. Harwood replied, the hesitation I have is, if we engage an architect and we ask him to give us two proposals for each school, we are talking about a significant amount of work. I, personally, would hope that we could solidify prior to that with the Board, administration, principals and the Council, a pretty good feel of exactly where we want to go so as not to invest a great deal of money in an alternate proposal that we may end up disposing of. If we can narrow it down on the front end, we would get a better bang for the buck. It is not uncommon to try to get some alternate look sees but I guess we want to do that more in the macro sense than bringing it down where we are going to invest a great deal of money. I think that would get us the best for the community.

Mr. Centner asked, does the committee intend to present to us prior to...on terms of what the committee has determined what they are going after in the planning phase prior to having the architect work on that? Is that what you are planning to do? Are you going to meet with us a number of times?

Mr. Harwood answered, we are going to try. There will not be any major phase that we don't try to give you some report. We are hopeful that we can have some dialogue with the Council on an ongoing basis so it is more of a committee report out at Council meetings. There are some big decisions here so we need a lot of input early.

Mr. Zandri asked, is it going to create a problem with the committee's schedule if the owner's rep is not brought on board before mid-January?

Mr. Harwood answered, ideally, it would be nice to see if we can do it faster than that but the process of the ordinance prevents that. We will be accelerating very quickly and almost parallel-pathing the architectural selection at almost the same time. We will probably be coming in with a very similar proposal for an architect almost at the same meeting.

Mr. Zandri stated, my only point is that there may be an alternative instead of going through this process. We may be able to front the money for this if you have to bring him on board early and then make the transfer afterwards as far as the ordinance is concerned. Is that a possibility, Mayor?

Mayor Dickinson answered, generally we amend the ordinance for larger amounts of money so....

Mr. Zandri asked, would it be possible to bring this individual on board sooner by putting a transfer of funds through to fund this portion of it and then reimburse the ordinance afterwards?

Mayor Dickinson answered, I don't think they are going to be in a position to hire someone much before the January date. We are going into holidays...that would surprise me. It is not an advisable way to deal with the financing. We really like to keep everything in the ordinances. I would be surprised if you are that much in advance by the time we approve contracts, interview, arrive at a selection that has to be approved at a meeting and then have to deal with a contract to work out the terms of that. If that is going to be before a date in January, you really are moving at light speed.

Mr. Harwood answered, I don't think it is earth-shattering at this point. What we really need is to simply get an owner's rep and architectural firm almost running at the same time with Council approval.

Mr. Zandri stated, I just wanted to make sure it wasn't a stumbling block to your overall plan.

VOTE: All ayes; motion duly carried.

**ITEM #9b** Consider and Approve Formally Charging the School Renovation Building Committee

Motion was made by Mr. Knight to Approve a Charge for the School Renovation Building Committee. The charge reads as such:

“The Wallingford Town Council charges the School Renovation Building Committee to Accomplish the Following:

1. Plan, design, supervise administer and construct renovations and improvements to school buildings and properties including Lyman Hall High School, Sheehan High School, Dag Hammarskjold Middle School, Moran Middle School, Cook Hill Elementary School, Highland Elementary School, Moses Y. Beach Elementary School, Parker Farms Elementary School, Pond Hill Elementary School, Rock Hill Elementary School and Stevens Elementary School.

2. Approve and Authorize all Expenditures for Renovations and Improvements to Said Schools and Properties Within the Council Approved Budget and Ensure Through the

Architect(s) and Contractor(s) that the Town of Wallingford Qualifies for all Eligible State Or Federal Funds.

3. Recommend for Approval by the Council the Hiring Of an Architect(s) and Other Professional Support To Accomplish the Project.
4. Prepare a Schedule and Project Definition Including:
  - A. Plans for each School
  - B. Cost analysis for each school
  - C. Construction schedule
  - D. Schedule of Cash Flow
5. Coordinate with the Board of Education and School Staff and other Departments:
  - A. Project Schedules and other Details
  - B. State Grant Applications for Reimbursement of Project Expenditures
6. Report to the Town Council and Receive Approval on Project Schedule and Definition.
7. Cause Public bids(s) to be prepared, received and reviewed.
8. Request Funding for Construction Purposes.
9. Recommend Award of Bids for Construction.
10. Supervise the project during Construction to meet Schedule and Funding Authorizations.
11. Close out the Project and Enable the Filing of Documents with the State of Connecticut.
  - A. Develop a Line Item Budget by School Which Meet State Grant Requirements and Government Reporting Requirements
  - B. Reconcile Project Costs to Department of Finance Financial Reports

Motion was seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

Chairman Parisi announced at this time that Item #13 has been removed from the agenda.

**ITEM #10** SET A PUBLIC HEARING for December 14, 1999 at 7:45 P.M. to Consider and Act Upon an Ordinance Appropriating \$1,200,000 for the Planning & Design of Town-wide School System Renovations and Authorizing the Issuance of \$1,200,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose

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

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

**ITEM #11** Consider and Approve a Waiver of Bid in the Amount of \$2,400 to Pay EnivronMed Services, Inc. for Environmental Site Assessment and Asbestos/Lead Screening Performed at 34 S. Turnpike Road – Public Works

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

Mr. Parisi left the meeting at 8:47 P.M. as did Mr. Farrell. Mr. Farrell returned at 8:48 P.M. and Mr. Parisi returned at 8:55 P.M.

Mr. Centner left the meeting at 9:09 P.M. and returned at 9:12 P.M.

Correspondence from Henry McCully, Director of Public Works states how an environmental site assessment and asbestos/lead screening at property known as 34 S. Turnpike Road was requested by the Law Department who is in the process of taking title to the property due to back taxes. In order to have a quick turnaround for the services, Mr. McCully "walked through" a purchase requisition using an existing Electric Division environmental bid. Days later I was informed by the Purchasing Department that the bid used did not cover the type of services performed. The work had already been completed and it was determined that a bid waiver must be obtained for EnviroMed Services, Inc. in the amount of \$2,400.

Mr. Centner asked, have we been storing asbestos and lead on the site or is it just in the top layer that we are concerned about? If it is tested and found to be contaminated, who will do the clean-up?

Mr. McCully answered, we don't own the property. The reason we wanted to do this was if the Town wanted to take title to it, the Town would not want to take title if the property was contaminated. The intent was to first of all see if we wanted to take title to the property and sell it to get the back taxes.

Mr. Zandri stated, you went on the assumption that you had a bid waiver through the Electric Division that enabled you to hire this firm, correct?

Mr. McCully answered, we have used this company over the years for a lot of testing. The bid they had with the Board of Education expired July of this year. Another firm now has the bid and I called them automatically because Atty. Mantzaris wanted a quick turnaround on the testing because he was coming before the Town Council with a presentation. They do have an existing bid with the Electric Division but it is for health and safety matters rather than site assessment. That is where the confusion came in.

Mr. Zandri asked, when you go to Purchasing with a requisition, don't they make sure we are in line with authorizing the hiring of the firm?

Mr. McCully answered, when we walk through a requisition in an emergency, or when we want a quick turnaround such as this matter, they assign a purchase order number and I take it upstairs to Finance for a confirmation of funds. I referenced the Electric Division bid. In some cases the bids are voluminous and are very complicated. To expect the Purchasing Department to clarify exactly what was in that bid....they were the low bidders for environmental and health and safety services which is sort of overlapping. This is where the oversight took place. If I had been given more time, this would not have occurred.

Mr. Zandri stated, in the future we had better make sure that if we are honing in on specific work to be done and are using someone else's bid, that we make sure before we walk it through the process.....

Mr. McCully interrupted to say, this is the first time this has ever happened to me. Usually I have a very good understanding of what it is I am using and this is the first time this has ever happened to me.

Reginald Knight, 21 Audette Drive asked, has the work already been done?

Mr. McCully answered, yes.

Reginald Knight asked, and you want the Town to pay for it?

Mr. McCully explained the situation once again and stated that the misunderstanding resulted in a violation of the Purchasing Ordinance and although the work has been done the vendor must be paid. It has to be corrected by bringing the matter before the Council.

Reginald Knight asked, was the purpose to see if the building was worthwhile to take for back taxes?

Mr. McCully answered, no, not the building, the property.

Reginald Knight stated, we seem to have parallel with the Goldfeder property. The State came in and looked at that (Goldfeder's) and they came in and paid for that as far as I know. Why couldn't the state look at this property also?

Mr. McCully replied, the property housed a package store and deli; it was not a contaminated site or anything like that. This is just normal procedure.

Reginald Knight stated, we are afraid to take over the Goldfeder property in case we end up with a polluted situation which could cause harm and cause us to pay a lot of money to clean up and we have the same situation here and we have to pay for the testers to come in and test it.

Mayor Dickinson stated, the purpose of the test was to determine whether or not there are pollutants on the property. The results of that test, we will make known, but the purpose of the testing was to determine whether or not to take ownership.

Jim Vumbaco, 81 High Hill Road asked, did the owner of the property give us permission to go on the site?

Atty. Mantzaris replied, I don't remember whether we got permission or not from the owner.

Mr. Vumbaco stated, it has been the Town's practice over many years not to do any work on private property. It has been stated on many occasions here. If we did go on private property without the owner's permission, did we create a potential liability for the Town? And, why did we do it that way?

Atty. Mantzaris answered, the owner had an attorney.....to answer your question, we didn't ask for permission to go on the property.

Mr. Vumbaco asked, would that have caused a problem for the Town if, in fact, there was a liability issue that might happen since we allowed someone to go on the property? Is it standard procedure?

Atty. Mantzaris answered, no, it is not. As a matter of fact, this is the first time we have handled something like this in an attempt to possibly acquire the property for back taxes. Normally, all of our foreclosures are for sale and we never go on the property except on the day of the sale. Whether we would incur a liability if the engineering firm had sustained some damage or injury on that property.....?

Mr. Vumbaco added, or to the property, itself?

Atty. Mantzaris stated, we knew the work that was going to be done was going to be done visually and not actually open boards or drilling into the soil. It was going to be a visual inspection and that is exactly what we came up with. Frankly, I did not think the liability was extensive. I talked about this with Mr. McCully when we talked about going on the property and that is the conclusion that I came up with. It worked out O.K. but it did not necessarily have to.

Pasquale Melillo, 15 Haller Place, Yalesville asked if the \$2,400 will be the final payment?

Mr. McCully answered, that is correct.

Mr. Melillo stated, since it is such a small amount of money over the \$2,000 and we could face a lawsuit if not taken care of, we should profit from this experience.

Wes Lube, 15 Montowese Trail stated, in referencing the Charter it says that the Council has the power to purchase real estate which is what you are thinking of doing with the auction on the foreclosed property. Does this power that the Charter bestows upon the

Council include the power to sign real estate purchase contracts or authorize someone to sign on your behalf?

Mr. Parisi answered, yes, we do that; many times we do that; we authorize the Mayor.

Mr. Lube asked, does it also include you having the responsibility for having work done or authorizing work to be done on property that you are considering purchasing?

Mr. Parisi answered, yes, at times, yes.

Mr. Lube asked, when did the Council authorize the spending of \$2,400 for one hour of visual work on 34 S. Turnpike Road by an environmental firm?

Mr. Parisi stated, it was during a meeting that we.....I believe that that was.....

Mr. Lube stated, it was not done at an open meeting, Bob.

Mr. Parisi answered, no, no.

Atty. Mantzaris stated, when I brought this to the Council the three areas of inquiry they inquired about and asked that I come back with answers on was; one, whether or not there were any environmental problems with the property; two, the sequence of accidents at the site because of it was sort of a blind curve at the top of the hill, and the third was whether the irregular part of the boundary that is owned by the Town was needed by our Engineering Department for future Town use. I had gone to the Council to ask them for permission to seek a strict foreclosure in this lawsuit which would mean that the Town would end up as the owner of the property if the person we are suing did not redeem it at the \_\_\_\_\_ day. Before they would approve any such venture, they asked us three questions and asked that I come back with answers for those three questions. If you recall that motion at that time was tabled until I did that...those three items and one of them was to call Henry (McCully) to do the environmental work, the Police Department for the accident study and Engineering for the irregular parcel, irregular line. That is how it came about. I take it that the Council, through the question, authorized that work on this property.

Mr. Lube asked, what you are relating, I am sure the Council concurs with but I don't believe that what you are relating occurred in an open meeting. What you are referring to is a discussion you had with the Council in executive session, is that correct?

Atty. Mantzaris answered, I believe it was in executive session.

Mr. Lube asked, they (Council) authorized you to go out and spend the money in executive session?

Atty. Mantzaris answered, they did not talk about any money. They authorized, they directed that this work be done, the three items that I talked about. This was discussion in executive session and these are the three things the Council brought up. I took it that they wished to have answers so I went out and did those three things.

Mr. Parisi stated, we did want answers.

Mr. Lube asked, you felt that they gave you the authorization to do that or you wouldn't have done it without it?

Atty. Mantzaris answered, yes, I felt that. I thought they wanted those answers so I went out and got those answers.

Mr. Lube asked, were you aware that when you went out and asked Mr. McCully to conduct this that it was going to cost \$2,400?

Atty. Mantzaris answered, no. As Mr. McCully explained, he thought that there was already a department that had acquired low bid on environmental work and he could just go out and do it. What I asked Mr. McCully how much time it would take and when he told me that he had this waiver, this bid rather, it seemed like a quick turnaround so I didn't know what it would cost.

Mr. Lube asked, you were under the impression that it was going to cost nothing?

Atty. Mantzaris answered, no. I was not under the impression that it wasn't going to cost anything. There was already a low bid out there.....

Mr. Lube interrupted to say, Mr. McCully said that he was doing this under a bid.

Atty. Mantzaris answered, yes, an existing bid which meant that he could do it quickly but not for nothing.

Mr. Lube asked, did the environmental firm ever give you an estimate, Mr. McCully of what it was going to cost to do this work?

Mr. McCully answered, yes they did.

Mr. Lubee asked, do you remember when that was?

Mr. McCully answered, I believe it was the next day after I contacted the firm.

Mr. Lubee asked, you contacted them when; about when?

Mr. McCully answered, the next day after I called them. I referred to the Electric Division bid and their ongoing work with the town.....

Mr. Lubee asked, would you say it was the middle of October? They did the work October 31<sup>st</sup>.

Mr. Parisi stated, If you have specific questions, I would think that it would be appropriate that before this meeting that you discuss them with the department head so that we could at least come here prepared. This has gotten to take on a guise of an interrogation. You want very specific information.

Mr. Lubee stated, I am only asking questions and you have brought the subject up, I did not. But as long as you have brought it up, here is what I experienced; I went to the Purchasing Department and asked to see a copy of the Purchase Order, there is none. The bill had not yet arrived in the Purchasing Department so I then went over to Mr. McCully's office and asked for, to begin with to start the discussion, the copy of the bill from EnviroMed of Meriden and Mr. McCully asked me what I wanted it for which I did not think he legally had a right to do and I refused to answer the question. He (Mr. McCully) said "Well, I am not going to give it to you until I talk to my attorney". I said, "fine, I will wait". He says, "I am having my lunch now", it was about two o'clock. I says, "O.K., what time do you want me to come back?". It was a very cold atmosphere as you can understand. At four o'clock when I came back I think Mr. McCully had left and there was an envelope waiting for me with the bill in it so I did not have an opportunity to discuss it amicably, if you may, to answer your question.

Mr. Parisi stated, next time call me up and maybe I can help you to get into a better atmosphere.

Mr. Lubee stated, there is a time line missing here that I think is very significant. If I may, I would like to continue. The work was done October 31<sup>st</sup>, the bill is for \$2,400 for one

hour's worth of work that was described by Mr. McCully as being visual. One hour's visual work for \$2,400 doesn't seem like something that you would jump all over as an alternative to going out to bid. What I am asking now is, if we knew in October that this was going to cost \$2,400 and work was not done until October 31<sup>st</sup>, why wasn't it brought up at your October 26<sup>th</sup> meeting in executive session, if you will, but at least you would have had an opportunity to decide whether or not you wanted to go ahead and waive a bid on this matter. Is that an unfair observation?

Mr. Parisi replied, as Counsel stated, we did authorize the work to be done.

Mr. McCully asked if he could offer some clarification for this hour that Mr. Lubee is eluding to?

Mayor Dickinson interjected, before you do that I don't think that we should let it stand that the Council authorized the work. The Council asked questions. It does not require authorization for the administrative departments to obtain information. There is no vote and no direction from the Council other than the asking of questions. The administrative departments did their job and sought to receive the information necessary. That does not require authorization from the Council.

Mr. McCully explained, the invoice that Mr. Lubee is eluding to is Site Assessment 1E. You have to realize that when you do this; this firm has to research this site, the Town Assessor's Office, they contact all contaminated sites, D.E.P. websites, this is a complete history of this site. This does not take an hour's worth of work. This document is signed-off that they did asbestos testing. It is listed in here what materials in those buildings are asbestos. They had to take samples, take them back to a laboratory, prepare an analysis. This is a copy of the book right here (holds up book) that was prepared and I don't think that anyone could do this in an hour. This was a thorough examination and the Town is just being on the cautious side with this piece of land.

Mr. Parisi stated, I have dealt with testing in my career and it is not a quick thing.

Mr. Lubee asked, how much is owed in the way of unpaid taxes on this property?  
How bid is the rabbit we are chasing?

Atty. Mantzaris answered, on the order of \$55,000. through December of this year.

Mr. Lubee asked, to which we will now add this \$2,400 in expenses? Are there any other expenses related to this property that we would like to recover?

Atty. Mantzaris answered, there are expenses that the committee for sale incurred at the first sale. It amount to something on the order of \$6,000 which were paid. There were two sales, one was scheduled and didn't go forward and the second proved unsuccessful because of the low bid that was tendered. We have \$6,000 and a couple of thousand for the appraisal, maybe \$1,000. Normally it is all recovered when the property is sold at auction. Unfortunately, this property does not appear to be drawing that much interest. On top of the \$55,000., there is also \$10,000 in utility bills. It comes to over \$70,000 between taxes, water/sewer bills and foreclosure expenses.

Mr. Lubee asked, if we stopped right now, how much actual cash have we laid out on top of that money thus far?

Atty. Mantzaris answered, about \$10,000.

Mr. Lubee stated, there is also an item, #16, on your agenda to discuss this matter in executive session, when you are doing that you prohibit any public discussion of that and then you come out of executive session and then you tend to just....

Mr. Parisi stated, we record the vote.

Mr. Lubee continued, you record what ever you have decided without being specific. Is there any objection to discussing that item 16 right now?

Mr. Parisi stated, yes, it is out of order. That is the objection, we would be going right by the agenda.

Mr. Lubee asked, would we have the opportunity, as the public, to discuss Item #16?

Mr. Parisi answered, yeah, right. I don't know if you will have an opportunity to.

Mr. Lubee asked, I am asking you this for a very honest reason.

Mr. Parisi answered, and I am being honest with you; there is not much we can discuss about it if it is in executive session, that is what I am saying.

Mr. Lubee stated, I am trying to impart some information to you that really is not apropos to the bid waiver but it is apropos to whether or not you.....

Mr. Parisi stated, why don't you give it to us right now, if you want?

Mr. Lubee asked the Town Council Secretary to distribute materials he has provided her to all the Councilors. Mr. Lubee stated, what is being handed out is an enlarged copy of a survey map that was done on the property in 1973. It is dated October 8, 1973 and was recorded in the Town Clerk's Office on November 1, 1973. It is a portion of the survey. The property is in a CB40 zone and with Tom Talbot's counsel, I have applied the Planning & Zoning front line setback, sidelines and rear setbacks as you can see on the property. It shows two buildings. The building that is closest to the strip shown as Town of Wallingford is the old package store. The Town's property runs right across the front stoop of the package store. Slightly to the rear you see a building. That is not the deli, it is the burned out remains of a building today.

Mr. Parisi stated, you have the package store and the old deli, too.

Mr. Lubee stated, the deli did not exist in 1973 but it is almost directly opposite of the burned-out building. If you noticed, that portion of the land that is available to be built on according to P&Z regulations, is colored in red. It has a depth of 10' and a width of 150'. It is totally impractical to do anything with this property other than to use the existing buildings and only the deli building...

Mr. Parisi interrupted to say, not if you go to the Zoning Board of Appeals (ZBA).

Mr. Lubee stated, if you go to the ZBA you would have to have such radical changes....

Mr. Parisi interrupted to say, my point is, it is available. It is an option.

Mr. Lubee replied, even if you were to give the potential buyer the Town of Wallingford's strip and added to it...unfortunately our zoning regulations say that on the major thoroughfare such as S. Turnpike Road, the Town wants to retain a 100' width right-of-way, 50' from the centerline of the road and when you add that to the 50' setback required on the owner's land, you have a total of 100' from the centerline of the road; 50' rear setback and 25' sideline setbacks and that is how you arrive at all of this. When I talked to the owner's former attorney, he said that during the period of time that the property was being marketed by the owner, they had had on the table a signed offer of \$70,000. The buyer, in doing his due diligence, discovered in discussions with the Town that the Town property line came across that front stoop. He asked the Town at that time to make some accommodations to enable the deal to go through and to develop the land as the buyer intended. The Town stonewalled him. What I am saying to you now is that ethically,

morally, fairly, equitably right for the Town to do to a buyer for the Town's property what the Town was unwilling to do for the seller's buyer? Did I word that clearly? Do you understand what I am asking you? Is it right? I don't care whether it is legally right, I am asking is it ethically right? Is it fair for us to throw that parcel in which we did not and were not willing to do to the owner's buyer? Is that fair?

Mr. Parisi replied, we will take that into consideration.

Mr. Lubee asked, I am asking you?

Atty. Mantzaris asked, was this before the foreclosure or during the foreclosure?

Mr. Lubee answered, it was before the foreclosure when the property was listed with a real estate agent.

Atty. Mantzaris answered, we were not contacted about what you said about asking the Town to take some action to help facilitate a sale. At least our office was not contacted. I don't know what department was contacted.

Mr. Lubee answered, I don't either. All I know is what the attorney said.

Mr. Parisi stated, I am not going to.....we are going to....I am going to call....we are way off the agenda item here. We are way off the item.

Mr. Lubee stated, if you are buying this property later on under Item #16 or #17, and it does not have commercial potential, if you were buying it for open space, it is not a very logical location for open space. The number of residences within a mile of this property, you can count on the fingers of one hand.

Mr. Parisi thanked Mr. Lubee for his presentation.

VOTE: All ayes; motion duly carried.

**ITEM #12** Consider and Approve a Waiver of Bid in the Amount of \$12,085.20 to W.I. Clark Co. to Perform Repair Work on a 1990 John Deere Pay loader – Public Works

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

Correspondence from Henry McCully, Director of Public Works states how the pay loader was purchased from W.I. Clark Co. who is the exclusive John Deere dealer in the area, hence the request for a bid waiver. All parts listed in the price are discounted for the State of Connecticut John Deere parts bid that is used for John Deere equipment.

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

Mr. Centner asked, what type of warranty accompanies the work?

Mr. McCully answered, ninety (90) day. We have never had a problem with any of the repairs this company performs, even if it has gone beyond the warranty period. They have always stood by their work with us.

Mr. Knight asked about the type of engine the machine houses.

Mr. McCully proceeded to explain that it was a John Deere diesel, wet sleeve engine.

Pasquale Melillo, 15 Haller Place, Yalesville stated that he was opposed to waiving the bid.

Robert Sheehan, 11 Cooper Avenue stated that he was glad to see the work was being performed by a business who is a taxpayer in town. He hoped that more department heads are encouraged to look to businesses and services provided in this town to keep the work in this town.

Mr. Centner asked, how many other John Deere pay loaders do we have?

Mr. McCully answered, three. The Town, over the past seventeen years, has exclusively owned John Deere equipment. They are consistently the low bidders on pay loaders. They have been very reliable pieces of equipment for us.

VOTE: All ayes; motion duly carried.

ITEM #13 Withdrawn

ITEM #14 Consider and Approve a Transfer of Funds in the Amount of \$3,000 from Feasibility Study Co. #7 Acct. #2030-999-9908 to Station Renovation Acct. #2030-999-9024 – Dept. of Fire Services

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

A feasibility study was performed for the renovation of the North Farms Volunteer Fire Station. It has been determined that the removal of a non-bearing wall at the rear of the apparatus room would alleviate the cramped conditions and allow better access to the vehicles. The study will continue and it is expected that a proposal for further alterations will be forthcoming in the year 2000/2001.

Mr. Centner asked, do you envision any code work being required with the removal of the wall?

Chief Wayne Lefebvre answered, I checked that out with an architect and discovered that it was not a load-bearing wall and it won't require any code work. There is going to be an electrician involved to make sure that all the wires are properly transferred. There is a light switch that will have to be moved which will be done by an electrician.

Ms. Papale wanted to make sure that the work continues after Chief Lefebvre retires.

Chief Lefebvre answered, I will be putting the budget together. It is my responsibility to complete the next budget.

Ms. Papale asked, what will be done in the future?

Chief Lefebvre answered, we are looking at putting in a sewer line, we are mandated to put an oil/water separator in and the Engineering Department will assist us with the project. We are looking at "bumping out" the front of the building to give them more room in their meeting space. We have to put a new roof on the building, we are looking at updating the heating system, the bathrooms; this may turn into a multi-year project. That is what we are studying. We save money by doing the job ourselves, with the help of the Engineering Department.

The capital project account was funded with \$5,000. It is anticipated that the entire amount will not be spent.

Ms. Papale stated that the Council should keep that in mind next budget year if the department comes before the Council for funds to support further renovations.

Mr. Knight asked, is it your intention to have the feasibility study provide us with rough cut estimates for the work?

Chief Lefebvre answered, yes. Then the next phase would be to hire an architect to give use ideas of cost.

Mr. Knight asked, when are you going to proceed with the rest of the costing of the improvements to the (fire)house that you expect?

Chief Lefebvre answered, I will try and get some estimates for the next budget. We are working on it presently.

Mr. Knight asked, will the \$2,000 get you the numbers that you need to know?

Chief Lefebvre answered, I might not spend the \$2,000. I can obtain the information without spending it. That is my goal. I will get some rough estimates for cost per square foot of that type of facility. I will get the cost of re-shingling that roof which must be done in the next budget.

Mr. Farrell stated, it was about a year ago that Chief Tim Wall invited the whole Council up to see the firehouse and I think one of the things that the general public does not know is the fact that you have a specialty of doing rescue work, Company No. 7. Having extra space to store some of your items and train with them is particularly important. There is an important public safety aspect involved just beyond space here. It will give the company room to store the items and to train.

Mr. Zandri asked about the overall future of the station. He asked, does the Chief feel the house should be kept in that location? If we are going to be spending a lot of money on renovations is the building going to be adequate for future needs in that area?

Chief Lefebvre answered, this is a stop-gap measure to utilize and optimize the space that is available to them. The property itself can not be expanded upon. It is not suited for any kind of expansion. In the future as that neighborhood grows, and it is growing, another building will probably be the way to go. It is a busy intersection and I am not crazy about the traffic pattern and the ability of the volunteers to get in and out of the area but until that section of town demands a larger building or expanded department, I think this will do.

Mr. Zandri asked, how long are we looking at? I hate to sink a lot of money into this building if, in a short period of time, we are going to see that we need to expand that area.

Chief Lefebvre answered, we are looking at maybe a ten year period. Beyond that I would not venture a guess.

Pasquale Melillo, 15 Haller Place, Yalesville commended the Fire Department for conducting their own feasibility study. He hoped that other departments would follow suit.

Mr. Parisi asked, do you have a question?

Mr. Melillo stated, I would like to see the fire fighters get the infra-red helmets in the next budget.

VOTE: All ayes; motion duly carried.

**ITEM #15** Discussion and Possible Action on Establishing a Fish Farm and Hatchery at the Former McKenzie Filter Plant Site as Requested by Councilor Gerald E. Farrell, Jr.

Mr. Farrell explained the plant, which is a brick structure constructed in the 1920s, is located out on Northford Road. The plant was expanded in the 1950s. From the 1920s until the early 1990s when our new water treatment plant was built, this building was used for the purpose of filtering and treating the drinking water in town. As you can imagine, there are many holding tanks and other such spaces within the building where the water would be held and contained as it was being treated. The building came to my attention about a year ago when Roger Dann indicated to us that there was a possibility that it might be torn down since the Water Division has no further use for the plant. Given that it is a physically complex building, the cost to tear it down could run quite high. Which led me to think about what adaptive re-uses there might be, given how unusual a building it is. Roger Dann was gracious enough to give me a tour of the facility and I got to view first hand these very large water storage areas that are within the structure. In essence, what the building is is a series of large holding tanks. I am seeking permission to pursue the possibility of leasing out the plant as a fish hatchery. The farm raising of fish has become a significant commercial enterprise throughout the U.S. Leasing our plant out to one of these commercial venturers and receiving rental payments in return, may make some economic sense for us. It would negate the cost of tearing down the building and it would also provide a stream of rental income to the Water Division. We would have to make a decision that if that came to fruition of how we would apply that money; would it go back into the general fund and help keep taxes down or would it go to the Water Division and help keep our water and sewer bills down. I have spoken to Roger Dann, William Austin, Chairman of the Planning & Zoning Commission as well as next door neighbor to the

property and Shirley Faris who is the State Agricultural Commissioner. One of the things the Agriculture Department is doing is trying to encourage this type of aquiculture commercial development. Everyone seemed to agree that it was something worthwhile looking into. What I would propose is that Roger Dann and I send out a letter to all of the existing fish hatcheries in the State indicating that, as far as we believe, the building has this kind of potential.....and that the building would be opened on a particular day when the commercial business representatives could view it. If we do find that parties were interested, we could come back to the Council at that point for some further guidance to see if a competitive bidding procedure is what is necessary. The main idea is to gauge what interest there is that is out there among existing fish hatcheries and any other aquatically-related business. There may be others that I have not thought of. Any use of this site would have to be in keeping with the fact that this property directly adjoins the McKenzie Reservoir on the upper part and the Muddy River to the right of the property and that no use that would endanger our water supply or contaminate the Muddy River would be considered. I think it is something, with the Council's permission, I would like the opportunity to explore this issue and come back to inform you of the response we got. It should cost maybe \$20 to send out a number of letters and have the Water Division on site one particular day.

Mr. Parisi stated, I think this is one of the most interesting proposals that I have ever heard in all the years I have been a Councilman. I commend you for it because I think it is innovative and maybe very appropriate. The subject matter, aquiculture, is jumping ahead by leaps and bounds and we could end up on the cutting edge.

Mr. Knight asked, is this building in pretty good shape?

Mr. Farrell stated, eventually it would need some work. That is one of the reasons for looking at how it could be re-used now, rather than let the building deteriorate to the point that we have to tear it down. Eventually the roof is one of the things that needs to be fixed.

Roger Dann, General Manager of the Water/Sewer Division stated that the electrical service to the building was terminated when the building was abandoned; it has gone unheated. Windows and the roof would need work. Heating and electrical systems need repair. These needs would have to be taken into account by anyone looking at the building. There would be other modifications to the mechanical that would be necessary in order to accommodate the specific need (fish hatchery) that we are talking about. We cannot represent that the pumps or other mechanical systems would be viable for use. Anyone coming into his would need to look at investing somewhat in upgrading and repairing the facility as part of their overall proposal to re-use it.

Mr. Knight asked, if this catches fire would there be any feasibility to selling the property since it requires significant re-investment? Or is that out of the question?

Mr. Dann answered, given where the site is located, it is a site that we would want to retain control over for the long run. We still have the gate house structure and we constructed a new pump station just above it as well. We are continually in that area to access the dam and pump station.

Ms. Papale commended Mr. Farrell for his idea. She saw no harm in putting out feelers for this type of activity. The State of Connecticut has fifteen or sixteen fish hatcheries. That is not too many. It may be more difficult than we think but it is worth the try.

Mr. Farrell commended Mr. Dann for his input in the matter. For instance Mr. Dann brought up the issue of where the hatchery will get its own water from which complicates our issues. It is a great idea but we still have to look at it very thoroughly to make sure it accomplishes what we want without hurting us in any way.

Mr. Centner asked, do you have any idea of a target lease length? You say you may want the building in the future.

Mr. Dann answered, we have not gotten that far. The initial step is, let's find out if there is any legitimate interest. I have no idea as to what sort of market place we are dealing with and whether or not that market can support both the necessary improvements and modifications and also generate some lease payments or not is really unknown. We need to find that out.

Mr. Centner stated, the D.E.P. and E.P.A. have specific guidelines and I know that with fish, in order to prevent disease and such, you have to give them some drugs or chemicals to keep them healthy. How does that discharge and how is it cleaned? Do they need a separate treatment facility at that point?

Mr. Dann answered, I don't know the answer. The issue of how will they provide water, how much water will they need, what will they have to do in terms of discharge, are all unknowns. That may be an issue that is very difficult on the site. If we are already utilizing the available water supply, what is available for use just downstream? The answer at this point is, very little. This will be a learning process. We don't know a lot about it but we will need to learn as we go and get educated.

Philip Wright, Sr., 160 Cedar Street stated, I hope Mr. Farrell will write a report on the matter regardless if it succeeds or fails so that we will all be educated on aquiculture. I would like to ask the Mayor if he would approve this if this kind of thing came along and was going to net us \$1,000 or \$10,000 or \$100,000. Are you (Mayor) willing to approve that we go ahead with some venture such as this?

Mayor Dickinson answered, I would have to know a lot more about it. I would have to know what the impact is on the Water Division and I believe, given it's the property there, the revenue should go into the Water Division. If all the answers are good ones, why it sounds very good.

Mr. Wright asked, you are saying that if it can fit with all the regulations and such, you would approve going ahead and entering into a venture such as this? Is that correct?

Mayor Dickinson answered, without knowing all of the ramifications, it is a very qualified yes at this point. It sounds like it might be very good.

Mr. Parisi stated, we (Council) would all have to approve it.

Reginald Knight, 21 Audette Drive asked, would this building be taken over by a private enterprise or the State?

Mr. Farrell stated, we are looking for proposals back that would be a lease out to a private entity, not to the State. We did get a lot of information from the State; that they are encouraging this type of thing. I don't think that they are interested in operating such a facility themselves. I did not pose that question to them directly. There is a dollar revenue consideration here and obviously a private entity might be in a better position to pay us money than the State of Connecticut would. The State's dollars actually come out of your pocket and my pocket.

Reginald Knight stated, zoning would have to be changed for that particular building, wouldn't it?

Mr. Farrell answered, that is the reason I spoke with the neighbors initially.

Reginald Knight stated, the farming of baby fish is not an easy subject. They are very delicate creatures. Water that we could swim in, baby fish die in. The building would have to be particularly clean and the water oxygenated or changed constantly. There would be many features that all of us don't know about the raising of fish. Is there a need

for it? If you read any of the state's paperwork that is handed out with your fishing license these days, they tell us not to eat the fish more than once a month; you would be shocked at what the paperwork tells you. This building needs an awful lot of changing; a lot of renovation and adaptation to suit the raising of fish. It is a wonderful idea. Is it just, will it be worth the cost? I know you are going to look into that and that is why you brought the subject up so that you could look into it. It will be a tremendous project to look into all the factors to find out whether or not it is feasible. We would become landlords to a fish hatchery. I commend you for going after it.

Mr. Parisi asked, this would be a commercial operation and governed by the Health Department I am sure?

Mr. Farrell answered, I am sure there are lots of regulations that would apply.

Robert Sheehan, 11 Cooper Avenue stated, it is a very good idea but as Yogi Bera says, "It seems to be deja vu all over again for me." Somewhere in my mind it is rolling around that this proposal has come up before a long time ago. I don't know if it was for that exact building or across the street. Somebody wanted to do something and I suggest that you really get into the State requirements because I think the State got involved last time and I am not sure if they wanted to become involved too and they wanted something for nothing, or just where it was located at that time, as part of a reservoir, near a watershed area. I remember that they had some concerns and it dampened everyone's idea. That was a long time ago and perhaps those obstacles are removed. Get all the information you can out of the State.....it seems like I have heard this before and it is a very good idea. I wish you all the luck in trying to do this but I remember the State had some qualms about it.

Pasquale Melillo, 15 Haller Place, Yalesville stated, it is a good idea that should be explored to the fullest.

Motion was made by Mr. Farrell to Proceed as Described in My Presentation, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

WAIVE RULE V Motion was made by Mr. Rys to Add to Executive Session the Matter of Ed Gerosa v. Town of Wallingford, seconded by Ms. Papale.

VOTE TO WAIVE RULE V: Farrell was absent; all others, aye; motion duly carried.

ITEM #16 Executive Session Pursuant to Section 1-200(6)(B) of the CT. General Statutes Pertaining to Pending Litigation in Connection with the Following Cases:

Town of Wallingford v. August Cruz, et al  
Richard Charette v. Town of Wallingford  
Route 150 Realty v. Town of Wallingford  
Ed Gerosa v. Town of Wallingford

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

VOTE: All ayes; motion duly carried.

The Council entered executive session at 10:14 P.M. with Mayor Dickinson, Atty. Mantzaris, Risk Manager Mark Wilson and all Councilors present.

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

VOTE: All ayes; motion duly carried.

The Council exited executive session at 10:45 P.M. with Atty. Mantzaris and Risk Manager Mark Wilson in attendance.

ITEM #18 Consider and Approve Settlement of a Worker's Compensation Matter as Discussed in Executive Session – Town Attorney

Motion was made by Mr. Rys to Settle the Workers' Compensation Matter of Ed Gerosa v. Town of Wallingford and Richard Charette v. Town of Wallingford, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

ITEM #19 Consider and Approve Settlement of Pending Litigation as Discussed in Executive Session – Town Attorney

Motion was made by Mr. Rys to Approve the Settlement of Pending Litigation Involving Route 150 Realty v. Town of Wallingford, seconded by Mr. Farrell.

VOTE: All ayes; motion duly carried.

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

VOTE: All ayes; motion duly carried.

There being no further business the meeting adjourned at 10:46 P.M.

Chairman Parisi wished everyone a pleasant Thanksgiving holiday.

Meeting recorded and transcribed by:

*Kathryn E. Zandri*  
Kathryn E. Zandri  
Town Council Secretary

Approved:

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

12-16-99  
Date

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

12-16-99  
Date

**SUMMARY  
OF  
CLASSIFICATION PLAN  
FOR  
MIDDLE MANAGEMENT EDUCATIONAL ADMINISTRATORS  
(July 1, 2000 through June 30, 2004)**

Appendix I

**A. Salary (see attached salary schedule)**

July 1, 2000 – 3%  
July 1, 2001 – 3% (flat amount)  
July 1, 2002 – 3%  
July 1, 2003 – 3% (flat amount)

**B. Swap floating holiday for Martin Luther King Day**

**C. Medical Coverage**

Change to Anthem Blue Cross/Blue Shield Century Preferred Plan effective July 1, 2000

**D. Medical Co-payment**

July 1, 2000 – 10%  
July 1, 2001 – 10%  
July 1, 2002 – 12%  
July 1, 2003 – 12%

**E. Mileage Stipend**

Increase mileage stipend for Coordinator of Special Education from \$350 to \$600 effective in the first year of the contract

**Wallingford School Administrators  
Salary Schedule  
2000 - 2001 to 2003 - 2004**

	Year 1			Year 2			Year 3			Year 4		
High School Principal	92,705	94,380	96,514	95,419	97,094	99,228	98,282	100,007	102,205	101,167	102,892	105,090
Director of PPS	90,947	92,623	94,746	93,661	95,337	97,460	96,471	98,197	100,384	99,356	101,082	103,269
Middle School Principal	89,417	91,092	93,209	92,131	93,806	95,923	94,895	96,620	98,801	97,790	99,505	101,686
High School Assistant Principal	87,956	89,630	91,739	90,670	92,344	94,453	93,390	95,114	97,287	96,275	97,999	100,172
High School 10 month Assistant	76,220	77,250	78,280	78,934	79,964	80,994	81,302	82,363	83,424	84,187	85,248	86,309
Elementary School Principal	86,610	88,285	90,389	89,324	90,999	93,103	92,004	93,729	95,896	94,889	96,614	98,781
Middle School Assistant Principal	83,381	85,055	87,884	86,095	87,769	90,598	88,678	90,402	93,316	91,563	93,287	96,201
Coordinator/Director	83,381	85,055	87,884	86,095	87,769	90,598	88,678	90,402	93,316	91,563	93,287	96,201