

TOWN OF WALLINGFORD, CONNECTICUT

REGULAR TOWN COUNCIL MEETING

Town Council Chambers

TUESDAY

OCTOBER 25, 2011

6:30 P.M

RECORD OF VOTES AND MINUTES

ATTENDANCE: Councilors Vincent Cervoni, Nick Economopoulos, Jerry Farrell, Jr., Craig C. Fishbein, John LeTourneau, Chairman Robert F. Parisi, Rosemary Rascati, John J. Sullivan and Vincent F. Testa, Jr. Mayor William W. Dickinson Jr., Town Attorney Janis Small and Comptroller James Bowes were also present.

The meeting called to order at 6:30 P.M.

The Opening Prayer was offered by Deacon Eugene Riotte, Most Holy Trinity Church. The Pledge of Allegiance was said and the Roll Call was taken.

2. Correspondence - *None*

3. Consent Agenda

- 3a. Consider and Approve Tax Refunds (#263 - #300) totaling \$ 8,836.93
Acct. # 001-1000-010-1170 - Tax Collector
- 3b. Consider and Approve an Appropriation in the Amount of \$15,000 *Federal Fire Act Grant* to Volunteer Recruitment Acct # 22320150-58276 and to Federal Fire Act Grant Acct # 2232002-45200 – Fire Chief
- 3c. Acceptance of Donation from Liberty Bank Foundation and Appropriation in the Amount of \$5,000 *Youth & Social Services Special Fund* to Donations Acct #2134002-47010 and to Expenditures Acct # 21340100-58830 – Youth & Social Services
- 3d. Consider and Approve an Appropriation in the Amount of \$3,702
To: Revenue-Recovery of Legal Fees-Misc. \$2,183 Acct # 1009052-46300
Miscellaneous Revenue \$1,519 Acct # 1009052-47040
And to: Professional Services-Lawyers \$1,819 Acct # 10010300-56710
Professional Services-Specialists \$1,500 Acct # 10010300-56714
Office Expenses & Supplies \$383 Acct # 10010300-56100
-Town Attorney
- 3e. Acceptance of Grant and Appropriation in the Amount of \$85,269 to SCOW HHD 8 - Revenue Fund 217 and to SCOW HHD 8 - Expenditures Fund 217 – Grants Administrator
- 3f. Acceptance of Grant and Appropriation in the Amount of \$34,185 to SCOW HRD 57 - Revenue Fund 231 and to SCOW HRD 57 - Expenditures Fund 231 – Grants Administrator
- 3g. Consider and Approve an Appropriation in the Amount of \$433,968 *Cap. Project-BOE Energy Efficiency Projects* to Revenue-Conservation Funds - Fund #311 and to Expenditures Board of Education Energy Efficiency Projects

Wallingford Town Hall, 45 South Main Street

- Fund #311– Board of Education

- 3h.** Approve minutes of Regular Town Council Meeting of October 11, 2011

MOTION WAS MADE TO APPROVE CONSENT AGENDA ITEMS 3a. – 3h.

MADE BY: FARRELL
SECONDED BY: RASCATI
VOTE: UNANIMOUS; 9-AYE
MOTION PASSED

- 4.** Items Removed from the Consent Agenda

None

MOTION WAS MADE TO MOVE UP ITEM 12.

MADE BY: FARRELL
SECONDED BY: RASCATI
VOTE: UNANIMOUS; 9-AYE
MOTION PASSED

- 12.** Consider and Approve an Appropriation in the Amount of \$500,000 to increase Distribution Maintenance Overhead Lines Acct # 593 and to decrease Appropriation to Retained Earnings -Electric Division

MOTION WAS MADE TO APPROVE Appropriation in the Amount of \$500,000 to increase Distribution Maintenance Overhead Lines Acct # 593 and to decrease Appropriation to Retained Earnings as requested by the Electric Division.

MADE BY: FARRELL
SECONDED BY: RASCATI

*In attendance: George Adair, Director, Public Utilities
Robert Beaumont, Chairman, Public Utilities Commission
Thomas Sullivan, Business Manager, Electric division*

The Council asked to be notified when the grant reimbursement for Hurricane Irene damage was received and asked to which account to which the reimbursement will be posted. Mr. Thomas Sullivan stated that it would go into an income account.

VOTE: UNANIMOUS; 9-AYE
MOTION PASSED

Councilor Farrell announced that three Executive Sessions 7, 16, 17 had been withdrawn from the agenda as well as Item 18.

- 5.** Executive Session pursuant to §1-200 (2) of the Connecticut General Statutes with respect to strategy and negotiation with respect to Collective Bargaining – Board of Education

MOTION WAS MADE TO GO INTO EXECUTIVE SESSION PURSUANT TO strategy and negotiation with respect to Collective Bargaining as requested

by the Board of Education.

MADE BY: FARRELL
SECONDED BY: RASCATI
VOTE: UNANIMOUS; 9-AYE
MOTION PASSED

MOTION WAS MADE TO COME OUT OF EXECUTIVE SESSION.

MADE BY; FARRELL
SECONDED BY: RASCATI
VOTE: UNANIMOUS; AYE/9
MOTION PASSED.

EXECUTIVE SESSION ATTENDANCE:

Cervoni, Economopoulos, Farrell, Fishbein, LeTourneau, Rascati, Sullivan, Testa, Chairman Parisi, Mayor Dickinson and Dr. Salvatore Menzo and Jan Guarino, Board of Education Superintendent's Office.

TIME OF EXECUTIVE SESSION: 6:40 P.M. to 6:55 P.M.

6. Discussion and Possible Action with regard to the Board of Education Food Service Union (Local 424, Unit 30, UPSEU) contract Effective September 1, 2011 through August 31, 2012 - Board of Education

Lengthy discussion ensued with regard to this contract's third-year wage re-opener, and subsequent wage increase approved by the Board of Education.

MOTION WAS MADE TO REJECT THE WAGE INCREASE FOR THE THIRD YEAR OF THE FOOD SERVICE UNION (LOCAL 424, UNIT 30, UPSEU) CONTRACT.

MADE BY: FISHBEIN
SECONDED BY: FARRELL

ROLL CALL VOTE:

| | | | |
|----------------------|------------|------------------------|-----------|
| CERVONI | NO | RASCATI | NO |
| ECONOMOPOULOS | NO | SULLIVAN | NO |
| FARRELL | NO | TESTA | NO |
| FISHBEIN | YES | CHAIRMAN PARISI | NO |
| LETOURNEAU | NO | | |

8-NAY; 1-AYE

MOTION DID NOT PASS.

7. Executive Session pursuant to §1-210 (b)(7) and 1-200 (6)(E) of the Connecticut General Statutes to discuss estimates relative to a prospective public construction contract – Mike Brodinsky, Chairman, School Roof Building Committee

Withdrawn

8. Schematic presentation by the Wallingford School Roof Building Committee (WSRBC) of recommended materials and schematic designs for those roofs that are to be replaced. In addition a presentation of options for solar installations.
– Mike Brodinsky, Chairman, School Roof Building Committee

*In attendance: David Stein, Project Architect
Gene Torone, Project Manager*

Mike Brodinsky, School Roof Building Committee Chairman

Other Committee members in the audience included, John Lynch, Marc Deptula, Chirs Pisani, Lawrence Zabrowsky and J.P. Venoit

Mr. Brodinsky asked the Town Council to tell the Committee at this meeting to make ‘a turns up’ or not, a decision to go forward or not. He said costs would be addressed with the Council in December. Councilor Farrell stated that if a Councilor has a concern, then a motion is in order. Mr. Brodinsky concurred and gave an example using the solar question that if the Committee is not to move forward with installing solar panels that they would need a motion, and a vote, to decide that question. He added that tonight is to present the schematic design only.

The Council discussed if the additional architectural fees for solar panels would become part of the of the original appropriation for the project. The Comptroller would need to look at the technical method of appropriating the funds specifically for the architect to address solar panels in the final design and that it would perhaps be through amending the present project bond. However, considering that the amount is only \$15,000 that that might not be appropriate to amend the bonding.

Some Councilors expressed concern over the lack of project costs. Mr. Brodinsky pointed out that tonight is the schematic design presentation, and then design documents come next, followed by a presentation of the cost.

Mr. Stein made a concise and thorough presentation of the recommendations for the roofing project for 2012 to the Town Council. He included many specific answers to questions from the Town Council. His presentation incorporated research and review of each of the eleven schools as to their current condition; synthesization of the information; drainage review; roof slope in relation to drainage; material selection included a brief review of the current 1-ply system on 90% of the roofs, which creates seepage and is not a good self-sealer type; a recommendation of the 3-ply system which increases warranty length of time; higher cost give roof more longevity; asphalt and odor with respect to empty schools and actual roofing work time of 20 to 25 days, depending on weather; metal roofs; project duration in two phases that would address half of the high schools one year and the other half the following year with the same approach to the middle schools; technicalities of solar panels the fact the there is expandability similar to ‘plug-and-play’, electricity generated will off-set electricity used, adds to stewardship of the environment and it sets an example for the community; solar does not require much maintenance but generally an annual inspection; roof walk-ways; remove roofs down to decking; insulation of roofs; increase in crews to complete high schools and middle schools in one season causes new problems; recommendation of white roofs because of reflectivity.

Mr. Brodinsky remarked that the committee is presenting middle ground on costs and not going overboard. Mayor Dickinson stated that everyone carefully weigh any added costs as every cost means something. It was stated that the bids will include 2-ply and 3-ply. Mr. Stein added that the design has not dominoed into a larger project. Each school will be bid separately but, Mr. Stein added, there may be cost savings to have only one project contractor. The 50% State of Connecticut

roof replacement reimbursement was discussed. Residents making comments included Messrs. Ben Martin, Geno Zandri and Bill Cumerford.

9. Discussion and Possible Action that would move the roof replacement project to the next phase, the design and development phase, based upon specified materials and designs described in the Schematic Presentation – Mike Brodinsky, Chairman, School Roof Building Committee

MOTION WAS MADE TO MOVE THE PROJECT TO THE NEXT PHASE WITH A WHITE ROOF.

MADE BY: FARRELL
SECONDED BY: RASCATI

ROLL CALL VOTE:

| | | | |
|----------------------|------------|------------------------|------------|
| CERVONI | YES | RASCATI | YES |
| ECONOMOPOULOS | YES | SULLIVAN | YES |
| FARRELL | YES | TESTA | YES |
| FISHBEIN | NO | CHAIRMAN PARISI | YES |
| LETOURNEAU | YES | | |

8-AYE; 1-NAY

MOTION PASSED

10. Discussion and Possible Action determining whether or not the Wallingford School Roof Building Committee is authorized to incur additional costs for all necessary and proper architectural fees in connection with designs of solar installations, so that such installations could by bid and considered by the Council after the bid process are finally determined – Mike Brodinsky, Chairman, School Roof Building Committee

1) **MOTION WAS MADE THAT SOLAR NOT BE PART OF THE PROJECT**

MADE BY: FARRELL
SECONDED BY: RASCATI

Discussion addressed that a decision was needed tonight; that the numbers could change; an accounting of the myriad of educational values to Wallingford students at present and in the future and in complying with certain, upcoming mandates with respect to green technology; installation of panels at time of new roofs; cutting solar project in half by installing at high schools and not at middle schools; and that other systems exist such as geothermal systems.

ROLL CALL VOTE:

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|----------------------|------------|------------------------|------------|
| CERVONI | NO | RASCATI | YES |
| ECONOMOPOULOS | NO | SULLIVAN | NO |
| FARRELL | YES | TESTA | NO |
| FISHBEIN | NO | CHAIRMAN PARISI | NO |
| LETOURNEAU | NO | | |

7-NAY; 2-AYE

MOTION DID NOT PASS.

2) **MOTION WAS MADE TO ALLOW AN EXPENSE OF \$7,500 FOR SOLAR AT SHEEHAN HIGH SCHOOL AND AT LYMAN HALL HIGH SCHOOL**

MADE BY: FISHBEIN
SECONDED BY: FARRELL

ROLL CALL VOTE:

| | | | |
|----------------------|------------|------------------------|------------|
| CERVONI | NO | RASCATI | YES |
| ECONOMOPOULOS | NO | SULLIVAN | NO |
| FARRELL | NO | TESTA | NO |
| FISHBEIN | YES | CHAIRMAN PARISI | NO |
| LETOURNEAU | NO | | |

8-NAY; 1-AYE

MOTION DID NOT PASS.

3) **MOTION WAS MADE TO AUTHORIZE AN ADDITIONAL \$15,000 for all necessary and proper architectural fees in connection with designs of solar installations, so that such installations could be by bid and considered by the Council after the bid process are finally determined**

ROLL CALL VOTE:

| | | | |
|----------------------|------------|------------------------|------------|
| CERVONI | YES | RASCATI | YES |
| ECONOMOPOULOS | YES | SULLIVAN | YES |
| FARRELL | YES | TESTA | YES |
| FISHBEIN | YES | CHAIRMAN PARISI | YES |
| LETOURNEAU | YES | | |

UNANIMOUS; 9-AYE

MOTION PASSED

At 9:53 P.M. Chairman Parisi called for recess. He reconvened the meeting at 10:05 P.M.

11. PUBLIC QUESTION AND ANSWER

Geno Zandri, 9 Balsam Ridge Circle asked about town ownership of certain parking lots or areas in the town near Brothers Restaurant. He commented on the poor condition of the Wooding Caplan site that is being used in part for parking.

Bob Gross, 114 Long Hill Road, spoke with the Mayor about capital projects and capital project funding.

Ben Martin, Ward Street, asked about contractor requirements with regard to the condition of North Farms Road in the area of a certain development.

Bill Cumerford, 5 Broadview Drive, conversed with Councilor Testa with regard to the 'infrastructure' of the town.

13. Report out from the Wallingford Housing Authority with questions to Chairman Michel Misiti, Vice-Chairman Robert Wiedenmann, and Executive Director Stephen Nere, regarding
- the last 8 monthly Executive Director reports (January 2011 through August 2011),
 - an update on the forensic audit, and
 - general operational items.
- Councilor Nick Economopoulos

*In attendance: Mike Misiti, Chairman, WHA
Bob Wiedenmann, Vice-Chairman, WHA*

Following a general talk with regard to the items of the question concerning Executive Director reports, the forensic audit, and general operational items, the Town Council was very satisfied with the progress the Board is making at the Housing Authority and agreed with them that more information is forthcoming and that there still is a lot to do and that it will take time.

14. Discussion and possible action on the Reappointment of Michael Misiti to the Wallingford Housing Authority Board for a five-year term expiring October 31, 2016
- Councilor Nick Economopoulos

MOTION WAS MADE TO REAPPOINT MICHAEL MISITI TO A FIVE-YEAR TERM FROM OCTOBER 31, 2011 TO OCTOBER 31, 2016

**MADE BY: ECONOMOPOULOS
SECONDED BY: CERVONI
VOTE: UNANIMOUS; 9-AYE
MOTION PASSED**

15. Report on the status of the American Legion Building with discussion and consideration of an alternative bid - Councilor Vincent Testa

MOTION WAS MADE TO RE-ISSUE THE REQUEST FOR PROPOSAL FOR THE AMERICAN LEGION BUILDING FOR A 3-WEEK PERIOD FROM DATE OF PUBLICATION OF NOTICE TO BID

**MADE BY: TESTA
SECONDED BY: RASCATI**

Councilors talked about the timing to bring bids back to the Council at the November 29th meeting. Comments were made with reference to the deposit of the former bid winner.

**AMEND (1)
MOTION WAS MADE TO AMEND THE ORIGINAL MOTION TO INCLUDE LEASING OF THE PROPERTY**

**MADE BY: CERVONI
SECONDED BY: FISHBEIN**

Discussion brought forth the fact that the Town Council voted to sell the building and that the town should not become a landlord.

ROLL CALL VOTE:

| | | | |
|---------------|-----|-----------------|-----|
| CERVONI | YES | RASCATI | YES |
| ECONOMOPOULOS | YES | SULLIVAN | NO |
| FARRELL | NO | TESTA | NO |
| FISHBEIN | YES | CHAIRMAN PARISI | NO |
| LETOURNEAU | NO | | |

5-NAY; 4-AYE

MOTION DID NOT PASS.

AMEND (2)

MOTION WAS MADE TO AMEND THE ORIGINAL MOTION TO INCLUDE THAT THE MINIMUM BID ACCEPTABLE BE NO LESS THAN \$125,000.

MADE BY: CHAIRMAN PARISI
SECONDED BY: RASCATI

ROLL CALL VOTE:

| | | | |
|---------------|-----|-----------------|-----|
| CERVONI | YES | RASCATI | YES |
| ECONOMOPOULOS | NO | SULLIVAN | YES |
| FARRELL | YES | TESTA | YES |
| FISHBEIN | NO | CHAIRMAN PARISI | YES |
| LETOURNEAU | YES | | |

7-AYE; 2-NAY

MOTION PASSED.

RE-STATEMENT OF THE AMENDED MOTION:

RE-ISSUE REQUEST FOR PROPOSAL FOR THE AMERICAN LEGION BUILDING FOR A THREE (3) WEEK PERIOD FROM DATE OF PUBLICATION OF NOTICE TO BID AND THAT THE MINIMUM BID ACCEPTABLE BE NO LESS THAN \$125,000.

ROLL CALL VOTE:

| | | | |
|---------------|-----|-----------------|-----|
| CERVONI | NO | RASCATI | YES |
| ECONOMOPOULOS | YES | SULLIVAN | YES |
| FARRELL | YES | TESTA | YES |
| FISHBEIN | NO | CHAIRMAN PARISI | YES |
| LETOURNEAU | YES | | |

7-AYE; 2-NAY

MOTION PASSED.

16. Executive Session pursuant to §1-200 (6)(D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property – Mayor
Withdrawn
17. Executive Session pursuant to Connecticut General Statutes §1-225(f) and §1-200(6)(B) to discuss Town of Wallingford v. Morin – Town Attorney
Withdrawn
18. Possible Action on Town of Wallingford v. Morin – Town Attorney
Withdrawn

MOTION WAS MADE TO ADJOURN THE MEETING.

MADE BY: FARRELL
SECONDED BY: RASCATI
VOTE: UNANIMOUS; 9-AYE
MOTION PASSED

THE MEETING ADJOURNED AT 11:36 A.M.

Respectfully submitted,

Sandra Weekes
Town Council Secretary
Meeting digitally recorded

Robert F. Parisi, Chairman

Date

Barbara Thompson, Town Clerk

Date

