

TOWN COUNCIL MEETING

MAY 26, 1998

6:30 P.M.

AGENDA

Blessing - Pastor Leonard Williams - Gaylord Hospital

1. Pledge of Allegiance and Roll Call
2. Correspondence
3. Consent Agenda
 - a. Consider and Approve Tax Refunds (#293 - 298) Totaling \$ 602.40 - Tax Collector
 - b. Approve and Accept the Minutes of the April 28, 1998 Town Council Meeting
 - c. Approve and Accept the Minutes of the May 12, 1998 Town Council Meeting
 - d. Consider and Approve a Transfer of Funds in the Amount of \$220 from Maintenance of Equipment Acct. #001-7010-570-5200 to Telephone Acct. #001-7010-201-2000 - Town Planner
 - e. Consider and Approve a Transfer of Funds in the Amount of \$600 from Wages Acct. #001-6010-101-1000 to Secretarial Acct. #001-7010-901-9000 - Town Planner
 - f. Consider and Approve a Transfer of Funds in the Amount of \$1,730 from Maintenance of Equipment Acct. #001-6030-570-5200 to Shelving for Vault Acct. #001-6030-999-9904 - Town Clerk
 - g. Consider and Approve a Transfer of Funds in the Amount of \$500 from Personal Computer & Printer Acct. #001-3010-999-9902 to Transportation Reimbursement Acct. #001-3010-300-3201 - Health Director
 - h. Consider and Approve a Transfer of Funds in the Amount of \$500 from Employee Training Acct. #001-8035-600-8360 to Overtime Acct. #001-1600-101-1400 - Personnel Director

(OVER)

- i. Consider and Approve a Lease Agreement Between the Town of Wallingford and Big Brothers/Big Sisters of Meriden/Wallingford, Inc. For the Period of 5/1/98 to 4/30/99
- Director of Parks & Recreation
4. Items Removed from the Consent Agenda
5. PUBLIC QUESTION AND ANSWER PERIOD
6. Presentation of Facts Regarding the Senior Center, Its Operation and the Impending Expansion Project as Requested by Councilor Geno J. Zandri, Jr.
7. Consider and Approve a Transfer of Funds in the Amount of \$70,000 from Contingency Accrued Expenses Acct. #8050-800-3230 to Radio Equipment Combined Dispatch Acct. #2030-999-9988 - Dept. Of Fire Services
8. Consider and Approve a Waiver of Bid to Hire the Power Phone Company for the Purpose of Rewriting the Dept. Of Fire Services' Dispatch Procedures to Maintain Continuity of Training and Operational Procedures with the Dept. Of Police Services - Dept. Of Fire Services
9. SET A PUBLIC HEARING for June 9, 1998 at 7:45 P.M. to Approve a List of Municipal Projects and Corresponding Resolution to be Submitted to the State of Connecticut Under the Neighborhood Assistance Program - Program Planner
10. Consider and Approve a Waiver of Bid to Select a Professional Engineering Firm Through a Qualification-Based Selection Process Required by D.E.P. to be Eligible for D.E.P. 100% Reimbursement Grant - Sewer Division
11. Consider and Approve a Budget Amendment in the Amount of \$17,000 from Employee Pension & Benefits Acct. #926-000 to Treatment Plant Acct. #129-093 - Sewer Division
12. Consider and Approve a Transfer of Funds in the Amount of \$19,000 from Operation, Labor & Expense Acct. #642-000 to Electricity, Gas & Misc. Utilities Acct. #643-000 - Sewer Division
13. Consider and Approve a Transfer of Funds in the Amount of \$4,000 from Labor for Maintenance of Lines Acct. #673-001 to Power Purchased for Pumping Acct. #623-000 - Sewer Division

1. Consider and Approve a Transfer of Funds in the Amount of \$9,000 from Operation Labor & Expense - Water Treatment Acct. #642-000, \$3,500 from Maintenance Transmission and Distribution Lines Acct. #673-000 for a Total of \$12,500 to Maintenance of Wells & Springs Acct. #614-000 Water Division
15. Consider and Approve a Transfer of Funds in the Amount of \$4,500 from Maintenance Water Treatment Equip. Acct. #652-000 to Maintenance of Hydrants Acct. #677-000 - Water Division
16. Consider and Approve a Budget Amendment in the Amount of \$17,500 from Employee Pension and Benefits Acct. #926-000 to New Meters Acct. #346-098 - Water Division
17. Consider and Approve a Waiver of Bid to Authorize the Purchase of Services for the Re-Formatting of the Town Ordinances, Excluding Bonding Ordinances, from General Code Publishers for a Cost of \$9,650 - Town Clerk
18. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Respect to Pending Litigation to Discuss Litigation Involving Dellavecchia v. Factory Built Homes and the Town of Wallingford - Town Attorney
19. Executive Session Pursuant to Section 1-18a(e)(4) of the CT. General Statutes with Respect to the Purchase, Sale and/or Lease of Property - Town Attorney
20. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Respect to Pending Litigation to Discuss Litigation Involving Steve E. Davis v. Douglas Dortenzio, et al - Town Attorney
21. Consider and Approve Consenting to an Insurance Company Settlement of the Matter of Steve E. Davis v. Douglas Dortenzio, et al - Town Attorney

ADDENDUM
TOWN COUNCIL MEETING

MAY 26, 1998
6:30 P.M.

22. Consider and Approve a Transfer of Funds in the Amount of \$40,000 from General Wage Account #2030-101-1000 to Replacement Pay Account #2030-101-1500-Dept. of Fire Services

TOWN COUNCIL MEETING

MAY 26, 1998

6:30 P.M.

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TOWN COUNCIL MEETING

MAY 26, 1998

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, May 26, 1998 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Vice Chairman Raymond J. Rys, Sr. at 6:33 P.M. All Councilors answered present to the Roll called by Town Clerk Rosemary A. Rascati with the exception of Mr. Farrell who was vacationing out of the country and Chairman Parisi who was at home ill. Mayor William W. Dickinson, Jr., Town Attorney Janis M. Small and Comptroller Thomas A. Myers were also present.

A blessing was bestowed upon the Council by Pastor Leonard Williams of Gaylord Hospital.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Correspondence

items of correspondence were presented.

ITEM #3 Consent Agenda

ITEM #3a Consider and Approve Tax Refunds (#293 - 298) Totaling \$ 602.40 - Tax Collector

ITEM #3b Approve and Accept the Minutes of the April 28, 1998 Town Council Meeting

ITEM #3c Approve and Accept the Minutes of the May 12, 1998 Town Council Meeting

ITEM #3d Consider and Approve a Transfer of Funds in the Amount of \$220 from Maintenance of Equipment Acct. #001-7010-570-5200 to Telephone Acct. #001-7010-201-2000 - Town Planner

ITEM #3e Consider and Approve a Transfer of Funds in the Amount of \$600 from Wages Acct. #001-6010-101-1000 to Secretarial Acct. #001-7010-901-9000 - Town Planner

ITEM #3f Consider and Approve a Transfer of Funds in the Amount of \$1,730 from Maintenance of Equipment Acct. #001-6030-570-5200 to Shelving for Vault Acct. #001-6030-999-9904 - Town Clerk

M #3g Consider and Approve a Transfer of Funds in the Amount of \$500 from Personal Computer & Printer Acct. #001-3010-999-9902 to Transportation Reimbursement Acct. #001-3010-300-3201 - Health Director

ITEM #3h Consider and Approve a Transfer of Funds in the Amount of \$500 from Employee Training Acct. #001-8035-600-8360 to Overtime Acct. #001-1600-101-1400 - Personnel Director

ITEM #3i Consider and Approve a Lease Agreement Between the Town of Wallingford and Big Brothers/Big Sisters of Meriden/Wallingford, Inc. For the Period of 5/1/98 to 4/30/99 - Director of Parks & Recreation

ITEM #4 Withdrawn

PUBLIC QUESTION AND ANSWER PERIOD

Pasquale Melillo, 15 Haller Place, Yalesville commented on the Town's actions with regards to the proposed taking of land for open space. He asked, why didn't the Council factor in that the developer has spent thousands and thousands of dollars on developing the property the Town is rested in condemning ? We are all going to have to pay for such action. There are other parcels of land in Town that could have been purchased for open space use at a lesser cost to the taxpayers.

Mr. Rys stated that a list of properties had been compiled and none of the people on that list were willing to sell to the Town.

Mr. Melillo questioned, why wasn't the newspaper given a copy of the list? Why did they have to file a complaint under the Freedom of Information Act?

Atty. Small explained, while the Town is engaged in the process of negotiating, the information should not be made public. The Freedom of Information Commission provides an exemption on the disclosure of that information. I am planning on discussing the issue in executive session with the Council this evening.

Mr. Melillo next commented on the article which appeared recently in the Record Journal in which the Chairman of the Planning & Zoning Commission stated he would like to see something done about the vacant buildings in the center of town that have become eyesores. Mr. Melillo feels that some of the Town-owned property has become eyesores as well and asked if anything is going to be done about it?

Mr. Rys stated that he is certain that something would be done if, in fact, Town-owned property is in such condition. He is not aware of any at this time.

Andy Kapi, 6 Deme Road asked the Mayor would authorize Jeff Borne, Chairman of the Conservation Commission to release the list of open space properties compiled by the Conservation Commission without the sensitive information included such as their respective ranking on the list, their appraised value and the Town's offer to purchase? Since the Town Attorney and Mayor seem to be concerned about divulging such facts, why not provide the list without the sensitive information?

Mayor Dickinson replied that the Conservation Commission took a look at all significant pieces of property, probably twenty acres and larger and all of that information is available through the Assessor's Office as well as the Town Clerk's Office. As long as we are interested in these pieces I hesitate to have public discussion with property owner's names, etc. Frequently that discourages people from wanting to be in a position doing business with the town. I think we would be counter-productive to the process we follow. People at one point indicate they aren't interested and then they consider it and come back and say we are interested and it is a very dynamic process; it doesn't have one way of proceeding or not proceeding and I don't think it would be in the Town's interest to have general discussion about the properties that the Conservation Commission has reviewed.

Mr. Kapi stated, this commission has a line item in the budget. However tiny or small it may be, to some extent they are simply amassing information and to some extent they are evaluating information. It is a work product of the commission. Are you saying that anyone interested in this issue would have to go out and replicate all of that same work from scratch in putting together the basic listing information?

Mayor Dickinson stated, my primary concern is the interest of the Town of Wallingford. The F.O.I. statute exempts information regarding the purchase, sale, lease of property and evaluation of parcels; recognizing that the information can be sensitive enough that it will adversely affect the public interest if it is generally known. When State Statute recognizes that as a concern I think my concerns mirror that of State Statute. The F.O.I. issue will have to be determined through an F.O.I. procedure and at the point if we should have to release information, we certainly will, but my interpretation of State Statute and the interest of the Town does not lead me to believe that the information should be generally released.

Mr. Kapi stated, I find it difficult that when people are in this controversial situation, when people are assessing plans, thinking about what alternative approaches may be, I find it difficult to believe that by a closed body can be looking at that information and it can't be made, in some way, available in limited, redacted form. Maybe even if you severe the names of the folks from the listings and give descriptions of the parcels and whether they have a certain percentage of wetlands, whether they are considered developable or not, if we could look at the mix of parcels that the commission has been

looking at, then other people could have a view. I am of the opinion that if you don't have that information you are at a disadvantage. To be fair to everyone, I would hope that something could be forthcoming.

Albert E. Killen, 150 Cedar Street stated, a few meetings back I raised a question about the ordinance that is being discussed again this evening. I asked where the Mayor got the authority to do the negotiating and I was told that there was specific language in the Charter giving the Mayor such authority and I am wondering if I can get a definition of how that duty came about?

Mr. Rys asked, isn't it written in the Charter?

Mr. Killen replied, it is written one way and I am asking, is that what you relied on; that particular section of the Charter?

Mr. Rys asked, can you identify it? I see you have it marked.

Mr. Killen explained, it is under the heading, "Duties of the Mayor" on page 12, line 23. It says, in part, "...and shall exercise such other powers and duties as may be required of him by ordinance or resolution of the Council not inconsistent with this Charter." How did the Council give that authority the Mayor? You can give him authorities but you cannot give him anything if it is inconsistent with this Charter. The duty to take, lease, hold and so forth lies strictly with the Council and no one else. If you can give him that authority then you can also give him the right to go through every one of these items on the agenda this evening and the Council can go home very early and so can the public. Does the Council have a legal opinion on this issue?

Atty. Small stated, the decision to buy or sell will be made by the Council. The Council can designate someone to perform certain aspects of that but the ultimate decision is made by the governing body; the Town Council. It is the same as when they authorize me to do negotiations. They are the ones who will ultimately decide whether or not to accept it or not.

Mr. Killen asked, can we get a copy of the ordinance that was adopted that evening; the bond ordinance which authorized money put aside for open space?

Atty. Small stated, I will have to read it.

Guy Beech, 61 Cheshire Road stated that he would like to express an opinion with respect to the acquisition of land. He stated, the population of Wallingford in 1940 was 11,425 people. Some twenty-eight years later it is now 40,798 people which is a near quadrupling of the population. If we were to continue at this rate for the next fifty-eight years Wallingford's population would be 145,687 people. The largest city in Connecticut is presently Bridgeport with a population of 133,000. If we

Compare that to the increase in land area; in 1940 Wallingford's land area was 39.8 sq. miles. Since then we have experienced a growth rate of zero; we are still at 39.8 sq. miles. As Will Rogers once said of land, they're not making any more of it. Wallingford has 25,000 acres with 2,476 acres or under ten percent preserved as park land for open space. Gov. Roland has announced the objective of preserving twenty-one percent of Connecticut as open space by the year 2023. We have a long way to go to reach this objective. I have heard a lot of talk that the Town could have picked up this land at a lower price had they acted earlier, no doubt this is true. Hindsight is always 20/20. My own read is that the groundswell of support toward purchasing this land over the last couple of years has peaked with some of the developments that are now being proposed, particularly the Terrell Reserve project off of Route 68. This is a developer who is out of town, out of county, who will try to bulldoze his way in here; seventy-nine lot subdivision on sixty acres and some of it is allocated to open space. We are obviously under one acre zoning. It is clearly a maximum density housing project and I have a feeling that this developer thought that the people of Wallingford suffered from maximum density too. I am disturbed by a campaign mounted by some special interest to impure the motives of Mr. Rys and Mr. Centner and Mayor Dickinson about some personal interest they may have of the acquisition of these properties. This is blatantly off the wall. You are guilty of one thing; you live in the wrong neighborhood. I know that none of you have any financial interests in these properties whereas the attorney who is raising this has a big financial interest because the developers offer her meal tickets so I would like to have her explain why she thinks that is not credible. The Bible says, let he who is without sin cast the first stone; that should apply to attorneys as well as people who are not attorneys. I give a lot of credit to this person for she knows how to manipulate the media. With regards to cost; I don't think that an adequate job has been done showing how the acquisition of this land is going to save Wallingford in the long run. Anytime you have a development like this, I don't have to tell you that you have to think about the schools; we are not talking about a one-shot cost when sending a child to school, you are talking about a thirteen year cost because you're talking about kindergarten through twelve grade. There are the additional costs of fire and police protection, road maintenance, etc. We need to do a more thorough job in this regard. Southington has invested \$11 million in the purchase of open property over the past ten years. We know that Mayor Dickinson may come across as about as laid back as one can be and still be conscious but runs the town in a very parsimonious manner with the taxpayer's monies and is very consistent in his approach in this regard. This Town is very special to me, it has a very special spirit because the people really care about this town. I know that some people who appear here have a capacity for extended periods of expression; I don't want to wear out the welcome. I fully support the acquisition of this property and I hope more in the future. In conclusion, let me say, keep in mind what Mark Twain said when he said, "Always do the right thing, this will astound many of your friends and confuse the hell out of your enemies." Thank you for this opportunity.

Reginald Knight, 21 Audette Drive stated, this gentleman projected from 1940 to 1998 and then drew a graph that the population is going to explode. That is a curve and not a straight line; it is flattening out for the population is not exploding in that manner. He asked the Mayor, how do you proceed to

and buy land from a person without letting him know that you are interested in the land? How do you negotiate back and forth to buy the land?

Mayor Dickinson replied, contact has to be made with the owner in order to purchase property.

Reginald Knight stated, so then the owner knows about it. This Freedom of Information issue seems to be a little silly if you finally have to go and talk to the owner to dicker on the price with him.

Mayor Dickinson stated, certainly a party that you speak with has the option of speaking generally or publicly about it. If they choose to keep it confidential then it is just the two negotiating parties who acknowledge that there is interest.

Reginald Knight stated, I am all in favor of open space; I am an avid hunter and fisherman, I like to hike; I am a member of the Sleeping Giant Hiking Association, etc., I love open land. It is funny however, that all of a sudden we can find \$4.6 million for this project and we are getting talk of golf courses down the road. We already have three golf courses; one is expanding. But they could not find money for an ice rink for the younger people. That I feel bad about. My final statements are about a question I asked at the last public speaking meeting and I did not get an answer because, at public meeting nobody talks. The last one lasted only twelve minutes. No comment came from the Council or anyone. I asked why, when the ruling was that no one should interfere with the content of a person's comment, why they are continually barraged with the question, "what's your question....what's your question....what's your question?" It has been defined as a comment period, not necessarily a question period. Will anyone please answer why one is barraged with that question?

Mr. Rys replied, you had referred to the Chairman who is not here this evening. I don't want to have you repeat it again; if you would please take it up while Mr. Parisi is here, perhaps he can give you that answer. I cannot answer for him and I don't think the rest of the Council can answer for why he does things. According to the rules it is public question and answer.

Reginald Knight pointed out, it is question and comment period, sir.

Mr. Rys stood corrected.

Reginald Knight asked Atty. Small if she did, in fact, state that no one should interfere with the content of the person speaking?

Small explained, when you allow people to speak, there is a line that is drawn as to what you can limit in terms of content. If you are addressing the issue then you can say what you want to say. If you are talking about a meeting such as this evening's and the Council is discussing an item and you deviate in your comments to different agenda item or a non-topic, what so ever, they could cut

u off at that point. They can also have limits on time. If you were to get rowdy and disruptive, that could be cut off. With those caveats, if you are speaking to an item that is on the agenda, then your content is not supposed to be limited.

Reginald Knight stated, we had an up and downer for quite a while setting these rules of speech. The whole idea was that everyone was allowed a limit of five minutes which has not existed since. They have not controlled the meeting in the proper manner, some people get ten, some get fifteen and then this is the last speaker and other people don't get to speak so they are not following the rules in the first place. I think that as long as a person is speaking in reference to town business and comment whether he is talking about the roads, air pollution, traffic problems, etc., it would appear to me that it would be the democratic way to let the man speak. If you have a problem with it at the end the Town Council has the right to speak on it and answer him. To continually harass a person or keep asking him, what is his question if he has no question; if a person is merely making comment on a situation I think he should be allowed to. Thank you very much.

The Vice Chairman declared the Public Question and Answer Period portion of the meeting closed at this time.

EM #6 Presentation of Facts Regarding the Senior Center, its Operation and the Impending Expansion Project as Requested by Councilor Geno J. Zandri, Jr.

Mr. Zandri stated that Wes Lube, 15 Montowese Trail requested that an item be placed on the agenda dealing with the senior center expansion project. He has done a great deal of research on this issue and he would like to have the opportunity to make his presentation, hence the reason the item is before the Council this evening.

Mr. Rys stated an agreement has been made beforehand as to a time limit on the presentation and comment. Ninety (90) minutes would be appropriate if Mr. Lube can remain within that timeframe.

Mr. Lube stated, I will do my best with the Council's cooperation.

Mr. Rys asked the Councilors to alert him at the time they have questions during the presentation.

Mr. Lube explained, I want to voice my sincere gratitude to Geno Zandri. When I was advised that my research should be presented to your Council, I phoned four Councilors, two on each side of the aisle and Geno was the first to return my call. He said that there would be no problem as the Council procedures provided for a Councilman to request an agenda item and he would be glad to do it. I thank you, Geno. I want to thank Mr. Parisi, in his absence, for suggesting that this item be moved to a meeting with a relatively light agenda; tonight. I am a Wallingford resident homeowner since 1956; forty-two (42) years, a registered Republican since that same year and a former member of the

Republican Town Committee. I am not here to undermined anyone nor am I politically motivated.

I am a retired businessman, sixty-eight (68) years old who has spent most of his business years in a managerial position. Last summer an issue, unrelated to the senior center, attracted me to a Town Council meeting and the senior center was on the agenda. For some other reason I have long ago forgotten why but for the first time I heard discussions about a new \$4 million building for the elderly, for my people, that made me sit up and pay attention. Having been retired since 1991 and very much aware that the senior center was there, I was puzzled by what I heard at the Council meeting that night; a lot did not ring true. I had the time, so I decided to learn more about the subject. Three things bothered me; first, the center seemed to be operated in disregard of other opportunities for the elderly. Secondly, no one has surveyed all the non-institutionalized elderly of our town to determine why they were not using the center. What would attract them to the center? What do they think they want or need? How many things at the center would never attract them? Thirdly, just how inadequate is the present facility? Are potential users find no room at the Inn? Are double sessions required and undesirable? Are some intended activities curtailed or prevented by existing activities?

First, the disregard of other opportunities was confirmed. Secondly, my attempt to conduct a survey of the resident elderly was thwarted by center management. Thirdly, I conducted an observation involving sixty-five (65) daily visits over a three month span; more on that later. And I re-examined the quoted demographics to determine the validity of the expansion committee's interpretation. The

following are the results of those efforts. I will attempt to convey to you the amount or extent of present activity; the space available to expand; the size of present activity programs and the space available to add new programs, both recreational and wellness programs. And fourthly, the modifications needed to cope with projected growth of our senior population here in town. What I will show you is arguable. There is no black and white to this issue. What I am about to show you is in such marked contrast to what you have seen this far that I would hope that you would have some second thoughts before spending \$5.5 million of our taxpayer's dollars. I am using that figure because, in consulting with the Comptroller, if we were to finance \$4 - \$4.5 million in a bond issue with the interest, we are talking about \$5.5 million at today's rates. It may be slightly more or less when you ultimately go to market. That is a lot of money. Let's see whether or not we really have a need. The first exhibit (#23) (Appendix I) reflects the number of available (empty) parking spaces both on-site and across Silk Street that were counted daily by me, personally. The totals per day are the total number of people who had signed the roster at the Senior Center. Every noon when I visited the center I looked at the roster of the preceding day to see if I had missed any numbers. The far right column entitled, "comments" explains the nature of the visits which may have effected the statistics.

Lunch Program

The Elderly Nutrition Project (ENP) in Wallingford which is often referred to as the Elderly Meals Program are prepared by the Community Action Agency of New Haven. The daily diet is pre-determined by the agency's nutritionist and a monthly menu is published in advance. There are few,

if any options. Every attempt is made to provide an interesting and attractive variety but only one menu with no options each day is said to be a major handicap. A second complaint is, many of the elderly are unaccustomed to a heavy lunch as a main meal of their day, in addition with the elderly in mind, the meal preparation appears to be done with minimum seasoning and lunches are served five days a week, Monday through Friday. To offset these complaints, the Senior Center Director has said that the center would like to offer two choices daily, prepared on premises according to Wallingford senior's tastes. This not only requires a much larger kitchen but significant staffing, a nutritionist, licensed cook, food handlers, all would be added to the Senior Center operating budget. The increased kitchen operating costs should be part of the Council's deliberations. The Council has been waiting since last September's final report of the advisory committee to look at what the operating expenses are projected to be. The ENP is not part of the Senior Center. In some towns it operates in church basements, fire houses or wherever cafeteria facilities may be available. In many towns, due to the small size of the towns, elderly population or due to the elderly affluence, the ENP is a very minor activity compared to Wallingford.

In our town the project has been closely identified with our Senior Center. To monitor the day to day lunches that are served, I visited the site daily from September 10, 1997 to December 15, 1997. The lunch count each day was a visual body count. It did not include any take-out lunches, however, take-outs are few and make little or no demand on the facility. The sixty-five (65) day average was forty-nine point seven (49.7) ENP meals served daily. That was from September 10th to mid December.

The following is a verbatim transcript from a portion of your Council meetings taped on December 9, 1997 and although the colloquy between the Chair, Committee Chairperson and Reginald Knight was considered unimportant and was deleted from your typed minutes, the hyperbole is obvious. Here are the words on the tape:

"Reginald Knight: The previous speaker there mentioned that the average daily numbers, something like sixty or seventy people per day, is that somewhere in the ballpark?"

Council Chairman: That's for lunch.

Committee Chairperson: That's just for lunch.

Reginald Knight: For lunch?

Council Chairman: For lunch."

The impression conveyed to all of the Councilors present, all of the public in attendance and all of the television audience is that the Senior Center provides a facility with sixty or seventy lunches served

ly. In fact, as illustrated on a bar graph, (Appendix II) during the sixty-five daily visits to the center, sixty to seventy meals were served on five days out of sixty-five. In referring to the Senior Center Executive Directors' January 1998 report (Appendix III) you will observe the ENP meals served were 957 over a twenty (20) day period; that's 47.85 per day, on average. The statistic does include take-outs. This figure corresponds with the three month figure in Mr. Lube's study. Compared to the testimony at the December 9, 1997 Council meeting, there was an exaggeration of 25% to 46% in describing the volume of lunches served. The Fire Marshal's certificate which shows that he has inspected the rooms in which the meals are served, indicates a maximum capacity, in his opinion, with banquet tables, is one hundred sixty-five (165) (Appendix IV). when you are mis-informed by those you respect and rely on, your desire to do the right thing becomes unnecessarily difficult.

Current Building Usage

First it must be said that when the present building was remodeled as a Senior Center, for whatever reason, the finished product had numerous shortcomings. Whether the designer had no experience in equipping buildings for seniors, or whether the designer failed to supplement experience with research or whether the designer received adequate input from the Committee on Aging or whether designer was constrained by a limiting budget, we know not. As I understand it from the Chairperson of the Advisory Expansion Committee, she has indicated that the Town's had spent a grand total of \$150,000 to prepare that building for the seniors so I guess the limiting budget was definitely a constraint. We do know that the building has substandard storage space, too few accessible rest rooms, lack of exercise space, sewerage problems, uneven heat, too few offices, no provision for handicapped in rest rooms, inadequate space and plumbing for V.N.A., no provision for activity to flow in and out during the warmer months, an inadequate kitchen, no snack bar and more. If we concede the building screams to be updated, we also should evaluate present usage to determine if there is crowding now or there will be crowding in the near future. The Executive Director's monthly report (Appendix III) and the Program Coordinator's monthly report (Appendix V) provide fairly accurate input in this regard. The two reports provide you with attendance figures for the month. Some people have said that January is not a good example or December or November. In talking to the woman who runs the ENP lunch program at the center and I was talking to her about how light the attendance was during September and October and she said to me, "wait until December and January because in the cold weather the attendance always picks up." It all depends on which side you are on. To see how activities are scheduled, we only need to examine the January and February Activity Calendars (Appendix VI & VII). If we cross off all those activities the January calendar which are conducted off-premises that would include, Ballroom Dancing which did not begin until February; Investment Club since it did not meet in January; two Senior Fitnessize sessions because they only met three times and not five; three pinochle sessions for they only met once; the Walking Club and finally, Exercise at the Y program which are both conducted off-site. The Investment Club is crossed off because it is a hypothetical investment this group makes

It's assume it is \$100,000) and they turn in their list of investments and at the end of three months they are competing with some other organizations; it is all done on paper. In between there is no reason to meet so there are no Investment Club sessions in January. When we get through crossing programs off there is very little left; the bulk of which occurs in the mornings.

There is very little going on there after lunch. One thing is missing, how many participants at each session?

The Program Coordinator's Report Analysis (Appendix VIII) reflects how many participants attended each session on average. The conclusion: 9.3% average usage. No one is expecting anything approaching 100% usage however, 50% might be an acceptable activity level. To reach this standard would require finding numerous additional activities of interest to the seniors and increasing the participation in our present activities many fold. The meals and Bingo are the two number one activities down there. In reviewing the report, it is inconceivable that our Senior Center popularity with our elderly would multiply enough to justify total replacement with a 20,000 square foot building. If we were to take these numbers of participants and multiply it by five (5) it would not be enough to justify a 20,000 square foot building. If the present building potential is to be realized, the rooms must be converted to multi-purpose rooms requiring expansion of storage space and janitorial services and current staff, manpower, is inadequate to properly carry that mission out. There is an inclination to feel that the table set up for lunch dominates the main room. The only reason why it does is because there is not enough manpower to break the tables down after lunch and get it ready for the next session. That is the way things are supposed to be done in order to keep a constant flow of activity in each of the rooms.

Combined Daily Attendance

The National Institute of Senior Centers (NISC) defines a senior center as a "community focal point on aging where older persons as individuals or in groups come together for services and activities which enhance their dignity, support their independence and encourage their involvement in and with the community." This definition appeared in an Expansion Advisory Committee report to the Council.

In all previous reports to the Council, the Expansion Advisory Committee, in writing and orally had consistently conveyed an appearance of advocating senior center enlargement or replacement for the sake of the seniors. The thrust was the dramatically growing senior population desperately needing more room.

Then, last November 11th, the Record-Journal printed "The Senior Center Advisory Committee will push public use of a new facility as a way of gaining support from the community for a new center." The article further quotes "Committee members agreed that making the building accessible to non-senior citizen activities is a key to gaining support for the project." This posture may not have been

bryonic, in November. But, there has been no further public cultivation of this new tack as of mid February. Again, the Senior Center Expansion Advisory Committee in conjunction with the Center's Executive Director on several occasions have conducted guided tours of the Stratford and Shelton Senior Centers. These two centers tell an interesting story if you are asking the questions that I ask, stated Mr. Lube. Stratford has an elderly population of 12,500. Wallingford does not anticipate that many elders until about the year 2030; over thirty years from now. Stratford has a full time solicitor recruiting elder participation in their 25,000 square foot center. To the solicitor's 1997 efforts had to be added about 700 out of town members; still not enough to full utilize the building. So, other towns occupy space in the building, town departments which serve others, as well as the elderly. And, Stratford has had this building for twenty-five (25) years. Do we need more space for our governmental offices? Do we want to throw open the door to neighboring towns? Do we want to create a building that will not be justified for thirty (30) years?

Next is Shelton. The 6,500 elderly population, if not the town, is similar to Wallingford's elderly population, in size. Shelton built only 18,000 square feet of senior center. It was so well received, it tripled the membership. Unfortunately, the membership in the prior building was only 650, about 10% of the Shelton elderly population. Now, the Shelton membership is 1,800 or about 30% of Shelton's elderly population, a percentage very similar to Stratford's experience. When you have 1,800 people in an 18,000 square foot building, that 10 square feet per person. Of course, they're never there all at one time. The monitored attendance averages between 100-150 Shelton elderly per day. And, they come and go. Realizing they had over-built for the foreseeable future, Shelton welcomes 1,700 out of town members, swelling the total paid membership to 3,500 and daily attendance to between 200 and 300.

Is this what we want? Do we want to spend \$3-4 million of our taxpayer's dollars for a building which we don't need now or in the foreseeable future? If we think we owe it to future generations, then let's pay for it - cash. Don't tell someone who is now 35 years of age that you know what they're going to want and need when they retire at age 65 and you're going to let them pay for it. Such friends they don't need. Stop trying to be a sport with their money, just so today's retirees can enjoy it, but will never live to pay for it.

In reference to Exhibit #23 (Appendix I), daily notes on parking and lunches; every day I would look at the sign-ins for the previous day. My work was challenged one day as being only the mid-day count. I explained I looked at the previous day's totals and shortly thereafter, the sign-in sheets for the previous day were no longer readily available at mid-day. Consequently, it is only a fifty (50) day count on daily total attendance, rather than the sixty-five (65) days for lunch and parking. In referring to Exhibit #18 (Appendix IX), you will observe two peaks. Between forty-one and sixty (41-60) persons signed in each of the twenty-two (22) days out of the fifty (50). On bingo days, Tuesday and Thursday, the count ranged from eighty-one to one hundred twenty (81-120). That was eighteen (18)

days of the fifty (50) day study. Remember, the center is open only five (5) days a week. Fifty (50) days in about two and one-half months. These are totals for all activities in the building each day including lunch, bingo, bus trip reservations, pool, current events, all major and minor activities.

It would be unreasonable to extrapolate the experiences of the centers in Stratford and Shelton.

- They averaged a paid membership of 31% of their elderly population;
- If Wallingford had a paid membership which we are about to embark on, at least initially, even though no renewal fee has yet to be announced; if we were to take 31% of our non-institutionalized elderly, we would not have 2,800 members. We have approximately 1,860. Wallingford is quite unique. It having the Masonic Geriatric Center and Ashlar Village which warps our senior elderly census figures. But if we were to adjust for those, the non-institutionalized, and to then take 31% of that; we probably are going to see that reduction this year to the 1,860 due to the fact that they are instituting this plastic card procedure of registering in and out and charging people \$2.00 up front for the card. That is going to wean out all of those who have not been going there for a long period of time.

would like to reference a portion of that December Council Meeting that was preserved on tape and is not in the minutes;

“Reginald Knight: What would be the overall numbers for the whole day?”

Executive Director: Our average daily attendance is in the vicinity of 125 but it can vary all the way up to 250 depending on activities.”

The executive director reported that the attendance is in the vicinity of 125 average per day but it can vary all the way up to 250 and that was your expert testimony. It was very definitive; nothing less specific. Now compare the director's testimony with the daily count on Exhibit #23 (Appendix I), the daily count over the fifty (50) week days totaled 4,097 and when divided by the fifty (50) days, the average daily count would be 81.94 rounded up to 82 per day. When the director testified that the average daily attendance was in the vicinity of 125, would that have been an exaggeration or hyperbole or is there some other explanation? An even more shocking statistic is contained in Exhibit #25 (Appendix III), the Executive Director's own monthly report for January. If you recall the director's report shows that 1,465 attended the center for the month; 957 were provided ENP meals. If you subtract the luncheons served from the total attendance figure, you have 508 seniors who did not partake of lunch. If we divide that by twenty (20) days, twenty-five (25) people per day who are going down for some reason other than lunch. For those twenty-five (25) people being

served lunches elsewhere, for those twenty-five people, they are going to spend \$4-5 million. We have to keep these things in perspective.

The last item on usage is parking. Parking has three aspects of importance to the elderly. First and most obvious is quantity; second would be convenience and equally important is a hard and flat surface. Parking activity at the center was included in Exhibit #23 notes, (Appendix I). The available parking spaces are now twelve handicapped; twenty-seven in the general parking lot and twenty-one across on Silk Street off-site. Exhibit #34 (Appendix X) illustrates the frequency that demand exceeded supply. At the December 9, 1997 meeting I assured the Council that the primary concern at the senior center was inadequate parking. I had this impression from a prior interview with the executive director and I was willing to say that. For those who knew better invited me to see for myself and that is one of the things that started the sixty-five (65) day study; I did follow their advice. During those days the thirty-nine on-site parking spaces were exceeded on only nineteen (19) days and only then requiring use of the overflow spaces across Silk Street. There was five (5) days when there was 40-44 cars; nine (9) days when there was 45-49 cars and there were only four (4) days on which there were 55-60 cars. Those four days were interesting. There is no room at the Inn with sixty cars. Three of those four days were bus trips which means that cars were being garaged in parking lot for those people who were away from the senior center on bus trips. The fourth incidence was an H.M.O. fair. There were only four occasions when there was no available parking. It is interesting that the executive director is aware of this parking problem and has opted not to do as other organizations have done such as AARP and have the bus trips depart from and return to a convenient retail commercial parking lot with their permission, of course. Were the bus trip parking to be eliminated, the present available parking seldom would be exceeded. That is why I apologize, I was wrong, parking is not as severe a problem as I thought it was. Convenience is something else; although walking is good for us and a very suitable elderly activity, it is not a choice activity on inclement days, especially while trying to navigate a walker while holding an umbrella. The physically-impaired deserve ready access to parking reserved for them nearby the entrance and it should be located on a flat parking area located in close proximity to the building. Surface is a very important factor for the elderly. It becomes difficult for them to traverse uneven surface, gravel, crushed stone or tilted. Consequently the land on the south side of Silk Street is unsuitable. The substation land on the east side of North Washington Street is too steep up hill from the senior center.

(There was a malfunctioning of the taping equipment for a short period at this time.)

Lubee next referred to Exhibit #1 (Appendix XI) entitled, "Appendix A - Updated nographics". This is an appendix to the expansion advisory committee's report to the Council. Initially, one would be impressed by the numbers when first perusing them. The first line reflects a

ve year age grouping while the remaining lines are grouped in ten year increments. This will warp figures, in my opinion. On page two of Exhibit #1 (Appendix XI) pie charts are displayed. The information reported on this page are inaccurate since one of the charts pertains to an age grouping of five years while the other represents an age grouping of ten years. The percentage increases in the column to the right are impressive on the surface. A reader might well come away with the feeling that these 70 and 80% increases are yet to come. This impression is encouraged by the report's author who states in Section II of that report, "The town's elderly population will continue to increase very dramatically in the foreseeable future." This thinking is reinforced in the report's Appendix B which states, "Wallingford's elderly population will increase very dramatically over the next 15-20 years." It did not say that Wallingford's elderly "segment" of our population will expand within our total. It said that the elderly population will expand very dramatically. At the September 9, 1997 Council Meeting, the Study Committee's Chairman characterized the potential growth as "quite dramatic", re-enforcing this mis-impression. I say mis-impression because a more careful examination of the data you have in Appendix A (Appendix XI) would bring us to a more conservative description. Take as an example the elderly population figures, indicating a 74% increase. If you subtract the 1980 population of 5,987 from the year 2020 population of 10,418, the numerical increase is 4,431. Now if you divide the 4,431 increase by the 1980 population of 5,987, the percentage increase is 74.01%, exactly as indicated on Appendix A (Appendix XI). You've even the 74.01% is not future gain, but rather, the estimated increase over a forty (40) year period from 1980 to the year 2020. If you divide the 74.01% projected increase in our elderly population by the forty (40) years covered by the increased, the straight line average increase per year is 1.85% per year. Is 1.85% per year a very dramatic increase? The truth is, no one measures year to year growth by the straight line method. Actually, the compound rate is much more meaningful. If 5,987 in 1980 was compounded by 1.44% per year, it would grow to 10,456. The growth, if charted on a graph, would create a hyperbolic curve, rather than a straight upward line. A 1.44% compounded growth rate would not be very dramatic, would it? That is less than 1 1/2% per year.

Our focus should be on where we are now and where we are going tomorrow. So, we start with 1997. The referenced study is in five (5) year increments, not ten year as our Study Committee extracted in Appendix A (Appendix XI). The original resource realized five (5) years was more meaningful. Third, 1997 is not one of the five year intervals. The very important 1997 elderly population estimate was computed, as follows: the 1990 census was 7,615 elderly. The year 2000 is projected to have 7,357 seniors, a decline of 258 in this decade. As 7/10 or 70% of the decade has elapsed, 70% of the decline or about 181 has been subtracted from the 1990 census figures, i.e., 7,615 minus 181 equals 7,434. This, then, would be 1997.

urth, today we know what we have. Next year can be predicated with a degree of certainty. Five years out, the variables become less clear. Ten years is even more uncertain. Fifteen and twenty

years require all kinds of qualifiers. All demographers readily acknowledge uncertainty grows in direct proportion to the further out a given town's population is projected. Therefore, the year 2010 is as far out as we want to predict, with reliability.

To illustrate the difficulty in long range population projections, think of Wallingford twenty years ago. None of us knew then what Wallingford would look like today. In such projections, the dependability rapidly diminishes the further we extend these projections. Obviously, were we to recall our town twenty-three (23) years ago in 1974, those of us living here at that time never imagined Wallingford as we know it to be today. Nor can the most sophisticated demographer predict, with any degree of certainty, the Wallingford of twenty-three (23) years into the future, the year 2020. The uncertainty of long term population projection is due to many factors including towns growing in spurts, economic changes, costs of living which tends to drive away our seniors, the desire of some seniors to seek more moderate and drier climates, available funds needed to migrate which in recent years were realized from highly appreciated homes. The latter may or may not be experienced for the next twenty-three (23) years.

Yet, the Committee Chairman frequently refers to the projections for the year 2020 and the Committee based their recommendations on these same far out uncertain projected vital statistics. Although their statistics did not say so, they compared the 2020 projection to the 1980 actual, a forty) year period.

The State's Planning and Management Department has broken the State into thirds. They say that there are fifty-seven (57) towns which are fastest-growing. They are shaded very dark on the map of the State known as Exhibit #3 (Appendix XII). Durham is expected to have a population explosion as is North Barnyard and Killingworth. Fifty-six (56) other towns are gray shaded, they are the middle third and are anticipated to have moderate growth. The white towns are categorized as the shrinking or slow-growing third. There are fifty-six (56) towns similar to Wallingford are shaded in stark white. There is going to be a growth which will reflect the bulge in the population curve but they are not going to land in Wallingford according to the State.

An Elderly (Age 60+) Projected Population Growth chart known as Exhibit #4 (Appendix XIII) shows that Wallingford is expected to lose 77 members of its elderly population from the year 1997 to 2000. That is a change of 1/3 of 1% per year over a three year period. From 1997 to the year 2005 our elderly population is expected to grow by 217; a 2.9% increase which, when divided by eight years is 1/3 of 1% per year. From 1997 to the year 2010 our elderly population is expected to grow by 899; a 12% increase divided by thirteen (number of years in span) it is less than 1% per year. That is not very dramatic increase in our elderly.

Exhibit #5 (Appendix XIV) is a chart which determines a 1997 base in each five year age grouping along with a table entitled, "Projected % of Change in 3 Years in Each Age Group." The table shows

it there is less than a 1% increase in the elderly population from the year 1997 to 2000; only a 3% increase in the elderly population of Wallingford over an eight year span from 1997 to 2005 and finally a 12% increase in this segment of the population over a thirteen year span from 1997 to 2010. In looking at the table which spans the thirteen years, 1997 to 2010, it is noted that there is an increase of 899 senior citizens during this time. If you look carefully you will see that 267 of the 899 are seniors who will be over the age of 85+ who will most likely be less mobile than the others for various reasons. The elderly population growth predictions for the next thirteen years does not justify a major senior center expansion. Without dramatic growth in this segment of the population, the 20,000 square foot objective would leave our elders with a facility far larger than would appear our seniors either need or want. Do we want to build a facility that might be needed by our seniors twenty-three years from now? Not unless we do likewise with all other Wallingford town physical facilities. We don't want to start building garages for the trucks that we are going to need twenty-three years from now. We don't want to start building the schools for the students twenty-three years from now, etc., etc., This would be illogical and quite expensive. If it can't be done across the board then we should not be considering doing it for the senior center either.

The square footage figures used was taken off of plans that I obtained through Councilman Knight's efforts and the square footage are exact. The main room has 2,948 square feet overall and I subtracted the entire ramp and kitchen in order to determine that it had a net of 2,304 square feet which I then divided by 20 square feet per person which NISC (National Institute of Senior Centers) determines as the number of square feet (18-20) required per person to avoid crowding of the facility. This is how these figures were arrived at from the actual blueprints of the building that were obtained by Mr. Knight from the Town's Engineering Department.

Mr. Lube distributed a set of plans to each Councilor to which he made revisions.

Conclusion

The elderly population growth is expected to be modest whether we look out of a three year, eight year, thirteen, eighteen or twenty-three year period. The most we see is a 1.7% per year growth in our elderly population and as evidenced by the Office of Personnel and Management in their 1995 correction of their 1989 population projections just six years earlier, demography is not an exact science. Thirty-one percent (31%) of our elderly population would be normal senior center paid member participants. We saw that also. Ms. Saunders (Committee Chairperson) tells me that 31% is nationally, a pretty accepted factor; there is no quarrel about that.

In looking at the statistics; I have taken each year, the elderly population that we have previously seen, I have taken the institution.....we now say that there is about 1,400 institutionalized seniors in Wallingford rounding that out to 6,000 that are available for our senior center. I have used 2% per

to increase or adjust the institutionalized senior figure which gives us a net available elderly care that I have taken 31% of to show that we have an increase from 1997 where we have 1,860 potential users, in the year 2,020 we have 2,435; an increase of 575 potential users over the next twenty-three years. The anticipated elderly population growth could not overload our present facility if the facility was modified in a realistic manner and fully utilized. To over build today will not merely involve \$5 million in capital and bond interest, it will also multiply exponentially your operating costs; your staff salaries to provide increased activities and services and utilities and insurance, etc., etc. If \$1 million could do it, why spend \$5 million? (Applause)

At this time Mr. Lubee thanked Mr. Rys for the opportunity to finish his presentation.

Mr. Rys stated, there will be a public hearing on the senior center within the next month and at that time the public will have ample to discuss the center then with representatives from the center here, at the meeting, also. Mr. Lubee presented what his views are as a citizen of the Town of Wallingford and I appreciate it Mr. Lubee.

Mr. Zandri thanked Mr. Lubee for making a fine presentation. It was a fine presentation and very informative which will be helpful for both the Council and the residents of Wallingford.

Item #7 Consider and Approve a Transfer of Funds in the Amount of \$70,000 from Contingency Accrued Expenses Acct. #8050-800-3230 to Radio Equipment Combined Dispatch Acct. #2030-999-9988- Dept. Of Fire Services

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

Chief Wayne Lefebvre stated, the purpose of the transfer is to fund the radio systems necessary for the department to combine the dispatching centers and there is equipment purchases that have to be made to allow us to dovetail our operation. A list of the equipment that is needed is attached to the agenda item request.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

Item #8 Consider and Approve a Waiver of Bid to Hire the Power Phone Company for the Purpose of Rewriting the Dept. Of Fire Services' Dispatch Procedures to Maintain Continuity of Training and Operational Procedures with the Dept. Of Police Services - Dept. Of Fire Services

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

Chief Lefebvre explained, the procedures currently used by the department are somewhat different than are recognized by the Power Phone Company who is doing the training for all of the civilian

patchers at the current time. We are going to hire these people to make our radio signals and operations the same so the transition will be a lot smoother.

Mr. Zappala asked, do the police have their dispatchers trained on the procedures that your dispatchers will learn?

Chief Lefebvre answered, yes, the Power Phone Company is the agency that they are currently using to train their people so they are skilled in the use of the Power Phone material. We want to re-write our dispatching procedures so that they will dovetail.

Mr. Zappala asked, yours were trained already weren't they?

Chief Lefebvre responded, yes, we are sending some of our people to this very same agency but to re-write everything is yet another story. The training is one thing but re-writing all our procedures so that they can utilize them to the degree of their training is what we are trying to do.

Mr. Zappala asked, is it because of new equipment?

Chief Lefebvre stated, we are trying to homogenize our procedures, radio codes, etc., so that they are understandable by both agencies.

Pasquale Melillo, 15 Haller Place, Yalesville stated that he was not in favor of waiving the bid and asked Chief Lefebvre to state the advantages of doing so.

Chief Lefebvre explained, this is a proprietary company; they are the ones that are doing the training and to have another company bid on this and not have the same ability to write in the manner we expect it to be written would be counterproductive and would not serve our needs.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

Motion was made by Mr. Knight to Move Agenda Item #22 Up to the Next Order of Business, seconded by Ms. Papale.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

EM #22 Consider and Approve a Transfer of Funds in the Amount of \$40,000 from General Wage ct. #2030-101-1000 to Replacement Pay Acct. #2030-101-1500 - Dept. Of Fire Services

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

Chief Lefebvre explained, this transfer is being made within my payroll budget; taking out of one line and putting into the other. I have had a couple of retirements and resignations along with seven long term absences which has stressed the account.

Mr. Zappala asked the Chief to elaborate on the absences.

Chief Lefebvre stated, we have several people who have had surgery from on-duty and off-duty injuries putting some seven people out of work. Along with the open position, it is stressing our department. We have to fill for those positions because we have a minimum manpower regulation. We are taking steps to even out the shifts, testing for a new position on the 17th of June but that will not help me in this fiscal year.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

Mr. Zandri asked why the lawn of the Cook Hill Fire House has been allowed to grow to at least one foot in height?

Chief Lefebvre stated, their lawn equipment has been in the repair shop. He will ask Public Works to pick up in the interim.

ITEM #9 SET A PUBLIC HEARING for June 9, 1998 7:45 P.M. to Approve a List of Municipal Projects and Corresponding Resolution to be Submitted to the State of Connecticut Under the Neighborhood Assistance Program - Program Planner

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

Under the Neighborhood Assistance Program, non-profit agencies that serve Wallingford residents are eligible to receive grants from private businesses. In return, these companies receive State tax credits for those grants for eligible project. A copy of the summary list of programs is appended to the minutes (Appendix XV).

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

ITEM #10 Consider and Approve a Waiver of Bid to Select a Professional Engineering Firm Through a Qualification - Based Selection Process Required by D.E.P. to be Eligible for D.E.P. 100% Reimbursement Grant - Sewer Division

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

Correspondence from Roger Dann, General Manager of the Water and Sewer Divisions states,

the Sewer Division anticipates that, with the re-issuance of its NPDES permit for the Wastewater Treatment Plant this year, limits for the concentration of nitrogen in the effluent may be included for the first time. In order to assist municipalities with the evaluation of options for achieving nitrogen reductions, the D.E.P. is making available funding from the Clean Water Fund for the procurement of professional engineering services. This funding is in the form of a 100% grant to the municipality.

The first step in the process will be to select a professional engineering firm to perform the necessary studies. For selection of the firm, the D.E.P. requires the utilization of a qualification-based selection (QBS) process in which the costs of service are not considered until after the selection of the consultant on a qualifications basis has first occurred. Since this selection is contrary to this Town's normal bid process for selection of professional services, it is necessary to request a waiver of bids in order to proceed with this work.

It should be noted that after an engineer has been selected, it will then be necessary to obtain the required grant approvals, execute grant agreements and modify the Sewer Division budget prior to entering into any contract for professional services.

Pasquale Melillo, 15 Haller Place, Yalesville wanted an explanation of why the department is waiving the bidding process for the engineering services.

David Gessert, Chairman of the Public Utilities Commission explained, the State has different requirements for selecting the engineer. Seeing that the State is willing to put up the money, it would be wise for us to follow the State's procedure. We are basically asking the Council to allow us to go along with the State's procedure for hiring the consultant. The engineer is selected according to his/her qualifications; the price is revealed after an engineer has been selected.

Mr. Melillo was concerned that other firms may bring a lawsuit against the Town.

Mayor Dickinson explained, the process is not one in which only one is considered. Firms with qualifications come forward, they are part of the interview process and one firm is chosen based on qualifications pursuant to the State procedure and after that prices develop. It does not restrict participation. The only restriction would be that a firm meet the qualifications necessary; be familiar with the work we need to have done and have a track record showing that they have been able to successfully complete similar type projects.

Robert Sheehan, 11 Cooper Avenue asked, is this the first time the grant is being made available?

Mayor Dann responded, yes. It is very specific to only four municipalities on the Quinnipiac River. It is the Town's responsibility to solicit firms to meet the criteria.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

ITEM #11 Consider and Approve a Budget Amendment in the Amount of \$17,000 from Employee Pension and Benefits Acct. #926-000 to Treatment Plant Acct. #129-093 - Sewer Division

Mr. Dann stated that the account number was incorrectly entered on the transfer form but did appear in its correct form in the correspondence accompanying the request. The corrected account number should read, #129-098.

Mr. Knight moved the correct account number as #129-098, seconded by Ms. Papale.

Correspondence from Roger Dann, General Manager of the Water and Sewer Division states, in the current year's capital budget funds were included for upgrades to the fueling station at the Wastewater Treatment Plant to include leak detection and spill prevention measure for compliance with Federal regulations. This work has now been placed out to bid and, based upon the actual bids received, it will be necessary to increase Acct. #129-098 by \$17,000 in order to accomplish the required work.

Mr. Knight stated, the budget showed that the original intention was to spend \$15,000 for this, am I correct in that?

Mr. Dann responded, that is right.

Mr. Knight asked, we are going 100% above that amount because of the way the bids came out?

Mr. Dann answered, it is a substantial increase. We have looked at that, we believe that the vendor who originally came out and looked at it must either have misunderstood or significantly underestimated the amount of work involved with the installation and may have looked primarily at the equipment portion of the work but failed to look as closely at the installation portion. We ended up with six bids and the lower three or four were all approximately within the same area.

Reginald Knight, 21 Audette Drive asked, how is it that funds are being transferred from the pension fund when we have been told those monies have been sacrosanct?

Mayor Dickinson explained, this money has not been contributed into the pension fund. It was originally placed into the department's budget to contribute to the pension fund, however, after giving the mid-year actuarial report which indicated that the Town did not need to make a contribution this year due to above-average returns, it is being transferred out of the account.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

EM #12 Consider and Approve a Transfer of Funds in the Amount of \$19,000 from Operation, Labor & Expense Acct. #642-000 to Electricity, Gas & Misc. Utilities Acct. #643-000 - Water Division

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

During the current fiscal year the Sewer Division has been investigating possible options for accomplishing denitrification at the wastewater treatment plant utilizing existing facilities and equipment. This has led to the utilization of several recycle pumps which would not normally have been utilized and an associated increase in electrical consumption.

Mr. Knight asked, how did utilizing several recycle pumps work out?

Roger Dann, General Manager of the Water Division responded, to this point we have not been successful. When we were first alerted to the potential that it would have to be nitrified, we began to look at our options in-house to accomplish the task. Recycling of effluent and some of the sludge into different portions of the facility is what we thought would have the greatest potential. To date, it has been successful although it may be somewhat temperature dependent so as we go into the warmer months we may actually begin to accomplish what we set out to do.

Mr. Knight asked, is there any percentage decrease in the nitrogen content?

Mr. Dann answered, we are attempting to create a biological zone within the facility where that process can occur. In essence, what we need to do is to find a spot where we can reduce the oxygen content in the wastewater stream low enough to allow the bacteria that will then denitrify, allowing elemental nitrogen to be released. We have not been able to accomplish that yet. We will continue to try and in the meantime we are also looking in the direction of hiring a consultant to look at what other options we may have in the facility. There is a potential that it could be very expensive yet, on the other hand there may be some potential that we could come up with relatively inexpensive ways of just using the facility in a way that it was not originally designed for but still accomplish the task.

Mr. Knight asked, are we way ahead of our counterparts in other communities and states in this program? Is there any other evidence elsewhere that may lead us to the proper conclusion without spending lots of money?

Mr. Dann answered, there are other facilities in the state and the nation that have denitrification. Our facility is somewhat unique in that we have the rotating biological contactors. From the research that we have done, there are not any of those that we have found yet. It does alter our options

ificantly. For us, we may need to go in a direction that no one has previously looked at in detail

VOTE: Farrell and Parisi were absent; Rys failed to cast a vote; all others, aye; motion duly carried.

ITEM #13 Consider and Approve a Transfer of Funds in the Amount of \$4,000 from Labor for Maintenance of Lines Acct. #673-001 to Power Purchased for Pumping Acct. #623-000 - Water Division

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

VOTE: Farrell and Parisi were absent; Rys failed to cast a vote; all others, aye; motion duly carried.

ITEM #14 Consider and Approve a Transfer of Funds in the Amount of \$9,000 from Operation Labor & Expense - Water Treatment Acct. #642-000, \$3,500 from Maintenance Transmission and Distribution Lines Acct. #673-000 for a Total of \$12,500 to Maintenance of Wells & Springs Acct. #614-000 - Water Division

otion was made by Mr. Knight, seconded by Mr. Renda.

Mr. Knight explained, the Water Division recently experienced an unexpected decreased in specific capacity of Oak Street Well #2. As a result it is necessary that the Division proceed immediately with a well redevelopment in order to ensure that required capacity is available for the peak summer months.

Mr. Centner asked, with the capacity situation, can you give me any idea of what percentage the well capacity change is in respect to the entire well capacity itself? Is it that we can't produce as much water during a peak and then it recharges and can handle lower than peak volume at almost 100%?

Mr. Dann answered, specific capacity measures the ability or the amount of water which is yielded per foot of draw down during pumping. As the capacity drops at some point you now have excess draw down in the well to maintain the output that you would like to see. Normally, we are pumping between 500-550 gallons per minute from Well #2. Because of this decline we have had to cut that back somewhat, about 50 gallons per minute initially. As the decline progresses then we have to continue to cut back and cut back in order to make sure that we maintain sufficient water above the well pump, itself. The re-development process is a combination of physical and chemical treatment break loose the deposits that may have accumulated on the screens, remove sand or other things that may be plugging the gravel pack down below. When it is completed it should bring the well back to close to its original capacity. This was last done in 1990 for Well #2. We had thought that

It could probably go another year or two but the way in which it has declined recently suggests that we cannot afford to do that.

Mr. Centner asked, you feel it is the mechanisms more than the wells ability to supply the water; the mechanism to extract the water?

Mr. Dann stated, we believe that it is reversible. If, by treating it, we can restore it back to nearly its original condition.

Mr. Rys asked, if, by some chance, if something happened to one of the wells in the Oak Street area, there is three of them there, isn't there?

Mr. Dann answered, there are two in the Oak Street area.

Mr. Rys added, and one on Hartford Turnpike. Do we have a mechanism that would take water from the McKenzie or one of our reservoir systems and transmit it through the lines to pick up the loss of that well?

Mr. Dann answered, the pipe network is all interconnected. If, in fact, the wells are not in operation ...at may be the case in the winter months, for example, then water from the reservoir system can feed up to that part of town. We do rely on the wells during the peak summer months to sustain the pressures up in the northerly end of town. If you were to lose both of those wells during a summer high peak demand condition, you would have some difficulty maintaining adequate pressures up in that portion of the system. That is one of the reasons why we want to proceed immediately and make sure we have this well available so that we always are sure that we have at least one of the two, if not both, available during the peak summer months. It is primarily first and we rely on the yield to some extent but, in the short term, we can carry the system from the surface water supplies without a problem.

Mr. Gessert added, when the Gaylord project is complete that will give us that much more capacity and pressure on that side of town. That is another backup to the system.

Mr. Rys asked, will it take some burden off of the well if necessary?

Mr. Dann stated, it won't really supplement this part of the system; it may give us short term options where we could feed water down, if we had to, in an emergency. It is not really intended that the per west side zone will feed all the way out and down into that portion of the town.

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

M #15 Consider and Approve a Transfer of Funds in the Amount of \$4,500 from Maintenance Water Treatment Equipment Acct. #652-000 to Maintenance of Hydrants Acct. #677-000 - Water Division

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

Correspondence from Roger Dann to the Public Utilities Commission states, "During the course of the current year, the Water Division as experienced a greater than normal number of damaged hydrants requiring repair."

Mr. Zappala asked, was this work lined up to be done prior to the end of the fiscal year? Or is it something that just came up because the money was there?

Mr. Dann answered, some of what we do is anticipate a certain routine hydrant maintenance. The other significant portion of this is damaged hydrants through accidents. If someone hits a hydrant and does damage to it, we have to go out and make the repair. In the current year we have experienced roughly double the number of hit hydrants that we usually do. We have to make those repairs and in order to make sure we have enough funds to cover those as well as the remainder of this year should we get another couple of hit hydrants, we feel we need to move the money at this point in time.

Mr. Gessert stated, if someone hits a hydrant and we find out who it is, we make them pay for it.

Mr. Dann stated, if we are able to identify who has done the damage we will invoice for that either to their insurance carrier or directly to the individual and pursue recovering our money. That goes into a separate revenue account and does not effect the expenditures which come out of this account.

Mr. Gessert stated, it is cost-prohibitive to insure the hydrants according to the Risk Manager.

Mr. Centner asked, what is the actual number of hydrants, 10, 20, 100?

Mr. Dann replied, total hydrant repairs for the current year number twelve of which seven or eight are hit hydrants. That is roughly double what we would normally expend to spend.

Mr. Zandri asked, are there hydrants that are specifically vulnerable because of their location?

Mr. Dann stated, if we have a situation where a hydrant gets hit more than once we do go out and put bollards around them to try and slow them down and provide a little more visibility. There are some of those; not a lot.

Mr. Zandri replied, that is what I was going to recommend if some seem to be specific targets; that we put some kind of barriers around them to prohibit their being hit.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

ITEM #16 Consider and Approve a Budget Amendment in the Amount of \$17,500 from Employee Pension and Benefits Acct. #926-000 to New Meters Acct. #346-098 - Water Division

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

Mr. Knight pointed out that this was a 37% increase over what was budgeted for this line item.

Mr. Dann answered, during the current year I made a concerted effort to have our staff go after the remaining meters that had not been changed out as part of our on-going meter replacement program. These were often the more difficult ones; people who had been non-responsive or had to make some plumbing modifications in order for us to put a new meter in. When we prepared the budget I don't think that we really projected out how hard we would be pushing in that area as we did. Because those meters are typically the oldest ones that they have out there, when you replace them the get rapped and a new meter goes in. As a result we have gone through more of our stock of meters than what we originally projected. We have taken a look at this and said, for the remainder of this year and through next year, even with what we budgeted at this point in time for the next fiscal year we are going to need some additional stock. This is an opportune time for us to go ahead and get them.

Mr. Gessert added, it does provide for more accurate reading and less costly readings for you can read them from the outside which makes a lot more sense. It will eliminate some of the estimated bills which have a tendency of getting out of hand.

Mr. Centner asked, on your systematic replacement plan, is it still eight years for water meters?

Mr. Dann explained, we had a plan that ended up being about an eight year program to replace all of the aging meters and go to outside read type. Now that we are through that, what we are gearing up for is an on-going testing program. The testing frequency varies by the size of the meter. For a small residential meter it is every eight years; for a large industrial meter it may be as often as once a year that we want to at least test if not pull and test the meter. That is where our focus is now, primarily.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

ITEM #17 Consider and Approve a Waiver of Bid to Authorize the Purchase of Services for the Re-Formatting of the Town Ordinances, Excluding Bond Ordinances, from General Code Publishers for a Cost of \$9,650 - Town Clerk

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

Correspondence from Town Clerk, Rosemary Rascati states, "My office had invited proposals from several code publishers and the price submitted by General Code Publishers was substantially below other prices. In addition to the codification of the Town's ordinances in book form, the price includes software of the entire ordinance book formatted for windows. This feature should be a great help to all offices because entire ordinances or parts of any ordinance can be printed almost by the touch of a computer key. General Code Publishers, in 1983, had performed a partial codification of Town ordinances at a cost of \$5,000, but the Town decided not to accept the offer of the company and the codification was never completed. The work done at the earlier date was available and contributed to General Code being able to offer a very reasonable price to, in effect, finish the job."

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

ITEM #18 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Respect to Pending Litigation to Discuss Litigation Involving Dellavecchia v. Factory Built Homes in the Town of Wallingford - Town Attorney

ITEM #19 Executive session Pursuant to Section 1-18a(e)(4) of the CT. General Statutes with Respect to the Purchase, Sale and/or Lease of Property - Town Attorney

ITEM #20 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Respect to Pending Litigation to Discuss Litigation Involving Steve E. Davis v. Douglas Dortenzio, et al - Town Attorney

Motion was made by Mr. Knight to Enter Into Executive Sessions listed above, seconded by Mr. Centner.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

The Council entered into executive session at 9:35 P.M.

Motion was made by Mr. Knight to Exit the Executive Sessions, seconded by Ms. Papale.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

tion was made by Mr. Knight to Exit the Executive Sessions, seconded by Ms. Papale.

VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

The Council exited the executive session at 10:53 P.M.

ITEM #21 Consider and Approve Consenting to an Insurance Company Settlement of the Matter of Steve E. Davis v. Douglas Dortenzio, et al - Town Attorney

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

VOTE: Farrell and Parisi were absent; Papale and Zandri, no; all others, aye; motion duly carried.

Motion was made by Mr. Knight to Adjourn the Meeting, seconded by Mr. Centner.

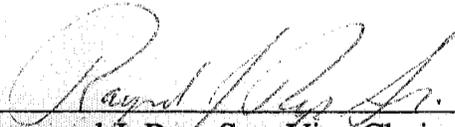
VOTE: Farrell and Parisi were absent; all others, aye; motion duly carried.

There being no further business the meeting adjourned at 10:54 P.M.

Meeting recorded and transcribed by:

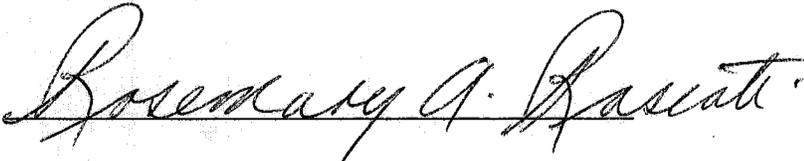

Kathryn F. Zandri
Town Council Secretary

Approved by:


Raymond J. Rys, Sr., Vice Chairman

Date

6-9-98



Appendix I

EXHIBIT #23
(1 of 3)

DATE	TIME	AVAILABLE PARKING				LUNCH	TOTAL PER DAY	NON LUNCH	COMMENT
		ON SITE		OFF SITE	TOTAL				
		OPEN	HANDI						
9/10	11:55	5	4	16	25	42	47	5	
9/11	12:15	3	0	16	19	92	118	26	BINGO
9/12	12:15	9	7	18	34	42	59	17	
9/15	12:05	6	6	15	27	35	113	78	BUS
9/16	12:15	3	0	11	14	62	126	64	BINGO
9/17	11:50	4	8	14	26	42	51	9	
9/18	12:10	10	0	14	24	53	148	45	HMO + BINGO
9/19	12:05	14	6	15	35	37	56	19	
9/22	12:00	10	7	17	34	34	52	18	
9/23	12:00	0	0	11	11	58	106	48	BINGO
9/24	12:00	7	7	16	30	25	52	27	
9/25	12:05	0	0	0	0	57	138	81	BUS + BINGO
9/26	12:00	7	8	15	30	40	55	15	
9/29	12:05	7	7	19	33	28	60	32	
9/30	12:00	1	0	14	15	65	99	34	BINGO
10/1	11:55	1	5	16	22	37	48	11	
10/2	12:00	6	1	18	25	59	117	58	BINGO
10/3	12:00	8	5	17	30	34	45	11	
10/6	12:10	0	4	0	4	33	36	3	BUS
10/7	12:10	1	0	13	14	76	108	32	BINGO
10/8	12:02	6	5	15	26	50	60	10	
10/9	12:05	2	0	12	14	62	114	52	BINGO
10/10	12:10	6	6	15	27	39	127	88	
10/13	12:05	0	0	0	0	0	0	0	HOLIDAY
10/14	12:05	0	1	10	11	57	99	42	BINGO
10/15	11:55	2	7	18	27	41	54	13	

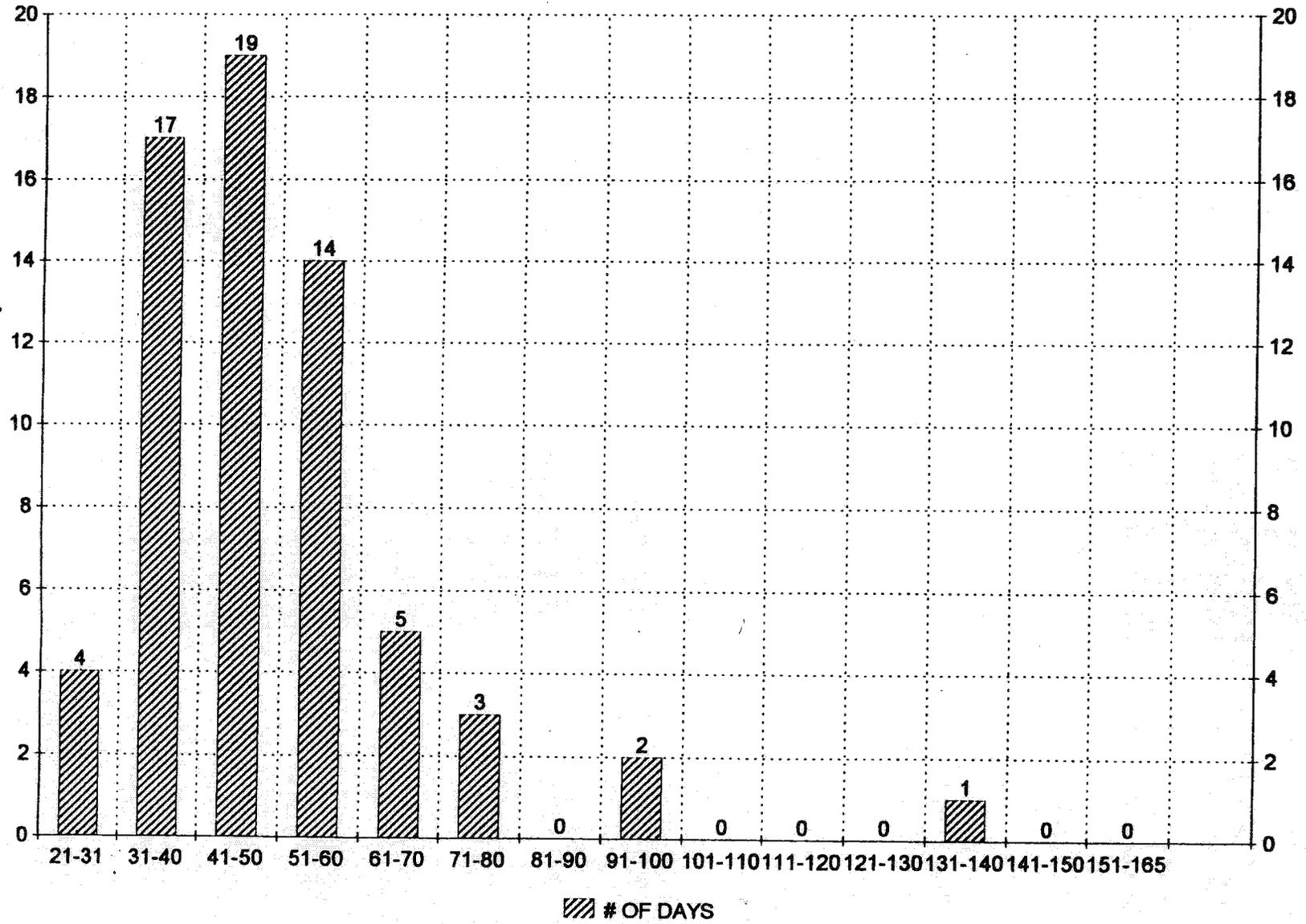
PARKING SPACES 27 12 21 60

EXHIBIT #23
(2 OF 3)

DATE	TIME	AVAILABLE PARKING				LUNCH	TOTAL PER DAY	NON LUNCH	COMMENT
		ON SITE		OFF SITE	TOTAL				
		OPEN	HAND						
10/16	12:00	2	0	13	15	62	110	48	33F 4M BINGO
10/17	12:00	11	6	15	32	45	66	21	
10/20	12:05	3	4	19	26	45	53	8	
10/21	12:05	0	1	17	18	65	47	32	BINGO
10/22	12:05	8	5	19	32	54	56	2	
10/23	12:05	8	2	19	29	55	45	40	BINGO
10/24	12:00	8	7	19	34	36	44	8	
10/27	12:02	8	5	13	26	36	36	0	
10/28	12:05	0	1	11	12	59	45	36	BINGO
10/29	12:05	8	5	11	24	38	47	9	
10/30	12:10	7	2	13	22	64	49	35	BINGO
10/31	12:00	5	7	18	30	45	145	100	45 KIDS HALLOWEEN
11/3	12:05	5	7	19	31	38	47	9	
11/4	12:10	0	2	12	14	50	103	53	BINGO
11/5	12:10	6	6	15	27	43	49	6	
11/6	12:20	3	0	15	18	75	122	47	BINGO
11/7	12:00	12	6	20	38	43	47	6	
11/10	12:05	1	7	17	25	40	56	16	
11/11	-	-	-	-	-	-	-	-	HOLIDAY
11/12	12:00	0	0	0	0	132	132	0	HMO ATH
11/13	12:15	7	0	16	23	77	111	34	BINGO
11/14	12:10	6	5	18	29	44	46	21	
11/17	12:00	5	6	19	30	44	44	0	
11/18	12:05	2	0	15	17	48	118	70	BINGO
11/19	12:00	0	0	8	8	45	95	0	TURKEY
11/20	12:10	7	0	18	25	50	44	44	BINGO

E TIME	AVAILABLE PARKING			LUNCH	TOTAL	PER. LUNCH	DAY	COMMENT
	ON SITE	OFF	TOTAL					
11/21 12:00	9	6	18	33	49			
11/24 12:05	5	9	14	33	40			
11/25 12:05	5	2	15	22	52			BINGO
11/26 12:00	8	5	19	32	47			
11/27	-	-	-	-	-			THANKSGIVING
11/28	-	-	-	-	-			VACATION
12/1 12:05	7	7	20	33	41			
12/2 12:06	3	3	14	25	53			BINGO
12/3 12:00	2	0	2	4	52			BUS TRIP
12/1 12:02	6	3	19	28	56			B/MBO
12:06	6	6	19	31	18			
12/8 12:01	11	6	14	36	37			
12/9 12:03	0	4	16	20	55			B/MBO
12/10 12:05	4	7	14	29	45			
12/11 12:04	7	3	18	28	48			BINGO - SNEEZ
12/12 12:05	7	7	19	33	51			
12/15 12:06	10	7	18	35	37			

of days in which each workload occurs
September 10-December 15, 65 lunch days



**WALLINGFORD SENIOR CENTER
EXECUTIVE DIRECTOR'S MONTHLY REPORT
FOR THE MONTH OF: JANUARY, 1998**

GENERAL STATISTICS

Days of Service: 20
Attendance: 1465
ENP Meals Served: 957
Mini-Bus Units: 868
New Members: 8
Incoming Phone Calls: 788

REGISTERED MEMBER COUNT

60-64	144
65-70	554
71-74	516
75+	1659
TOTAL	2873

D.A.I. COORDINATOR

Clients: 18
New Clients: 0
Active Clients: 18
Days of Service: 11
Units of Service: 155
Discharged: 0

SOCIAL SERVICES

Information & Assistance 61
Follow Up Calls 21
Office Appointments 20
Outreach Visits 3
TOTAL UNITS OF SERVICE 105

REGULAR MEETINGS

1/6 Wallingford Associated Seniors Executive Committee
1/8 Staff
1/20 Wallingford Associated Seniors
1/23 Wallingford Committee on Aging

SPECIAL MEETINGS

1/7 Wallingford Committee on Aging Personnel Committee
1/8 Healthy Wallingford 2000+ Elderly Task Force
1/12 Daniel Driscoll & Barbara Mushinski re: Dan's re-evaluation
1/14 Wallingford Committee on Aging Personnel Committee
1/15 Paul Michlin re: Computer Consultant
1/15 Daniel Driscoll & Barbara Mushinski re: Dan's second re-evaluation
1/22 Staff Appreciation Day
1/27 George Duffy re: Audit
1/27 Dave Gessert re: MedSpan
1/28 Dr. Waldo Klein Presentation
1/28 Freedom of Information Hearing
1/29 Attorneys Ciulla and Donofrio re: FOI Hearing

Compiled on 2-98 drreport
VP/mgm

STATE and LOCAL FIRE LAWS

Limit The Capacity Of This Area To

165 PERSONS

**For Banquets, Table
Arrangements, Etc.**

354 PERSONS

For Dancing

Occupancy Other Than Above is Unlawful

DEPARTMENT OF FIRE PREVENTION

TOWN OF WALLINGFORD

**WASHINGTON STREET
SENIOR CENTER-MAIN ASSEMBLY AREA**

**PROGRAM COORDINATOR'S REPORT
JANUARY, 1998**

<u>Ongoing Activities</u>	<u># of sessions</u>	<u># of participants</u>
Gentle Exercise	8	69
Morning Melodies	3	65
Ceramics	3	9
Bridge	4	47
Bingo	8	388
Country Western Dancing	4	40
Current Events	5	43
Community Service Comm.	1	11
Bible Discussion	4	37
Senior Fitnessize	3	28
Aquacise	4	36
Pinochle	1	4
Ballroom Dance Club	will resume in February	
Walking Club	8	97
Tai Chi	4	23
Line Dance Class	will begin in February	
Exercise at YMCA	8	144

TOTALSSpecial Activities

<u>Date</u>	<u>Program</u>	<u>Co-Sponsor</u>	<u>Participants</u>
1-2	Alternative Lunch		38
1-9	Movie: Michael		9
1-18	Cholesterol Screening	Wld VNA	8
1-21	Hearing Screening	Gaylord	17
1-22	Staff Appreciation Day		85
1-23	Tri-Town Pool Tourney	canceled-inclement weather	
1-29	Senior Centers in the 21 st Century	Dr. Waldo Klein	70
1-30	Bowling Party	Colony Lanes	19

Travel Program

No trips scheduled

Meetings

1/6	WAS Meeting
1/8	Staff Meeting
1/8	Healthy Wallingford 2000+
1/15	Tony Vecchitto: Line Dancing
1/23	Becky Spindler: Bowling Party
1/26	Tom Farrell: Old Saybrook Pool Match

compiled on 2-98 mgm pcreport

To evaluate present building space usage
 cross off all off premises activity,
 such as bus trips, aquacise at Gaylord,
 walking club, exercise at Y. M. C. A.
 bowling at lanes, etc.

February

1998

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 8:00 Bally's Trip Deprts 10:00 Morning Melodies 10:30 Ceramics 1:30 Exercise at YMCA 2:00 Ballroom Dance	2 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:30 Gentle Exercise 12:30 Bingo 12:30 Bridge	3 9:00 Country Western Line Dance 10:00 Current Events 1:30 Exercise at YMCA TAX AIDE BEGINS	4 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:00 Tai chi 9:30 Gentle Exercise 10:00 Bible Discussion 12:30 Bingo 1:00 Investment Club	5 9:30 Senior Fitnesscize 12:30 Pinochle	6 7
	8 9:00 Line Dancing 9:15 Myrtle Beach Registration 10:00 Morning Melodies 10:30 Ceramics 1:30 Exercise at YMCA 2:00 Ballroom Dance WEAP Applications	9 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:30 Gentle Exercise 10-11:30 SHARE Registration 10:30 President's Day Program 12:30 Bingo 12:30 Bridge	10 9:00 Country Western Line Dance 10:00 Current Events 1-4 BENEFITS COUNSELING 1:30 Exercise at YMCA	11 CLOSED FOR THE HOLIDAY (LINCOLN'S BIRTHDAY)	12 9:30 Senior Fitnesscize 10-11:30 SHARE Registration 10:45 St. Valentine's Day Serenade Trip Departs 12:30 Pinochle 12:30 Movie: Mission Impossible	13 14
	15 CLOSED FOR PRESIDENT'S DAY HOLIDAY	16 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:30 Gentle Exercise 10:00 WAS Monthly Meeting 10:30 Visit with Marcia Lieberman 12:30 Bingo 12:30 Bridge	17 9:00 Country Western Line Dance 10:00 Current Events 1:00 Trip Captain Meeting 1:30 Exercise at YMCA	18 8:15, 9:30 Exercise at YMCA 9-12 Cholesterol Screening 9:00 Walking Club 9:00 Tai chi 9:30 Gentle Exercise 10:00 Bible Discussion 12:30 Bingo 1:00 Investment Club	19 8:30 Committee on Aging Meeting 9:30 Senior Fitnesscize 12:30 Pinochle 1:00 Tri-Town Pool Tournament	20 21
	22 9:00 Line Dancing 10:00 Morning Melodies 10:30 Ceramics 12:30-2:30 photo ID Session 1:30 Exercise at YMCA 2:00 Ballroom Dance	23 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:30 Gentle Exercise 10:30-12:30 Photo ID Session 12:30 Bingo 1:00 Pre-Planning Session 12:30 Bridge	24 9:00 Country Western Line Dance 10:00 Current Events 1:30 Exercise at YMCA	25 8:15, 9:30 Exercise at YMCA 9-11 Photo ID Session 9:00 Walking Club 9:00 Tai chi 9:30 Gentle Exercise 10:00 Bible Discussion 12:30 Bingo 1:00 Investment Club	26 9:30 Senior Fitnesscize 12:30 Pinochle 2:00 Cardiovascular Program	27 28

To evaluate present building space usage, cross off all off premises activity, such as bus trips, aquacise at Gaylord, walking club, exercise at Y. M. C. A., bowling at lanes, etc.

January

1998

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				CLOSED FOR THE NEW YEAR'S HOLIDAY	9:30 Senior Fitnessize 12:30 Pinochle	3
	4 10:00 Morning Melodies 10:30 Ceramics 1:30 Exercise at YMCA 2:00 Ballroom Dance	5 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:30 Gentle Exercise 10-11:30 SHARE Registration 12:30 Bingo 12:30 Bridge	6 9:00 Country Western Line Dance 9:30 Community Service Committee 10:00 Current Events 1-4 p.m. BENEFITS COUNSELING 1:30 Exercise at YMCA	7 8:00 Healthy Wellingford 200+ Meeting 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:00 Tai Chi 9:30 Gentle Exercise 10:00 Bible Discussion 12:30 Bingo 1:00 Investment Club	8 9:30 Senior Fitnessize 10-11:30 SHARE Registration 12:30 Pinochle ✓ 12:30 Movie: Michael	10
	11 10:00 Morning Melodies 10:30 Ceramics 1:30 Exercise at YMCA 2:00 Ballroom Dance	12 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:30 Gentle Exercise 12:30 Bingo 12:30 Bridge	13 9:00 Country Western Line Dance 10:00 Current Events 1:30 Exercise at YMCA	14 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:00 Tai Chi 9:15 Cholesterol Screening 9:30 Gentle Exercise 10:00 Bible Discussion 12:30 Bingo 1:00 Investment Club	15 8:30 Committee on Aging 9:30 Senior Fitnessize 12:30 Pinochle ✓	17
	18 CLOSED FOR MARTIN LUTHER KING'S BIRTHDAY	19 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:30 Gentle Exercise 10:00 WAS Monthly Meeting 12:30 Bingo 12:30 Bridge	20 9:00 Country Western Line Dance 10:00 Current Events 12:30 Hearing Screening 1:30 Exercise at YMCA	21 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:00 Tai Chi 9:30 Gentle Exercise 10:00 Bible Discussion 12:30 Bingo 1:00 Investment Club	22 9:30 Senior Fitnessize ✓ 12:30 Pinochle ✓ 1:00 Bowling Party	24
	25 10:00 Morning Melodies 10:30 Ceramics 1:30 Exercise at YMCA 2:00 Ballroom Dance	26 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:30 Gentle Exercise 12:30 Bingo 12:30 Bridge	27 9:00 Country Western Line Dance 10:00 Current Events 1:30 Exercise at YMCA	28 8:15, 9:30 Exercise at YMCA 9:00 Walking Club 9:00 Tai Chi 9:30 Gentle Exercise 10:00 Bible Discussion 12:30 Bingo 1:00 Investment Club	29 9:30 Senior Fitnessize ✓ 12:30 Pinochle ✓	31

**PROGRAM COORDINATOR'S REPORT ANALYSIS
JANUARY, 1998 (FULL MONTH)**

ONGOING ACTIVITY	# OF PARTICIPANTS	DIVIDED BY # OF SESSIONS	EQUALS # OF PARTICIPANTS PER SESSION
BINGO	388	8	48.5
ENP MEALS	957	20	47.8
MORNING MELODIES	65	3	21.6
BRIDGE	47	4	11.7
CURRENT EVENTS	43	4	10.7
COUNTRY WESTERN DANCING	40	4	10.0
SENIOR FITNESSIZE	28	3	9.3
BIBLE DISCUSSION	37	4	9.2
GENTLE EXERCISE	69	8	8.6
TAI CHI	23	4	5.7
PINOCHLE	4	1	4.0
CERAMICS	9	3	3.0
VAR. SPECIAL ACTIVITIES	<u>246</u>	8	30.7
# JAN. PARTICIPANTS	1,956		

NOT INCLUDED: 1. OFF PREMISE ACTIVITY, SUCH AS BUS TRIPS, AQUACISE AT GAYLORD, WALKING CLUB, EXERCISE AT Y.M.C.A., BOWLING AT LANES, ETC. AS DO NOT REQUIRE BUILDING SPACE.
2. BALLROOM DANCE CLUB AND LINE DANCE CLASS, BOTH STARTING IN FEBRUARY.

CONCLUSION

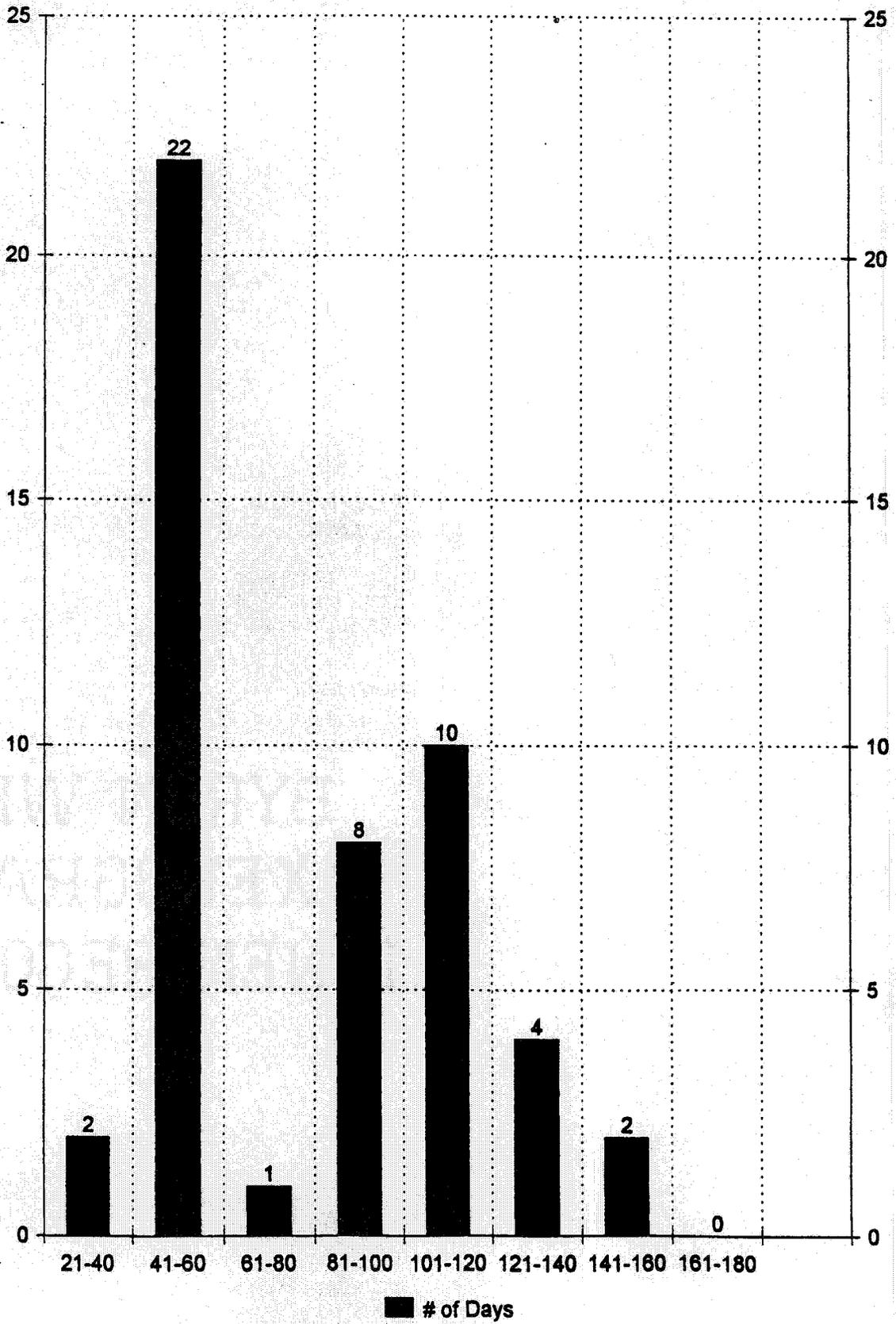
5 ROOM CAPACITY 347 X 3 SESSIONS PER 8 HOUR DAY = 1,041 MAXIMUM CAPACITY PER DAY X 20 DAYS = 20,820 MAXIMUM CAPACITY PER 20 DAY MONTH.

1,956 JANUARY PARTICIPANTS DIVIDED BY 20,820 MAXIMUM CAPACITY PER MONTH = 9.3% AVERAGE USAGE.

IT IS INCONCEIVABLE THAT OUR SENIOR CENTER POPULARITY WITH OUR ELDERLY WOULD MULTIPLY ENOUGH TO JUSTIFY TOTAL REPLACEMENT WITH A 20,000 SQUARE FOOT BUILDING NEARLY 3 TIMES THE SIZE OF OUR PRESENT 6,900 SQUARE FOOT BUILDING.

IF THE PRESENT BUILDING POTENTIAL IS TO BE REALIZED, THE ROOMS MUST BE CONVERTED TO MULTI-PURPOSE ROOMS, REQUIRING EXPANSION OF STORAGE SPACE AND JANITORIAL SERVICES, THE CURRENT STAFF MANPOWER IS INADEQUATE.

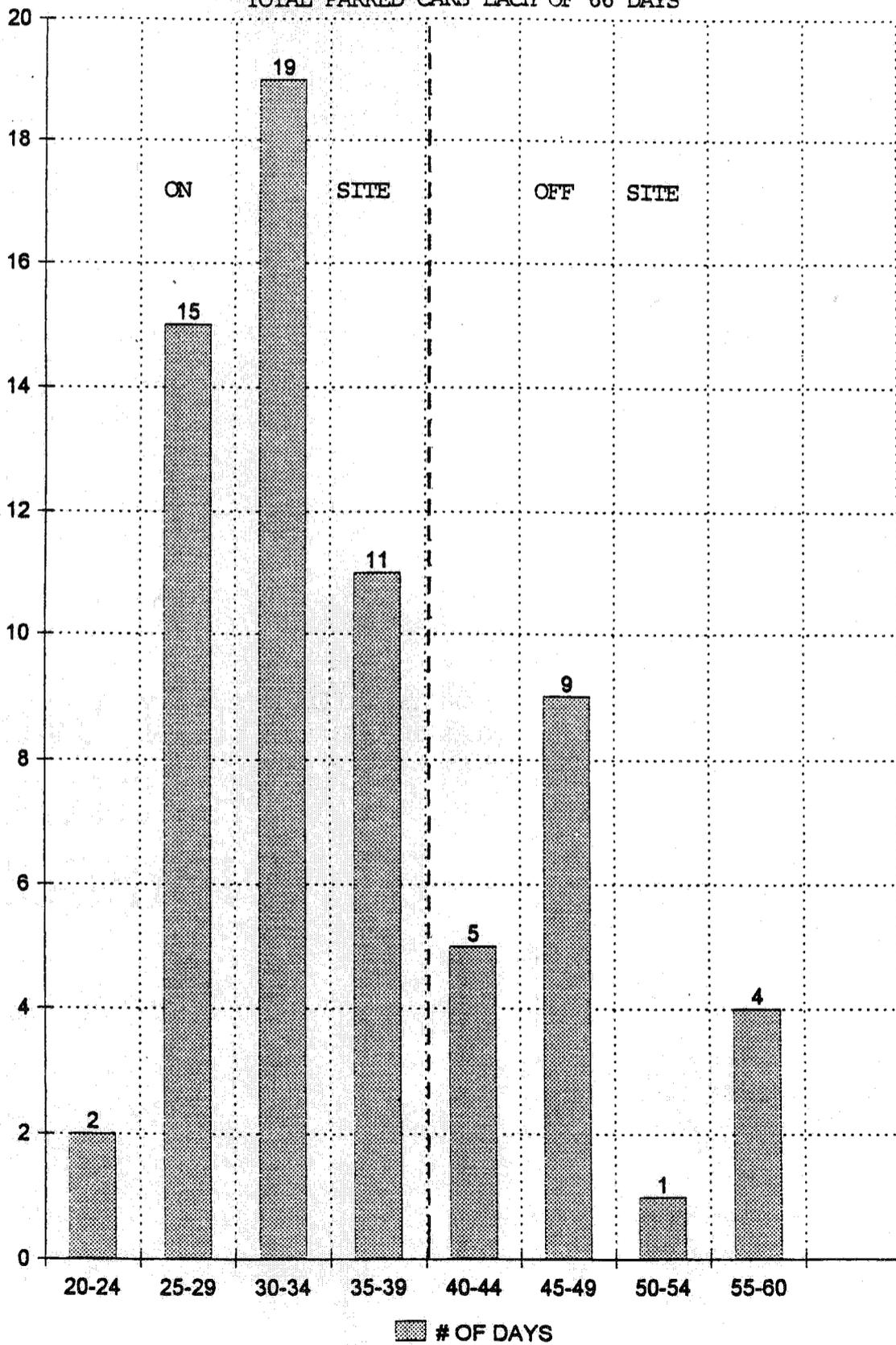
of days registered volume occurs
Sept. 10 - Nov. 20, 50 weekdays



PARKING LOT MID-DAY PEAK DEMAND

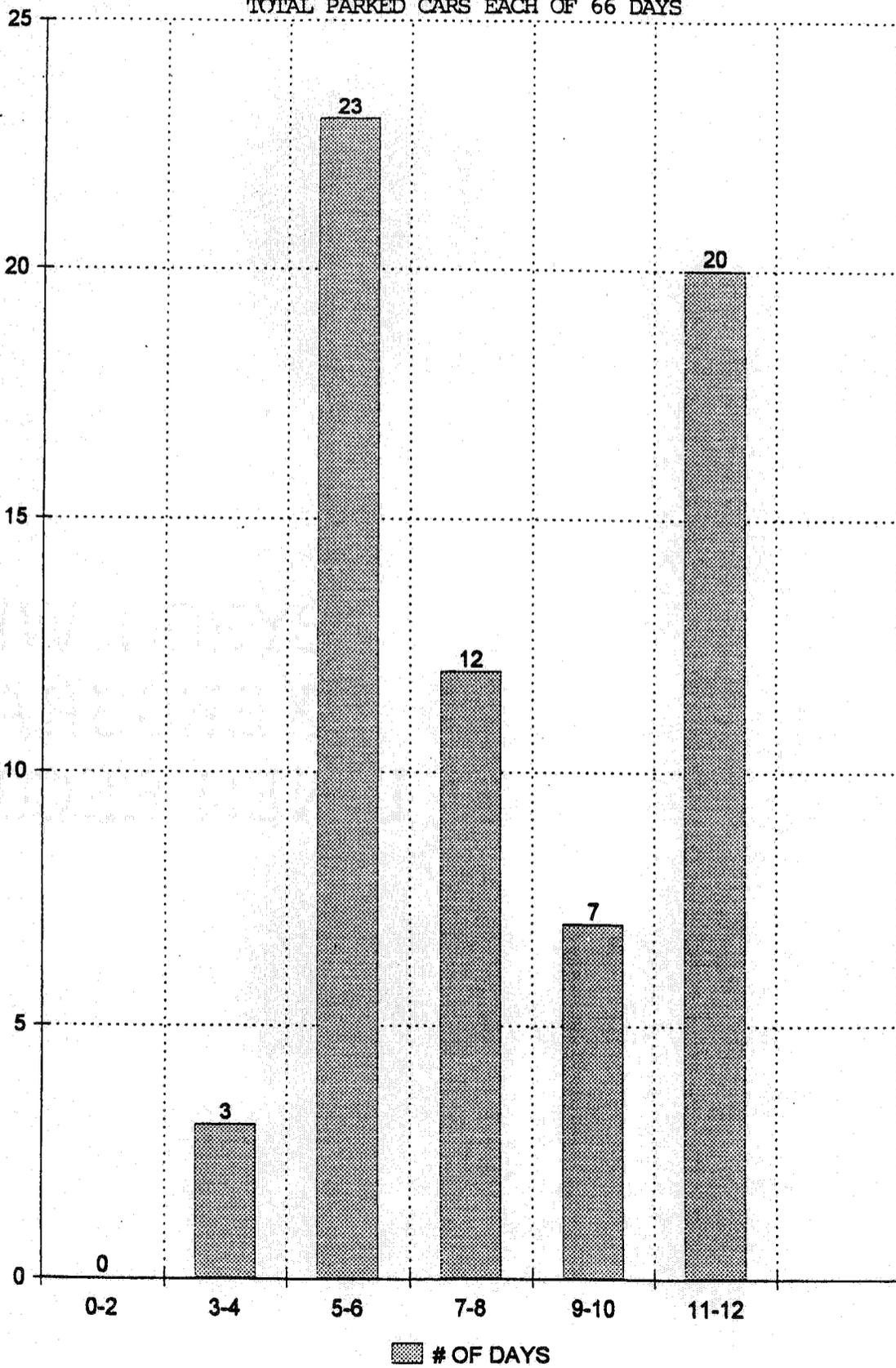
SEPT. 10 - DEC. 15, 1997

TOTAL PARKED CARS EACH OF 66 DAYS



HANDICAP PARKING MID-DAY PEAK DEMAND
SEPT. 10 - DEC. 15, 1997

TOTAL PARKED CARS EACH OF 66 DAYS



APPENDIX A
UPDATED DEMOGRAPHICS

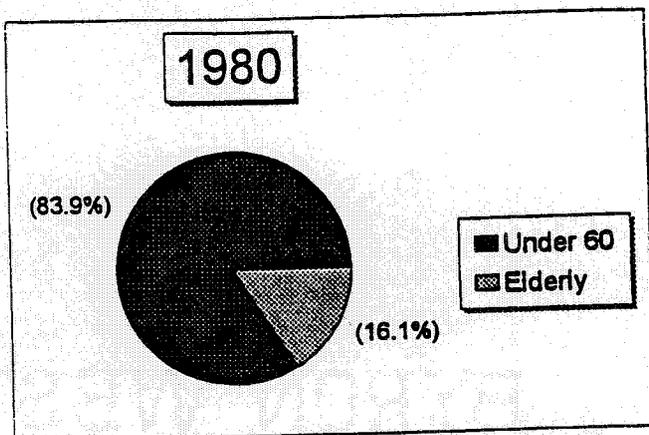
Data obtained from the most recent OPM Draft for population projections for Connecticut towns and cities provides the following projections for Wallingford. It is important to note that this was the most recent and most conservative information available. Population projections from other sources were significantly higher.

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>Increase</u>
Age 60 - 64	1,772	1,846	1,511	2,404	3,148	77.65 %
Age 65 - 74	2,317	3,120	2,660	2,785	4,134	78.42 %
Age 75 - 84	1,281	1,809	2,179	1,911	2,014	57.22 %
Age 85 +	617	840	1,007	1,233	1,122	81.85 %
Elderly Population	5,987	7,615	7,357	8,333	10,418	74.01 %
Total Town Population	37,274	40,822	41,829	41,738	41,526	11.41 %
Under-60 Population	31,287	33,207	34,472	33,405	31,108	(decrease)
Elderly Population as Percentage of Total	16.06%	18.65%	17.59%	19.97%	25.09%	

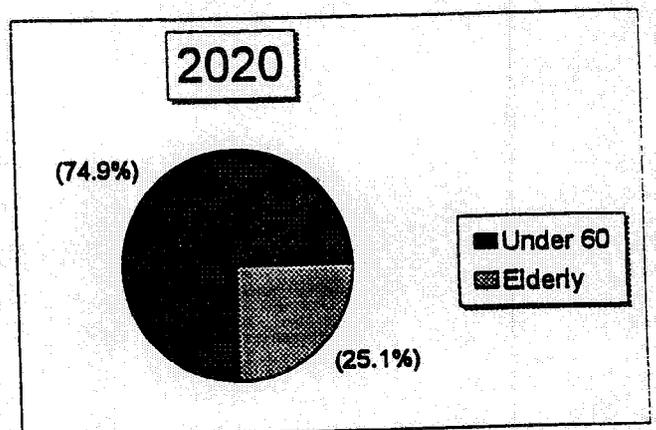
The chart on the following page summarizes the change in Wallingford's elderly population in the foreseeable future.

WALLINGFORD'S ELDERLY POPULATION

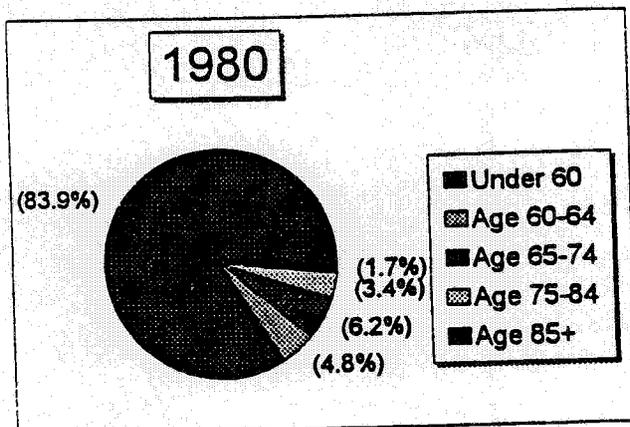
1980 - 2020



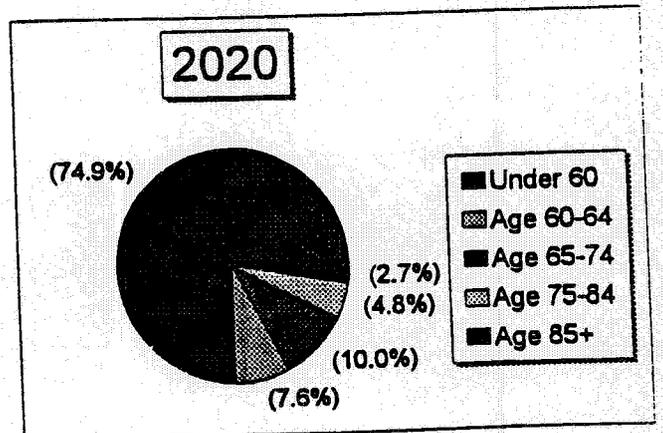
Under 60	31,287
Elderly	5,987



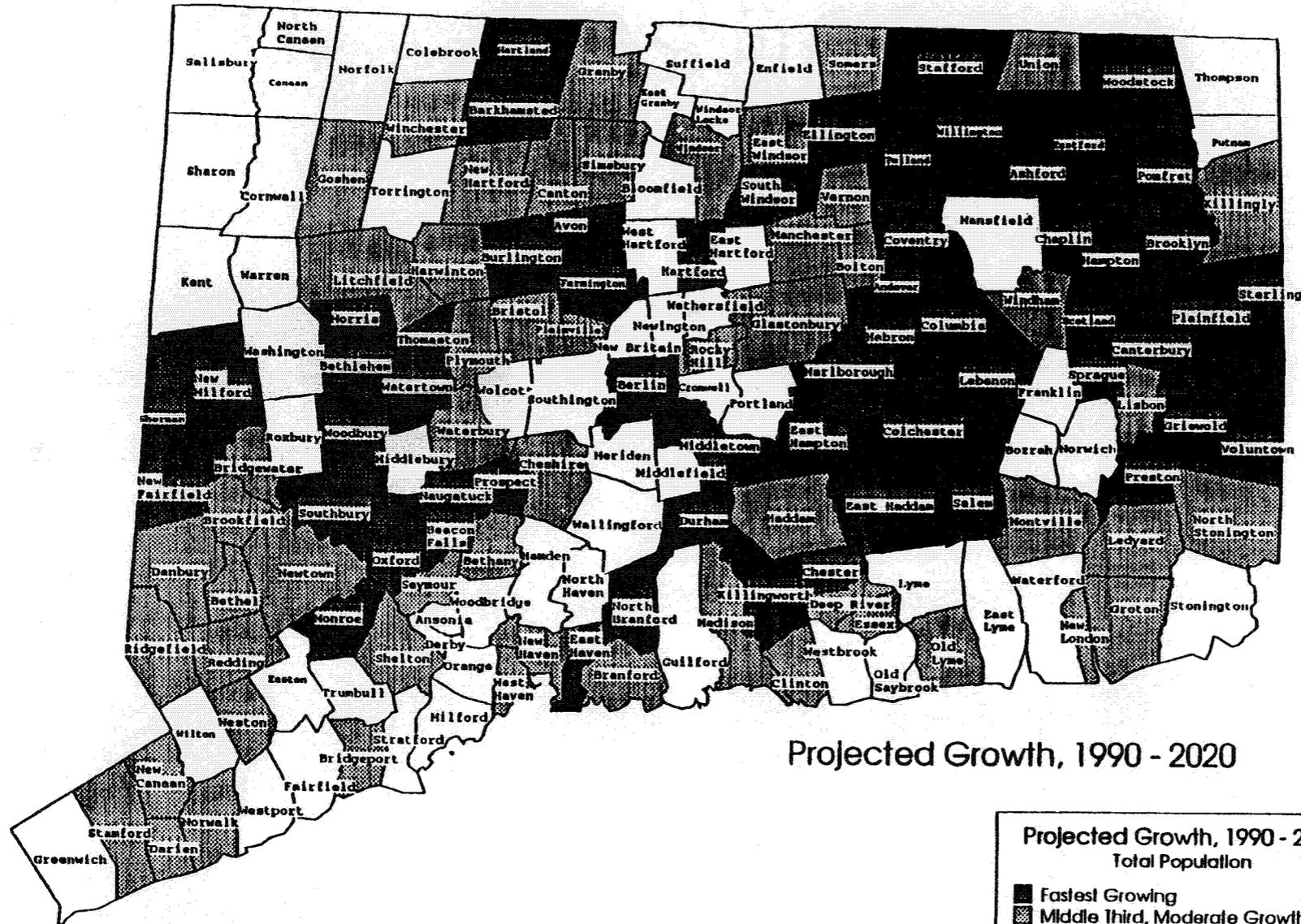
Under 60	31,108
Elderly	10,418



Under 60	31,287
Age 60-64	1,772
Age 65-74	2,317
Age 75-84	1,281
Age 85+	617



Under 60	31,108
Age 60-64	3,148
Age 65-74	4,134
Age 75-84	2,014
Age 85+	1,122



Projected Growth, 1990 - 2020

Projected Growth, 1990 - 2020
Total Population

- Fastest Growing (57)
- ▨ Middle Third, Moderate Growth (56)
- Shrinking or Slow Growing Third (56)

Preliminary Population Projections, Series P95.1,
Prepared For Comment Purposes Only

WALLINGFORD

EXHIBIT #4

ELDERLY (AGE 60+) PROJECTED POPULATION GROWTH **

YEARS	ELDERLY POPULATION	CHANGE	% CHANGE	IN # YEARS	% CHANGE PER YEAR
1997-2000	7,434*-7,357	-77	-1.0%	3	1/3 of 1%
1997-2005	7,434*-7,651	+217	+2.9%	8	1/3 of 1%
1997-2010	7,434*-8,333	+899	+12.0%	13	.9 of 1%

**PRELIMINARY POPULATION PROJECTIONS, MARCH 1995, CONNECTICUT STATE OFFICE OF POLICY AND MANAGEMENT, STAMPED "FOR COMMENT ONLY - NOT TO BE USED FOR OFFICIAL PURPOSES". THIS IS THE "OPM DRAFT" FROM WHICH DATA WAS EXTRACTED AND INCLUDED AS APPENDIX A ON PAGES 7 AND 8 OF THE SEPTEMBER, 1996, FINAL REPORT OF THE WALLINGFORD COMMITTEE ON AGING SENIOR CENTER BUILDING AND PARKING EXPANSION STUDY COMMITTEE.

THE PERCEPTION OF THE APPENDIX WAS THAT THE ELDERLY POPULATION WOULD INCREASE 74.01% IN THE NEXT 23 YEARS BY THE YEAR 2020. THIS INCREASE WAS DESCRIBED IN APPENDIX B OF THAT REPORT AS "WALLINGFORD'S ELDERLY POPULATION WILL INCREASE VERY DRAMATICALLY OVER THE NEXT 15-20 YEARS."

THE APPENDIX IS REFERENCED IN THE REPORT'S SECTION II "UPDATES", SAYING "THE TOWN'S ELDERLY POPULATION WILL CONTINUE TO INCREASE VERY DRAMATICALLY IN THE FORSEEABLE FUTURE."

Appendix XIII (cont.)

*THE 1997 ELDERLY POPULATION ESTIMATE WAS COMPUTED, AS FOLLOWS:

THE 1990 CENSUS WAS 7,615 ELDERLY, THE YEAR 2000 IS PROJECTED TO BE 7,357, A DECLINE OF 258. AS 7/10 OR 70% OF THE DECADE HAS ELAPSED, 70% OF THE DECLINE OR ABOUT 181 HAS BEEN SUBTRACTED FROM THE 1990 CENSUS FIGURES.

Appendix XIV
EXHIBIT #5
(1 of 2)

ESTABLISHING 1997 BASE IN EACH 5 YEAR AGE GROUP

AGES	1990	2000	# CHANGE	70% CHANGE	1997
60-64	1846	1511	-335	-234	1612
65-69	1696	1337	-359	-251	1445
70-74	1424	1323	-101	- 71	1353
75-79	1071	1210	139	97	1168
80-84	738	969	231	162	900
85+	840	1007	167	117	956
TOTALS	7615	7357	-258	-181	7434

PROJECTED % CHANGE IN 3 YEARS IN EACH AGE GROUP

AGES	1997	2000	# CHANGE	70% CHANGE
60-64	1612	1511	-101	-6%
65-69	1445	1337	-108	-7%
70-74	1353	1323	- 30	-2%
75-79	1168	1210	42	4%
80-84	900	969	69	8%
85+	956	1007	51	5%
TOTALS	7434	7357	- 77	-1% IN 3 YEARS

PROJECTED % CHANGE IN 8 YEARS IN EACH AGE GROUP

AGES	1997	2005	#CHANGE	%CHANGE
60-64	1612	1953	341	21%
65-69	1445	1283	-162	-11%
70-74	1353	1157	-196	-14%
75-79	1168	1115	- 53	- 5%
80-84	900	999	99	11%
85+	956	1144	188	20%
TOTALS	7434	7651	217	3% IN 8 YEARS

PROJECTED % CHANGE IN 13 YEARS IN EACH AGE GROUP

AGES	1997	2010	# CHANGE	% CHANGE
60-64	1612	2404	792	49%
65-69	1445	1671	226	16%
70-74	1353	1114	-239	-18%
75-79	1168	985	-183	-16%
80-84	900	926	26	3%
85+	956	1223	267	30%
TOTALS	7434	8333	899	12% IN 13 YRS

**SUMMARY LIST OF NEIGHBORHOOD ASSISTANCE PROGRAMS
June 9, 1998**

<u>AGENCY</u>	<u>TITLE</u>	<u>AMOUNT</u>
Big Brothers/Big Sisters of Meriden and Wallingford	Business-to-School Mentoring Program (Expansion)	\$ 20,000
Center Street Cemetery Association	Preserving Historic Headstones	\$150,000
The Curtis Home Corporation	<u>Children's Program</u>	
	Curtis School Renovations	\$ 85,000
	Family Placement Program	\$ 10,000
	Children's Work Experience Program	\$ 5,200
	Staff Training Program	\$ 3,000
	Special Activities & Field Trips	\$ 2,500
The Curtis Home Corporation	<u>Elderly Program</u>	
	Handicap Accessible Vehicle	\$ 39,600
	Furniture for the Elderly	\$ 16,000
	House Care	\$ 12,000
	Electric Hospital Bed	\$ 6,000
	Table Linens for the Elderly	\$ 450
Easter Seals	Easter Seals/OPTIONS	\$ 30,000
Gaylord Hospital	Annual Appeal	\$100,000
Literacy Volunteers	Initiating Services to Family Day Care Providers in Wallingford	\$ 25,000
Ulbrich Boys & Girls Club	Youth Development	\$150,000
Wlfd. Historic Preservation Trust, Inc.	Museum Restoration Program	\$150,000
Wlfd. Historical Society, Inc.	Restoration of the Samuel Parsons House Exterior	\$ 55,000
YWCA: Young Women's Christian Association of Meriden	Fix-Up/Service Improvement	\$ 50,000
<u>Previously-Approved Multi-year Programs (1997 and 1998)</u>		
Family YMCA	Purchase of Wood Property	\$150,000
Veterans Memorial Medical Center	Building a Healthy Community	\$150,000
YWCA of Meriden	Renovations/Services Improvements	\$ 75,000

RESOLUTION

WHEREAS, pursuant to Connecticut General Statutes 12-631, the State of Connecticut has provided tax incentives for Connecticut businesses that donate to community programs under certain circumstances; and

WHEREAS, it is required under Connecticut General Statutes 12-631 that any municipality desiring to obtain benefits under the provisions of this Act shall, after holding at least one public hearing and after approval of the legislative bodies, submit to the Department of Revenue Services a list of programs eligible for investment by business firms under the provisions of this Act; and

WHEREAS, it is desirable and in the best interest that the Town of Wallingford submit such a list to the State of Connecticut.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WALLINGFORD:

1. that after holding a public hearing on the list required under Connecticut General Statutes 12-631, the Town Council of the Town of Wallingford hereby approves the attached list entitled: Summary List of Neighborhood Assistance Programs; and
2. that the Mayor of the Town of Wallingford is hereby authorized and directed to submit to the Department of Revenue Services the approved list of programs eligible for investment by business firms and to provide such additional information; to execute such other documents as may be required by the Department to accept on behalf of the Town any funds available for those municipal programs on the list; to execute any amendments, rescissions, and revisions thereto; and to act as the authorized representative of the Town of Wallingford.

Certified a true copy of a resolution duly adopted by the Town of Wallingford at a meeting of its Town Council on June 9, 1998, and which has not been rescinded or modified in any way whatsoever.

(Date)

(Clerk)