

TOWN COUNCIL MEETING

JULY 13, 1993

6:30 P.M.

A meeting of the Wallingford Town Council was held on Tuesday, July 13, 1993 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairperson Iris F. Papale at 6:35 P.M. Answering present to the Roll called by Town Clerk Kathryn J. Wall were Councilors Duryea, Holmes, Killen, McDermott, Papale, Solinsky and Zandri. Vice-Chairman Doherty attended the meeting briefly, arriving at 9:40 P.M., due to major surgery and Councilor Parisi was absent due to vacation plans. Mayor William W. Dickinson, Jr. arrived at 6:36 P.M., Town Attorney Janis M. Small, Corporation Counselor Adam Mantzaris and Comptroller Thomas A. Myers were also present.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Regards to Pending Litigation

- a. Diane Miserindino v. Robert Flis, et al
- b. Cir-Tek, Inc. v. Town of Wallingford (Tax Appeal)
- c. Thurston Assoc. v. Town of Wallingford (Tax Appeal)
- d. D&F Assoc. v. Town of Wallingford (Tax Appeal)

Motion was made by Mr. McDermott to Enter Into Executive Session, seconded by Mr. Killen.

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

Motion was made by Mr. McDermott to Exit the Executive Session, seconded by Mrs. Duryea.

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

ITEM #3 Consent Agenda

Motion was made by Mr. McDermott to Place the Following Items on the Consent Agenda to be Voted Upon by One Unanimous Vote of the Council, seconded by Mrs. Duryea.

ITEM 3b Note for the Record Anniversary Increases Approved to Date

ITEM #3c Consider and Approve Tax Refunds (#223-228) in the Amount of \$3,769.70 - Tax Collector

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

ITEM #4 Items Removed from the Consent Agenda

ITEM #3a Note for the Record Mayoral Transfers Approved to Date

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Motion was made by Mr. McDermott, seconded by Mr. Holmes.

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

ITEM #3d Consider and Approve a Transfer of Funds in the Amount of \$22,000 from Property/Casualty Board of Education Acct. #001-8040-800-8260 to Self Insurance Deductible Acct. #001-8040-800-8270 - Risk Manager

Motion was made by Mr. McDermott, seconded by Mr. Holmes.

This transfer is to be made in the F.Y. 1992-93 budget.

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

ITEM #3e Consider and Approve a Transfer of Funds in the Amount of \$800 from Professional Services Acct. #001-1320-900-9010 to Part Time Wages Acct. #001-1320-100-1350 - Town Attorney

Motion was made by Mr. McDermott, seconded by Mrs. Duryea.

Atty. Small explained that the Mayor's Office will cover on occasion during the summer months that the legal secretary is on vacation and the workload is light. The Law Office has a steady stream of work that does not appear to be lessening, warranting the need for support staff to maintain a smooth flow of work during the summer.

It was not budgeted for due to the fact that, in some years, it is not necessary because of the assistance offered by the Mayor's Office. While submitting the budget this year it was too soon to anticipate the workload for the summer.

VOTE: Doherty and Parisi were absent; Duryea, Killen and Zandri, no; all others, aye; motion failed.

ITEM #3f Consider and Approve a Transfer of Funds in the Amount of \$305 from Micro Computer System Acct. #012-9000-999-9901 to Materials and Supplies Acct. #012-9000-400-4000 - Youth Service Bureau

Motion was made by Mr. McDermott, seconded by Mrs. Duryea.

Mayor Dickinson requested that this item be tabled due to the fact that a question has been raised with regards to doing business with a specific vendor that he has not been able to obtain a response to at this point in time.

Motion was made by Mr. Killen to Table this Item at the Request of the Mayor Until Additional Information can be Solicited, seconded by Mr. Holmes.

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

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ITEM #3g Consider and Approve an Appropriation of Funds in the Amount of \$3,130 to Donations Council on Substance Abuse Acct. #066-1041-900-9000 and to Project Graduation (Contributions) Acct. #066-9001-900-9061 - Mayor's Office

Motion was made by Mr. McDermott, seconded by Mr. Holmes.

Ms. Papale commended everyone who worked on this fine project.

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

ITEM #3h Consider and Approve an Appropriation of Funds in the Amount of \$30,000 in Capital and Non-Recurring Funds to Contribution F.I.P. Account and to Contributions F.I.P. No. Main Street Acct. #002-8993-501-2020 - Engineering

Motion was made by Mr. McDermott, seconded by Mr. Holmes.

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

ITEM #3i Consider and Approve Amending the Second Modification Agreement to the Existing Day Care Center Lease for the Purpose of Reducing Insurance Limitations - Corporation Counselor

Motion was made by Mr. McDermott, seconded by Mr. Holmes.

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

ITEM #3j Consider and Approve a Transfer of Funds in the Amount of \$29,000 from Police Sworn Officers Acct. #2002-100-1310 and \$7,265 from Contingency Reserve for Emergency Acct. #8050-800-3190 for a Total of \$36,265 to School Traffic Guards Acct. #001-2001-600-6521 - Dept. of Police Services

Motion was made by Mr. McDermott, seconded by Mr. Holmes.

Chief Dortenzio explained that bids came in at approximately \$105,000 more or less and the labor cost to the Town would have been roughly \$68,741 paid by the Police Department. That is only dealing with wages. The department also purchases uniforms and supplies and currently pays the guards unemployment compensation in the summer months. Some guards are receiving workmens' compensation. The Town also pays Social Security benefits besides other incidental costs that effect a variety of budgets throughout the general fund. The potential to maintain the system as it currently is structured is significantly higher than privatization. It also does not address the original issue of the replacement labor which brought this item to light to begin with. If the Council recalls, during budget workshops the Police Department had already covered over one thousand (1,000) school posts without school guards for the school year. The Chief referred to an incident that took place where a couple was robbed and assaulted, one very seriously. They

had to wait for a police officer to respond due to the fact that they were all tied up with crossing guard duties or entertaining other types of service calls throughout the town. We may have to face additional manpower to the overall size of the agency if we are going to continue to cover 1,200 school posts per year and still handle the same type of labor replacement for the system we are currently operating. Several other communities in the State have requested copies of Wallingford's bid specifications for it is their intention to follow our lead in providing this service. This is the norm in the Midwestern states.

Mr. Zandri asked why there was a shortfall in the budget?

Chief Dortenzio explained that the department had already submitted their budget to the Mayor prior to the bids being opened by the Purchasing department. They were not sure how much to allocate in their budget for this item. There were no other communities in the State to compare with.

This transfer is strictly housekeeping in nature. the funds need to be placed in the proper accounts for bookkeeping measures.

VOTE: Doherty and Parisi were absent; Killen, no; all others, aye; motion duly carried.

ITEM #3k Consider and Approve a Transfer of Funds in the Amount of \$68,741 from School Crossing Guards Acct. #001-2002-600-6521 - Dept. of Police Services

Motion was made by Mr. McDermott, seconded by Mr. Holmes.

VOTE: Doherty and Parisi were absent; Killen, no; all others, aye; motion duly carried.

ITEM #3l Consider and Approve an Appropriation of Funds in the Amount of \$7,800 to Federal Grants Highway Safety Acct. #1050-050-5883 and to Police Support Highway Dept. Zone Safety Program Acct. #2003-400-4241 - Dept. of Police Services

Motion was made by Mr. McDermott, seconded by Mr. Holmes.

Chief Dortenzio explained that this is a carry-over from a line item in the prior fiscal year. The department applied for a grant with the approval of the Council to be able to purchase a variety of street signs/warning signs using "pass through" funds from the federal government. By the time all of the bureaucratic maze was dealt with our fiscal year expired before the signs were acquired because the State had yet to receive the funds and pass it through to the local municipalities. We need to establish the same line item in the present budget so that we can receive the funds when they are released.

Mr. Solinsky asked. how will the equipment be distributed?

Richard Doll, Traffic Maintenance Officer stated that the department

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is planning to allocate a portion of the equipment to the Town Highway Department, Electric Division, Water Division and Traffic Division to be used throughout town on work sites. Each division will have in its possession the equipment assigned them. On a periodic basis Officer Doll will take inventory to assure that the grant is being handled properly.

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

PUBLIC QUESTION AND ANSWER PERIOD

Frank Rhenda, 753 N. Main Street Ext. stated that a march will be held on August 1, 1993 which will originate at Pratt & Whitney in North Haven, proceed along Route 5 into Wallingford to the Town Green. The march is to show support to the unemployed population of the State. Several political speakers will be in attendance to address all who are present.

Frank Wasilewski, 47 N. Orchard Street, stated that he researched the number of Mayoral Transfers approved last year which numbered eighty-three (83) for a total of approximately \$11,000. He felt that the limit of \$200 placed on a Mayoral Transfer should be raised so that the Mayor can approve more transfers and eliminate the time spent by department heads before the Council requesting approval.

He was opposed to the fact that the \$9,000 set aside last year for fireworks was returned to the general fund when the festivities were cancelled. The funds should have been used for other purposes since they were already built into the tax base of the Town.

He then asked how much of the increase in the new budget is due to salaries?

Mr. Myers responded that he will contact Mr. Wasilewski with an answer. Those figures could not be supplied without research.

Philip Wright, Sr., 160 Cedar Street stated that out of the roughly \$77 million budget of the Town of Wallingford, approximately \$66 million are wages which translates to 83.1% of the total dollars.

Edward Musso, 56 Dibble Edge Road complained that he had difficulty hearing the Council. The microphones, in his opinion, are not being used correctly.

ITEM #6 PUBLIC HEARING on the Charter Revision Committee's Draft Report to the Council - 7:45 P.M.

Motion was made by Mr. McDermott, seconded by Mr. Killen.

Chairman Fred Monahan, Vice Chairman Gerald Labriola and Jonathan Gilchrist took their place at the witness bench as representatives of the Charter Revision Commission.

Mr. Gilchrist stated that the three members, rather than delve into

the specifics of the changes, would like to read a minority report on the revisions into the record at this point in time.

Mr. Labriola reiterated Mr. Gilchrist's statements that the three committee members before the Council would like to express the views of the five Republican-appointed Charter Revision Commission members, four of which signed onto the consenting opinion and the fifth member, Richard Gee, is out of State and agrees, in principle, but was unable to view the final draft so they are not at liberty to speak on his behalf.

Ms. Papale was not aware that the Commission was planning to use this procedure this evening. She pointed out that the three members present are only speaking on the opinions of the Republicans and not on behalf of the entire Commission. She wanted to make sure that once the minority report was given that it was followed by a majority report and then the Commission would proceed onto the recommendations made by the entire Commission.

Mr. Monahan was not sure that there was a majority report. He was not sure of what the majority did. Before the Council was the product of the Commission with the suggested changes which was voted upon by the Commission as a whole.

Ms. Papale felt that the recommendations is what the public should hear so that the public hearing could begin.

Mr. Edward Bradley, Commission member reminded the Council that it is their public hearing. They can conduct it the way they see fit. It is the people's public hearing. The people should be given due process first.

Ms. Papale felt that the public should hear the summary of substantive changes so that they may comment on them.

Mr. McDermott stated that he would like to open the public hearing on the draft report of the Commission which was voted and passed with six of the eleven votes of the Commission.

Ms. Papale reiterated her stand on having the public speak first on the recommendations.

At this point in time Mr. Monahan, Mr. Labriola and Mr. Gilchrist returned to their seats in the audience.

David Juliano, 21 Nathan's Path, Charter Revision Commission member stated that the draft report was voted upon by ten members of the Charter Revision Commission, the eleventh member was not available that evening. The vote was 6-4 in favor and that is the report in front of the Council this evening.

Mr. McDermott read the report into the record as follows: (appendix I).

1. Chapter II, Section 9. page 5. line 97

The power to remove an elected or appointed official would be possible with a vote of only six members of the Town Council as opposed to seven.

* Change "seven (7)" to "six (6)".

Ray Rys, 96 Pierson Drive asked, why change seven to six?

Ms. Papale requested that the Chairman and Vice Chairman at the least come forward to represent the Commission.

Mr. Rys urged the Council to defeat the entire Charter Revision proposal. He did not see any good coming of this. He felt that every issue had a sense of being political.

Mr. Zandri responded to Mr. Rys question of "why change seven to six?" by stating, any form of government from State to Federal allows a two-thirds majority vote in any body to override a veto. That is why the recommendation is being made.

Mr. Rys stated that the two-thirds majority vote has been responsible for "bogging down" government. This requirement of seven votes allows someone from either party to come to the good of the Town.

Mr. Zandri countered that argument with the statement that is his belief that every Councilor presently seated on the Council and every action they take is for the good of the Town. He did not believe that any one of the Councilors that works for the detriment of the community. He believes that the Council is trying to correct a flaw in the Charter so that it brings this community in line with any other level of government where two-thirds majority vote is sufficient to override any veto or succeed in passing important legislation.

Steven Cantor, 4 Meadows Edge Drive agreed that the vote should be changed from seven to six because he believes in majority rule and not minority rule. He did believe in minority representation.

Philip Wright, Sr., 160 Cedar Street stated that politics makes the town run. He believed that seven votes were excessive in having to get anything done in this Town. We have had gridlock similar to Hartford and Washington, D.C. due to the seven votes. He felt that it was totally appropriate to change this item to where two-thirds majority of the Council can handle it.

Edward Musso, 56 Dibble Edge Road was opposed to the six votes. He suggested that the Council minority/majority make up be changed to 5-4 rather than 6-3.

2. Chapter III, Section 1, page 5, line 5

This change would limit the number of terms a Town Council member could serve.

* After Line 5 add "No eligible person shall serve more than three consecutive terms as a member of the council."

Dave Cantor, 4 Meadows Edge Drive asked, what is the rationale behind putting in these term limitations?

Ms. Papale demanded representation from the Charter Revision Commission before the Council to answer any questions from the public.

At this point in time Mr. Juliano, Commission member, obliged and took a seat before the Council and stated that he felt very uncomfortable in doing so since he felt it was the responsibility of the Chairman and Vice Chairman of the Commission to represent the body.

Mr. Killen stated that the Chairman owes the Council an explanation as to why he will not come forward to the Council. He reminded Mr. Monahan that he was not railroaded into taking the job. They were all volunteers and cannot at the last minute decide not to participate. The Council is not asking the Commission members for their opinions on the issues but for the background on how the issue was introduced, why and how it was voted upon.

Chairman Monahan, Vice Chairman Labriola, and Mr. Gilchrist complied with the Council's request and took their place before them.

Mr. Labriola explained that the issue was introduced to give other people the opportunity to serve on the Council. It was not directed to any one individual on the Council or due to the fact that some had served multiple terms. A Councilor can serve three terms and then step down for one and return the next. There is an awful lot attached to name recognition which can make it very difficult for newcomers to break into the group. Everyone on the Council is very dedicated which is evident in the way their names show up on other committees. During their hiatus they could continue to serve the community in many different capacities on such committees.

Mr. Monahan stated that there was some feeling that in electing the same people we run the risk of stagnation. Fresh ideas may not be available.

Mr. Cantor was not opposed to term limitations for the Council as long as there was a term limitation similarly imposed on the Mayor. If you have it for one then you should have it for both.

Mr. Labriola asked that it be noted for the record that the subject matter was left open and debated and no motion was ever brought forward to, in fact, consider term limitations on the Mayor amongst any Commission members.

Philip Wright, Sr., 160 Cedar Street defended his proposal for term

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limitations on the Council by saying, when a person serves beyond six years and when a person continues to serve for long periods of time they get themselves "dug in" and they take positions for or against certain issues and they are, in his opinion, unwilling to be totally objective concerning those issues in the subsequent years. He did not also believe that incumbency is an important factor. Name recognition is definitely favors the incumbent and there are many good people to serve the Town well and, given the opportunity, will do it. He had proposed that the Mayor's term be limited to four years, however, someone brought up the issue of a pension fund and the Mayor's inability to collect it due to the length of his term.

Edward Musso, 56 Dibble Edge Road was in support of term limitations. More candidates would put their names in for Council if they did not have to fight the incumbents. The outgoing Councilors can counsel the new members.

Ron St. Clair, 69 Gopian's Trailer Park was opposed to term limits. If the people in Town are too darned lazy to do something about voting candidates out of office then they deserve what they get. If a Councilor is not doing his job and we vote for him then we have no right to complain. A Councilor should not be penalized for serving his/her community for five years if they are doing a good job. As long as the voters vote them in then they should be allowed to come back.

Edward Bradley, 2 Hampton Trail supported term limitations.

Ray Rys questioned whether or not the term limitation would apply to three elected consecutive terms or could someone resign from the Council at the point that they have served five and one-half years to run again six months later?

Attorney Small responded that the limitation would apply to three elected consecutive terms.

Ms. Papale remarked that she did not understand why the limitations were only recommended for the Council and not the Board of Education or Planning and Zoning, etc.

3. Chapter III, section 1. page 4, lines 13-15

This proposal will change the way a newly elected council elects a temporary residing officer at their first meeting after an election, in the event the Mayor is absent, until they vote for a permanent chairman.

* Delete "the Town Council members, shall, from among themselves elect a temporary chairman to preside until a permanent chairman is duly elected." and substitute after the word "Council" which begins line 13: "the presiding officer shall be the councilman-elect with the highest vote total in the immediately preceding November election until a chairman is duly elected".

At this point in time the Council felt it was too confusing to read into the record the actual language changes. Mr. McDermott will continue to read the chapter, section, page and lines that the change effects and the summary of what the change is but will forego reading the language changes.

4. Chapter III, section 7, page 8, line 116

This proposal would change the number of votes necessary by the council to override a Mayoral veto. This would largely effect the way ordinances, including the budget, are created and passed. Seven votes will be changed to six.

Steve Knight, 289 Ivy Street commented that it is obvious to anyone that has read a newspaper that this is the primary reason that this entire proceeding is taking place. It is ironic that there is almost no commentary on it from the public. There has been difficulty this evening with establishing someone to represent the "majority" opinion of the Charter Revision Commission. One of the reasons for that is that the motivation for the entire Commission forming was political. It started as a way to change the power structure of Town government and that is why all the other changes seem to be taking a back seat. We adopted the Charter in 1961 and eight years passed before its first revision. Another thirteen years, eight years and eight years, respectively, passed between revisions. It has only been four years since the last revision. He wondered if we are establishing a pattern whereby if the majority which happens to be in power on the Town Council is not satisfied with the rules as they are presently constituted doesn't turn around and, instead of voting for changes within the Council, tends to go outside, forms a Commission to see if they can do an "end run" around the government as it presently exists. He felt we were establishing a dangerous precedent and hoped the entire proposed revision was defeated.

Philip Wright, Sr., 160 Cedar Street responded to Mr. Knight's comments by saying, perhaps it has only taken four years this time because the public is becoming smarter. Maybe the public is not satisfied with what they have seen here. People are frustrated with the gridlock they witness here all the time, specifically with the budget. The entire budgetary system is designed to dismay, discourage and totally ignore the public. If you do not agree with the Mayor's budget there is no sense in putting in time and energy with researching it and coming forth to the Council with your comments for the Mayor will and has the final say with his budget. You will find out in the next election when this revision is voted upon that people are not satisfied.

Ray Rys, 96 Pierson Drive stated that the veto has sustained three times and through three elections we have the Mayor three times. The public has the right, at election time, to get rid of their Town officials if they are dissatisfied with the job they are doing. He still felt that this action was strictly political in nature.

Sharon Sanders, 100 Franklin Street stated that she has witnessed no public outcry for the Mayor's veto power to be overturned. If

there was, the auditorium this evening would be filled. With the current administration and Town Council working together you have accomplished many things. Just look at our neighboring towns and the mess that they are in. She urged everyone to vote against changing the Mayor's veto power otherwise she believed this action to be politically motivated because the Mayor was also elected by the people who put their belief and trust in him. If you truly felt that this should not have been in the Charter, then why wasn't this change made when Former Mayors Carini and Vumbacco were in office? If you are truly sincere then vote for the 5/4 majority/minority party.

Edward Bradley, 2 Hampton Trail pointed out that the draft before the Council this evening was the majority report. He emphasized that the vote on this draft was a bi-partisan vote. As far as political motive, no matter what the Council does it is perceived as political. Keep in mind that the people can have the final say on the revision but only upon the Council's approval. Let the people be heard by voting to have this questions put before the public. He put this question before the Council, "where in a democracy does the minority rule?" He did firmly believe that any figurehead, whether it be Mayor, Governor or President of the United States, does have the right to veto power. As a Charter Revision Commission member he stated that the term Budget Ordinance was carefully looked at. It was changed to Town Budget and once again back to Budget Ordinance. There was rhyme or reason or motive behind why it should be changed. The Commission tried to deal with it for clarification, strictly clarification. The Mayor's right to veto a budget and the seven/six issue are two different, separate issues. If we want to wipe all of this clean you only have to do one thing....give the people the right to referendum on the budget. The Council will not have to worry about seven/six, five/four, Mayoral veto, etc. if they just give the right to referendum back to the people. Independent polls taken by people have shown that the majority of those polled are in favor of referendum. He disputed the statements made often by those opposed to referendum, "look what happened to New Haven, Meriden, etc." and reminded those people that Wallingford is neither New Haven or Meriden.

5. Chapter IV, Section 2, page 11, line 18

The addition to this section would limit the terms of the Planning and Zoning and Zoning Board of Appeals to two consecutive three-year terms. The terms would be staggered to allow some continuity from year to year.

Pat Carruthers, Chairman of the Zoning Board of Appeals, 37 Saw Mill Drive thanked Mr. McDermott for noting the correction on the Summary of Substantive Changes and adding the Zoning Board of Appeals. She read the following letter written on behalf of and signed by four regular members and two alternates of the ZBA into the record:

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Tuesday, July 6, 1993.

Chairman Iris Papale
Wallingford Town Council
Town Hall
Wallingford, Connecticut 06492

Dear Chairman Papale and Town Councilors:

Members of the Wallingford Zoning Board of Appeals firstly acknowledge and commend the serious efforts of the Charter Revision Committee. However, members strongly disagree with provisions affecting the tenure of ZBA members.

The objectionable provisions are located under Section 2 of Chapter Four "Appointive Officers". The provision language would prohibit ZBA members from serving more than two consecutive terms of three years each.

The cited proposed term limit provision is unnecessary and potentially harmful for the following reasons:

1. Under Section 11 of Chapter 111 of the present Town Charter, the Town Council upon expiration of a ZBA member's term of office may reappoint or seek replacements for expired members. The Council's Charter authority is equivalent to limiting terms thereby making the Charter Committee's proposal redundant and nonessential.
2. The duties of ZBA members are time consuming and demanding; therefore, recruitment to serve is very difficult. Since January 1993 the Zoning Board of Appeals has been without a full complement of five regular members. This sad fact demonstrates recruitment difficulties and refutes a term limits provision.
3. The State Association of Planning and Zoning Boards

recognizes the importance of continuity and longevity of service. Each spring the State Association recognizes members of zoning boards (Planning and Zoning as well as Zoning Appeal boards) for service of twelve years or more.

Undoubtedly, the State Association recognizes that seasoned experience to make important decisions is necessary and that this comes with longevity not with turnstile appointments as suggested in the Proposed Charter.

4. Finally but without less importance, the Proposed Charter has no provisions for term limits for members of the following appointed bodies: Public Utilities Commission, Board of Tax Review, Board of Selectmen, Personnel and Pension Appeals Board, Pension Commission, Health Department Director, Town Clerk, Town Constables, Director of Civil Defense, and Town Dog Warden. The exclusion of these government bodies denies the principle of fairness and equal treatment and again refutes revisionist arguments for term limits.

Members of the Wallingford Zoning Board of Appeals respectfully request the Town Councilors to exclude the term limits provisions located under Section 2 of Chapter Four "Appointive Officers". Again, we commend the diligence of the Charter Revision Committee and applaud the dedication of the Wallingford Town Council.

(Respectfully submitted,

Steve Hacker

Michelle Doney

Patricia B. Corathers, Chair

George Lane

Sonita L. Rubenstein

W. Jeffrey Saxe

Steve Hacku, 10 Colonial Lane acknowledged the hard work exhibited by the Commission with this difficult task. He addressed language in Chapter IV, page 5 pertaining to appointed officers. He stated that it is difficult to recruit individuals to take on the time-consuming position with the commission. The present board has two attorneys, a former P&Z member and with the balance of the other members, in his opinion, Wallingford has an excellent Zoning Board of Appeals Commission. This commission should be kept in tact as long as possible. He was opposed, obviously, to term limitations. It takes years to learn and interpret the rules and complex regulations that the ZBA is involved with. Term limits do not guarantee the best quality of people and, in fact, may create a situation just to fill a vacancy with anyone.

Dr. William W. Dickinson, Yalesville, stated that he was distressed with all these details. He picked out this town to live in back in 1949 because it was a wonderful town. It has been in wonderful physical shape for all those years. He sees nothing wrong with the Town. Changes are being made all the time in the field of medicine and pharmaceuticals when it is for the good of the population, not to the detriment of them.

Mr. Philip Wright, Sr., 160 Cedar Street was of the opinion that if the Charter could be changed so that the P&Z and ZBA were elected then he would not fight term limits. He was of the belief that they don't serve any good. If, however, that is the best we can do to keep it from being elected, then he will accept term limits.

6. Chapter IV, Section 2, page 11, line 21

This change would allow the planning and zoning commission the ability to appoint and remove a town planner. This was to provide consistency with other commissions such as the Inland Wetlands Commission which has such authority over its planner. Currently the town planner is appointed by, and reports as a department head directly to the Mayor. Language has also been added to provide for alternates on this commission.

Philip Wright, Sr., 160 Cedar Street stated that this proposal was supported by and large by the majority of the Planning and Zoning Commission in an effort to do, what they felt, was to better organize and manage the Planning and Zoning issues. It worked very well with the Inland Wetlands Commission, they do a very good job and things work very smoothly. He believed that this will make Planning and Zoning a smoother operation and better organized.

7. Chapter IV, Section 5, page 5, line 37

This change limits the terms of those who serve on the Inland Wetlands Commission as proposed for Planning and Zoning. The IWWC currently serves a five year, unlimited term.

No comments were received by the public on this issue.

8. Chapter VI. page 13, line 17

This change provides the Law Office with the authority to settle claims up to a value of \$1,500 without approval by the Council. The Law Office would be required to submit to the Council quarterly written reports of such claims.

No comments were received by the public on this issue.

9. Chapter VI, page 13, line 24

This changes the required date of the annual report submitted by the Law Office to the Mayor and the Council. The Charter currently calls for a report in December for all matters occurring during the fiscal year, however, Wallingford's fiscal year ends in June.

Chairman Monahan explained that this revision was requested by some Councilors for the sake of having the annual report submitted in a more timely fashion for the Council's preparations.

10. Chapter VII, Section 4, page 16, line 59

This proposal would raise the bid waiver limit for purchases made by the Purchasing Department from \$2,000 to \$5,000.

Ron St. Clair, 69 Gopian's Trailer Park requested an explanation of this proposal. He also asked, what is the potential of the amount of dollars that can be spent by the Town without the Council's approval?

Mr. Holmes responded, a lot.

It was explained to Mr. St. Clair that it is the joint discretion of the department head and Purchasing Agent as to which item(s) will be placed out to bid. It is not automatic that any item up to \$5,000 will be purchased without being subjected to the bidding process. State Statute allows the Town to waive the bidding process up to \$7,500. Mr. Myers suggested that the limit be set at \$5,000. The \$2,000 limit has remained in the language of the Charter over the past thirty years. It was also the recommendation of the Purchasing Advisory Committee to raise the limit to \$5,000. There are three avenues the Purchasing Agent can choose to take if an item under \$2,000 is to be purchased. He can have his staff solicit prices from vendors via telephone calls; he can mail out written quotations; he can advertise for public bidding. Approximately thirty well-run, well-managed communities were surveyed for the purpose of determining what their bid limit was. Most reported \$5,000 as their bid limit. By raising the bid limit Mr. Myers feels that it will expedite the purchase of materials and supplies and will increase the efficiency level of government.

11. Chapter X, Section 4, page 19, line 61

This addition would place the Fire Marshal and his department under the direct supervision of the Fire Chief within the Fire Department. Currently the Fire Marshal, who is, and will continue to be, appointed by the council, is under the direct daily supervision of the council.

No comments were received by the public on this issue.

12. Chapter XIV, Section 1, page 25, lines 3 & 4

This proposal would increase the number of appointed commissioners to serve on the PUC from 3 members to five members.

Philip Wright, Sr., 160 Cedar Street pointed out that the commission that controls the most dollars in town is the P.U.C. For all these years it has been three people. He believes it is asking too much of three people to shoulder such a large responsibility. He was in favor of increasing the commission. This will better serve the Town and utility departments.

Ray Rys, 96 Pierson Drive asked why was his commission told in 1989 by the Town Attorney at that time that State Statute indicated that the Town could only have three Public Utility Commissioners?

Chairman Monahan responded that this issue was discussed with Adam Mantzaris, Corporation Counselor who interpreted the State Statute to read that a five member commission is permissible due to the combination of utilities.

13. Chapter XIV, Section 13, page 29, line 151

Currently the council can veto decisions made by the Public Utilities Commission if action is taken by the council within fifteen (15) days of the PUC's decision. This change would increase the time allowed for a veto from fifteen (15) to twenty-one (21) days.

No comment was received by the public on this issue.

14. Chapter XIV, Section 13, page 29, line 154

This change proposes the number of votes required by the council to override action by the PUC be decreased from seven to six.

No comment was received by the public on this issue.

15. Chapter XV, Section 10, page 34, line 194

This change would allow six votes vs. seven to approve special appropriations.

Mr. St. Clair asked, what are special appropriations?

Mr. Killen responded, something that was not included in the budget.

16. Chapter XVII, page 35-38, line 2

This proposal essentially eliminates the Board of Ethics as it currently exists and creates a new board with a new structure. The proposal states that the board of members would be appointed both by the council and the Mayor for a total of eleven members, from which five different members would be picked by lottery to sit on each case.

Note: Two members will be appointed by the Mayor and nine by the Council. Not more than six shall be of the same political party. Each member shall serve without compensation for a term of three years.

No comments were received by the public on this issue.

17. Chapter XVIII, Section 10, page 40

This adds a new section called "Gender" which states that words implying a gender can be used to refer to either males or females.

No comments were received by the public on this issue.

Mr. McDermott also noted that there were many housekeeping changes to be made to the Charter of which were listed on pages 6 & 7 of the Summary of Substantive Changes.

No comments were received by the public on these changes.

Philip Wright, Sr. reminded the Council of the fact, although there is no public outcry on any one issue of the proposed revisions to the Charter all matters remain important.

At this point in time the Minority Report was read into the record by Vice-Chairman Labriola.

Mr. Wright stated that the public has not had the right to view the minority report (appendix I) and it is the responsibility of the Council to make sure they are available for the public to see.

David Juliano, Commission member, stated that he believes that the change of six to seven votes to override the Mayoral veto was brought forth in at the 1981 Charter Revision. There is no history to its existence in the Charter. It is relatively new to the Charter. He wanted it noted for the record that Richard Gee, Commission member voted with the majority on approving this package. He may have since changed his view and endorsed the minority report but it is a fact that he voted with the majority on these issues.

Edward Musso, 56 Dibble Edge Road feels that the public should have the right to a referendum on the budget and on the expenditure of

any item up to \$1 million.

There being no other participation from the public at this time, a ten minute recess was declared by the Chairperson.

Ms. Papale extended thanks on behalf of everyone to Mr. and Mrs. Edward Musso for supplying sandwiches for all this evening.

Vice Chairman David Doherty arrived during the recess.

Motion was made by Mr. McDermott to Recommend that Change #1, Chapter II, Section 9, page 5, line 97 - The power to remove an elected or appointed official would be possible with a vote of only six members of the Town Council as opposed to seven, seconded by Mr. Doherty.

Mr. Solinsky stated that it was his opinion that the Council was "diluting" the process by changing seven to six. There is something to be said about people being elected by the people and it should not be so easy to remove them from an office because they are elected by the population. He was opposed to this revision.

VOTE: Parisi was absent; Holmes, Killen and Solinsky, no; all others, aye; motion duly carried.

Motion was made by Mr. McDermott to Recommend that Change #2, Chapter III, Section 1, page 5, line 5 - This change would eliminate the number of terms a Town Council member could serve, seconded by Mr. Doherty.

Mr. Holmes disagreed with term limitations due to the fact that every election the electorate has the opportunity to either keep someone in office or vote them out. This proposal is saying that the electorate has to be protected from themselves. If someone continues to be re-elected then it is obvious that the people continue to enjoy their service.

Mrs. Duryea added that there may be ongoing issues with regards to some of the things going on in town and some Councilors have more passion than others as far as issues. Term limitations would squelch that passion to fight for issues. To have to give up working or fighting hard for an issue because it is coming to the end of your term and expect a new Councilor to pick up that cause/fight is not realistic. The Towing Ordinance is a good example. Mrs. Duryea has been on the Ordinance Committee for two terms and has been working towards revising the Towing Ordinance during such time. She encouraged those individuals who were pleased with her work on the Council to vote for her and those displeased to not vote for her. She is doing the best job she can for the Town as she believes everyone on the Council is doing even though they disagree at times on several issues. It is not fun and games, the Council takes a lot of criticism. More enemies are earned for the hard work and dedication more so than friends.

Mr. Solinsky asked Phil Wright, Sr. how many years he has occupied a seat on the P&Z Commission?

Mr. Wright responded, nine.

Mr. Solinsky asked, how can you author the proposal for term limitations for another board of the Town when you, yourself, have sat on the Planning and Zoning Commission for nine years?

Mr. Wright answered that he is very open-minded and does not judge based on the way he serves. It is based on what he sees in the Town. In response to Mr. Holmes' comments, the people do not get to vote on whom they want on the Council, they have to vote for whom the party puts up as candidates. The system does not allow the people to eliminate those candidates that are not doing a good job.

Mr. Killen was curious as to why there were no term limits proposed for the Mayor's position?

Mr. Doherty felt it was worthy to experiment with term limitations. He thought it may entice more people to become involved in public service. It forces a change after six years. People can be off for two years and run again. It is not a bad idea to take a break once in a while.

Mr. Killen asked, how many Council members have gotten off the Council and then have come back on again? We have lost a lot of good talent, they don't come back.

Ms. Papale did not agree with term limitations for the boards and commissions as well as Council. If someone is doing their job well then they should be able to stay on and not told they can't. She felt that name recognition is important for an official. In her instance many people know her name due to serving twenty years on the Council. They feel very comfortable about calling her with their issues. It goes beyond sitting at the Council bench and voting on the budget and other issues. It is representing the Town and its taxpayers. It is up to the voters to decide. It takes many years to acquire the knowledge and experience for the P&Z and ZBA. In their case it is a benefit to have someone with numerous years of service.

VOTE: Parisi was absent; Doherty, aye; all others, no; motion failed.

Mr. McDermott made a motion to Recommend a Change in Chapter III, Section 2, page 5, lines 13-15 - This proposal would change the way a newly elected council elects a temporary presiding officer at their first meeting after an election, in the event the Mayor is absent, until they vote for a permanent chairman, seconded by Mrs. Duryea.

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

Motion was made by Mr. McDermott to Recommend a Change to Chapter III, Section 7, page 8, line 116 - This proposal would change the number of votes necessary by the council to override a Mayoral veto. This would largely effect the way ordinances, including the budget, are created and passed. seconded by Mr. Doherty.

Mr. McDermott pointed out that the language needs to be changed in this motion due to the fact that the above stated change does not effect the way ordinance or budget is created. It changes the outcome of a veto and nothing else. He directed Chairman Monahan to be sure that particular language is changed.

Mr. Killen stated that he was hoping that out of this Charter Revision would come an explanation of where the Mayor has the power to veto the budget to begin with. He is of the firm belief that the Charter does not give the Mayor the right to veto power. He invited anyone present in the room this evening to show him where, in the Charter, does it state that the Mayor has the power to veto a budget.

Mrs. Duryea referred to Section 7, page 8, line 111 of the Charter which states, "If he disapproves a proposed ordinance, or budget ordinance, he shall, within ten (10) days return it to the clerk of the council with a statement of the reasons for his disapproval, which statement the clerk shall transmit to the council at its next meeting."

Mr. Killen argued that the Town does not have a budget ordinance, therefore the Mayor does not have the power to veto something that does not exist.

Mayor Dickinson responded. it has been answered twice in legal opinions. He did not feel that a great deal of time should be spent this evening debating the issue.

Mr. Killen asked the Mayor to read to him the language that gives the Mayor the authority to veto a budget.

Atty. Small stated that there is no legal explanation that Mr. Killen will accept unless it comes to the conclusion that there is no such power. Outside legal opinion has ruled that the Mayor has the power to veto as well as her two legal opinions rendered on the issue.

Mr. Killen disagreed with the Town Attorney stating that outside legal counsel's opinion did not address his request for a definition of the term "budget ordinance" pertaining to the Town. Atty. Ciulla cited the City of West Hartford and how they adopt their budget by ordinance, hence, budget ordinance. We do not adopt our budget by ordinance in the Town of Wallingford, therefore the Mayor has no authority to veto an ordinance that does not exist.

Atty. Small retorted that Mr. Killen will not be satisfied until she renders an opinion which states that the Mayor has no such authority. She cannot do that due to the fact that it is contrary to the training that she has received as an attorney.

Mr. Killen asked Atty. Small to read to him the section in the Charter which states that the Mayor has the authority to veto the budget. He went on to argue that the way the Charter reads now there is no public input on the Mayor's budget. The Mayor proposes his budget, the Council may propose a revised version and if the Mayor vetoes the Council's budget and the Council fails to override the veto then the Mayor's budget stands as he has submitted it to the Council, void of any public input on it. The Charter also states that if the Council fails to adopt a budget then the Mayor will set the mill rate. He pointed out that the Council has never failed to adopt a budget yet the Mayor sets the mill rate with his budget when it is adopted following a failed attempt on the part of the Council to override the Mayor's veto.

Ms. Papale asked for a vote on this issue.

Mr. McDermott quoted the Minority Report which states, "This simple change.." (changing seven votes to six) "...would radically alter the balance of power within the Town's government, and would eliminate one of the primary checks and balances of responsible government." He felt that it does just the opposite. It brings checks and balances to government. It is what government is about. If the minority report can name to me another town or state in this country that has more than two-thirds vote required to overturn a veto, he would be happy to listen to the minority. This is the only town that requires more than two-thirds majority vote to overturn a veto. He cannot understand how that would eliminate primary checks and balances of responsible government. The Minority Report goes on to say that the Council will "strip the minority of its role in town government". Mr. McDermott felt that the majority has been stripped of its role in government. We can work together as a group, as a Council, as elected officials to pass a budget and then it is vetoed by the minority and the majority cannot do anything about it. He referred to the statement in the report which reads, "By removing the chief executive's prerogative to control the budget process, we also remove the requirement that the chief executive produce a responsible budget." He asked the minority what they thought the Council has been doing when working over sixty hours on a budget, line by line, department by department. He asked, "Is that not responsible?" Does this Council not submit a responsible budget? Do we not have a correction here, tonight, in the budget to provide for crossing guards for the Town of Wallingford? Had it not been for this Council we would have had that in jeopardy! Do we not present a responsible budget to the Town of Wallingford. We will find many things over the next couple of weeks that are irresponsible, irresponsible! And this body works for hours, dedicated for four weeks straight to make a responsible budget and we presented that without rapidly increasing taxes as the minority opinion states. We actually held the line on taxes this year. We did not raise them at all. He felt that this is a very important issue for the Town of Wallingford and he does not know why it has not been addressed in years gone by by other Charter Revision Commissions. Perhaps as stated at the Public Hearing maybe the people of the Town of Wallingford has decided to pay more attention to what the government is doing. They want a voice back and they want to have checks and balances. That is what government is all about. He looks forward to the day the new Charter is approved

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by the electorate of this Town. He does not know what we are afraid of? Why are we afraid to bring it to the public in a strong way and say, "this is the change we want to make for a positive government". He did not understand why anyone would be afraid to do that. As a minority or majority party we should be more than happy to bring this forward and make it the number one issue. He looked forward to the day when the people of Wallingford can have their say on this issue and vote in favor of the Charter Revision.

Mr. Holmes asked, how many of the Democrats have received cards and letters and telephone calls from the public demanding this change? How many people outside of the Democratic Town Committee has come up to any Councilor and said they need this change?

Mr. McDermott asked Mr. Holmes, do you receive cards and letters for every vote you take on this body? We are here as a representative voice and to make common sense out of things. Do we have to ask the public to give us common sense to say this is right?

Mr. Holmes asked, where is this number one issue coming from? It is coming from one, two, three, four, five (denoting each one of the Democrats excluding one).

Mrs. Duryea disagreed.

Mr. Holmes stated, if the Mayor never vetoed the budget this issue would never be before the Council. He had no problem with the public voting for referendum and things of that nature. If this is the package that is brought to the people to vote on, fine. Let's cut to the chase. The reason it is here is because the Mayor vetoed the budget, you (Democrats) could not overturn it so you want to change the rules. You talk about all the other towns that have two-thirds majority vote....how many of them do you want to switch budgets with?

Mr. McDermott agreed, we are in good shape due to the hard work and dedication of the Council and the Mayor.

Mr. Holmes asked, who is right?

Mr. Zandri answered, the majority.

Ms. Papale reminded everyone that we all have our own opinions.

Mrs. Duryea responded that if anything is political it is the two page Minority Report. The only item addressed in the entire report is the seven/six vote. The only item. Nothing else mattered in this Charter Revision? That is political. The problem is if this passes, if the public chooses to go with the six vote and should there be a six/three Council next time, which may not be, there could be an override of the veto and that is the bottom line. That is what you are afraid of, Mr. Holmes. No, she has not received letters but she has received phone calls and has been approached in public by people telling her how important the six votes are. The bottom line is that there could be an override of the veto and that

is what is wrong with the three of you (Chairman Monahan, Vice-Chairman Labriola and Commission Member Gilchrist). She challenged the three members on their accusations of party line voting and reminded them that Mr. Killen, a fellow Democrat, is not voting along party lines this evening on this very important issue. She stated that she has never seen the three Republicans split on any override of a veto. The Republicans have never given the Democrats a chance or the consideration of seeing what the Council, as a body, can do.

Mr. Holmes responded that he has never seen the Democrats split either. They have never split from not trying to override the veto.

Mr. Killen recalled that the Charter Revision Commission was appointed by six Democrats voting yes and three Republicans voting no. Under the terms of the State Statute all it takes is a simple majority of the members of the Council to name a Charter Revision Commission. Did the Democrats say that they would name the entire eleven? No. They gave the Mayor two and each Councilor one appointee each. That Commission ended up with a six to five Republican majority over the Democrats. And we (the Democrats) are political? He looks upon himself as a public servant. He takes stands that make him unpopular with his own family at times. This evening is one of those times. He read from the original Charter of 1961 which states the Mayor's right to disapprove an ordinance and also states the right of the Council to override that disapproval. It goes on to state that once an ordinance has been approved by the Mayor or becomes effective without his signature (via a successful veto override) such ordinance shall be published once in its entirety in a newspaper having circulation within the Town. Nowhere does it state "budget ordinance". Every ordinance passed is assigned a number and filed in the book of ordinances in the Town Clerk's Office. He challenged anyone to produce the budget ordinance. The following Charter Revision of 1969 inserts the words, "or budget ordinance" following the word "ordinance" in several sections of the Charter. Yet, nowhere in the Charter does it establish the budget as an ordinance. Simply because the words were inserted without the process of establishing a budget as an ordinance does not warrant it becoming one.

VOTE: Parisi was absent; Holmes, Killen and Solinsky, no; all others, aye; motion duly carried.

Motion was made by Mr. McDermott to Recommend Changing Chapter IV, Section 2, page 11, line 18 - The addition to this section would limit the terms of the Planning and Zoning and Zoning Board of Appeals Commission to two consecutive three-year terms. The terms would be staggered to allow some continuity from year to year, seconded by Mr. Doherty.

Mr. Holmes asked, why are the terms being staggered?

Mr. Monahan responded, this will create a staggered turnover of members.

Mr. Holmes asked, why is this just pertaining to Planning and Zoning and not the Council or other boards?

Mr. Monahan responded, as a practical matter. The Planning and Zoning Commission was being appointed staggered and the Commission wanted to be sure that it remained that way. They wanted to make sure there was not an accidental mass turnover of the P&Z Commission leaving a new Commission with no experience. The stagger is required by State Statute.

Mr. Holmes stated that there could be a mass turnover of the Council as well.

Mr. Killen stated that the way this change is worded all members will be appointed on March 1, 1994.

Corporation Counselor Adam Mantzaris explained that an entire new P&Z Commission will be appointed under the new Charter to begin their terms on March 1, 1994. At that time they will serve their staggered terms and will each be up for re-appointment in different years.

Mr. Killen was opposed to shortening a members term once they were appointed for a specific amount of time. Those members recently appointed for several years to come will now only serve until March of 1994.

VOTE: Parisi was absent; Doherty, aye; all others, no; motion failed.

Motion was made by Mr. McDermott to Recommend Changing Chapter IV, Section 2, page 11, line 21 - This change would allow the Planning and Zoning Commission the ability to appoint and remove a town planner. This was to provide consistency with other commissions such as the Inland Wetlands Commission which has such authority over its planner. Currently the town planner is appointed by, and reports as a department head directly to, the Mayor. Language has also been added to provide for alternates on this commission, seconded by Mr. Doherty.

VOTE: Parisi was absent; Holmes, Solinsky and Papale, no; all others, aye; motion duly carried.

Motion was made by Mr. McDermott to Recommend Changing Chapter IV, Section 5, page 5, line 37 - This change limits the terms of those who serve on the Inland Wetlands Commission as proposed for Planning and Zoning. The IWWC currently serves a five year, unlimited term, seconded by Mr. Doherty.

VOTE: Parisi was absent; Doherty, aye; all others, no; motion failed.

Motion was made by Mr. McDermott to Recommend Changing Chapter VI, page 13, line 17 - This change provides the Law Office the authority to settle claims up to the value of \$1,500 without approval by the council. The Law Office would be required to submit to the council quarterly written reports of such claims, seconded by Mr. Doherty.

VOTE: Parisi was absent; Killen and Solinsky, no; all others, aye;

motion duly carried.

Motion was made by Mr. McDermott to Recommend Changing Chapter VI, page 13, line 24 - This changes the required date of the annual report submitted by the Law Office to the Mayor and the Council. The Charter currently calls for a report in December for all matters occurring during the fiscal year, however, Wallingford's fiscal year ends in June, seconded by Mr. Doherty.

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

Motion was made by Mr. McDermott to Recommend Changing Chapter VII, Section 4, page 16, line 59 - This proposal would raise the bid waiver limit for purchases made by the Purchasing Department from \$2,000 to \$5,000, seconded by Mr. Doherty.

VOTE: Parisi was absent; Holmes, Killen and Solinsky, no; all others, aye: motion duly carried.

Motion was made by Mr. McDermott to Recommend Changing Chapter X, Section 4, page 19, line 61 - This addition would place the Fire Marshal and his department under the direct supervision of the Fire Chief within the Fire Department. Currently the Fire Marshal, who is, and will continue to be, appointed by the Council, is under the direct daily supervision of the Council, seconded by Mr. Doherty.

Mr. Killen ask that the correction be noted that Marshal should be spelled with one "l" not two.

VOTE: Parisi was absent; Holmes and Solinsky, no; all others, aye: motion duly carried.

Motion was made by Mr. McDermott to Recommend Changing Chapter XIV, Section 1, page 25 lines 3 & 4 - This proposal would increase the number of appointed commissioners to serve on the PUC from three members to five members, seconded by Mr. Doherty.

Mr. Killen asked if the same rule applies here as to the P&Z? Will the existing members of the PUC change as of March 1, 1994 under the new Charter?

Counselor Mantzaris responded, yes, that is the way it is written. There will be a new PUC appointed if this change is accepted.

VOTE: Parisi was absent; Holmes and Killen, no; all others, aye: motion duly carried.

Motion was made by Mr. McDermott to Recommend Changing Chapter XIV, Section 13, page 29, line 151 - Currently the Council can veto decisions made by the PUC if action is taken by the Council within fifteen days of the PUC's decision. This change would increase the time allowed for a veto from fifteen to twenty-one days, seconded by Mr. Doherty.

Mr. Solinsky asked if anyone recalled the Town Council vetoing a

PUC decision?

Mr. Zandri stated, once.

Town Clerk Kathryn Wall reminded the Council that they did vote to veto action taken by the PUC on the matter of a bill (refer to Town Council Meetings of March 26, 1991 and November 19, 1991, respectively). She stated that the timeframe between the receipt of minutes from the secretary and disbursement to the Council is too close. It has created a burden on her office to make the necessary copies and distribute them in time to meet State Statutes. She wanted it noted for the record that it has nothing to do with the performance of the PUC secretary, Kathy Savage. She works very diligently to produce the minutes as quickly as possible. The act of copying the minutes and mailing them, allowing two to three days for delivery, is cutting it much too close.

It is also important to note that the PUC meetings are held on alternate Tuesdays from the Town Council Meetings - one day prior to the Town Council agenda meetings. There is not enough time to have a written report of the PUC's action by noon the following day to meet the deadline for submitting items for the agenda of the upcoming Town Council meeting. Fifteen days pass before the next Town Council agenda meeting and the time has expired for the Council to veto decisions made by the PUC unless a special meeting is called.

Mr. Solinsky felt that by increasing the waiting period it would slow down business.

Ms. Papale disagreed. She spoke on behalf of the PUC stating that they had no problem with the proposed change.

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

Motion was made by Mr. McDermott to Recommend Changing Chapter XIV, Section 13, page 29, line 154 - This change proposes the number of votes required by the Council to override action by the PUC be decreased from seven to six. seconded by Mr. Doherty.

VOTE: Parisi was absent; Holmes and Solinsky, no; all others, aye; motion duly carried.

Motion was made by Mr. McDermott to Recommend Changing Chapter XV, Section 10, page 34, line 194 - This change would allow six votes vs. seven to approve special appropriations, seconded by Mr. Doherty.

VOTE: Parisi was absent; Holmes and Solinsky, no; all others, aye; motion duly carried.

Motion was made by Mr. McDermott to Recommend Changing Chapter XVII, page 35-38, line 2 - This proposal essentially eliminates the Board of Ethics as it currently exists and creates a new board with a new structure. The proposal states that nine board members would be appointed by the Council and two by the Mayor. Not more than

six shall be of the same political party. Five members, selected by lottery, after electing a chairman from among themselves, shall sit to hear and decide requests or advisory opinions and complaints of alleged violations. Seconded by Mr. Doherty.

Mr. Killen pointed out that it appears as though there will be no Chairman of the board since the only time it is mentioned is with regards to the five members being selected by lottery, they will elect a Chairman from among themselves.

Counselor Mantzaris will clean up the language on this item.

VOTE: Parisi and Holmes were absent; Solinsky, no; all others, aye; motion duly carried.

Motion was made by Mr. McDermott to Recommend Changing Chapter XVIII, Section 10, page 40 - Adding a new section called Gender which states that words implying a gender can be used to refer to either males or females, seconded by Mr. Doherty.

Mr. McDermott asked why this is necessary? He did not think it to be appropriate today.

Mr. Monahan explained it was just so that it would read smoother.

VOTE: Parisi and Holmes were absent; McDermott, no; all others, aye; motion duly carried.

Motion was made by Mr. McDermott to Make the Recommended Housekeeping Changes listed on Pages 6 and 7 of the Summary of Substantive Changes, seconded by Mr. Doherty.

Town Clerk Kathryn J. Wall pointed out that there is an omission in the housekeeping changes with regards to the required thirty days wait after the approval of an ordinance. She asked that it be added to the revised document.

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

Motion was made by Mr. Zandri to Have the Charter Revision Commission Submit a Final Draft to the Council in Time for the August 10, 1993 Town Council Meeting, seconded by Mr. McDermott.

VOTE: Doherty, Duryea, Holmes and Parisi, Solinsky, no; all others, aye; motion failed.

Motion was made by Mr. McDermott to Have the Charter Revision Commission Submit a Final Draft to the Council by August 9, 1993 at 11:59 P.M., seconded by Mr. Zandri.

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

ITEM #7 Approve and Accept the Minutes of the 6/8/93, 6/22/93 and 6/28/93 Town Council Meetings

Motion was made by Mr. McDermott, seconded by Mr. Holmes.

VOTE: Doherty and Parisi were absent; Killen passed; all others, aye; motion duly carried.

ITEM #8 Consider and Approve Waiving the Bidding Process to Solicit R.F.P.s for the Development of the Caplan/Wooding Properties - Mayor's Office

Motion was made by Mr. McDermott, seconded by Mr. Holmes.

Mayor Dickinson explained that, in general, our approach is to receive or invite information as to what is possible on the properties. When the purchase of the property was being considered, the primary purpose was to provide parking for the Police Department and beyond that there was a range of uses and purposes discussed. One such use discussed was the encouragement of a private use which would place the property back on the tax roll. In conformity with concern about the downtown and encouraging its development we have, along with Don Roe, Planning and Zoning and other offices, put together an R.F.P. (Request for Proposal) which is also in in conformance with the plan of development that P&Z has labored on (appendix III). Four citizen committees have reviewed the plan and have identified this area as one that could perhaps support a substantial residential/commercial/retail area. Our efforts are to find out what interest there is and whether the Town is interested in entering into any arrangement once information is received. The Town will not be committed in any way to any arrangements without voting to do so. It will be a fairly long process with the R.F.P. finished approximately August or September and allowing five or six months for replies.

Don Roe, Program Planner proceeded to explain how the plan was crafted and briefly what the requirements of the R.F.P. were. The document states that if the developer is interested in using the part of the property that has been proposed and identified as additional parking for the Police Department then that developer will be responsible for developing a solution to the parking needs of the Police.

Mr. Zandri stated that he was involved in voting to purchase this property and at that time it was for three main purposes; acquisition of additional parking space for the Police Department, possible expansion of the Fire Department and additional parking for the uptown area. He still felt very strongly on those three issues. He was of the opinion that it was not wise to bring additional merchants and/or residential properties into an already severely congested area. He was opposed to any solicitation for the development of the property other than the original intent to purchase it.

Mr. Killen concurred with Mr. Zandri. He stated that nothing was listed in the R.F.P. with regards to parking for the Fire Department or uptown area. We have an opportunity here to provide parking for an area that needs it badly and we are going to turn it around and sell it to someone else. He was also opposed to this issue.

Mrs. Duryea agreed with Mr. Killen and Mr. Zandri. She was greatly disturbed by the option left open for a developer to perform demolition of structures. She asked if the Town solicited interest in the property from any of the Town agencies?

Mr. Roe responded that there was, to the best of his knowledge, no well-defined municipal use for the properties. In looking at the citizen advisory committee reports to Planning & Zoning as well as Planning & Zoning Commission reports, all conclusions advise against having public/governmental buildings on those properties. Their advice is to use the property in such a way as to enhance the uptown economy. He stressed the point that this action does not commit the Town to anything.

Mrs. Duryea pointed out that there has been serious talk on the part of the administration to sell Simpson School. All the departments and agencies currently occupying the building will need to find a place to relocate to. She felt that the Wooding Building would be ideal for this purpose. She was of the opinion that administration was moving too fast on the issue of the uptown property without planning. She was not comfortable with acting so quickly on this matter.

Linda Bush, Town Planner explained that there were five citizen advisory committees and four of the five recommended private use of the property to help revitalize downtown. The other issue that has been mentioned is parking. Two years ago the Town Planner's Office conducted a parking survey of which the results can be found in phase one of the plan of development. The survey failed to demonstrate a parking problem. In fact, it reflected a 40-50% vacancy rate in the parking lots downtown. She admitted that the survey was conducted for only one day. She offered to conduct another survey, if necessary.

Mr. Killen disagreed. He felt that parking is always a premium in the uptown area. He was of the opinion that the survey should be repeated and for certainly more than one day. Once parking space is gone it can't be brought back. He was very concerned with the needs of the Police and Fire Departments.

Edward Musso, 56 Dibble Edge Road stated that the Town would not have this problem if they put the Police Department over on Parker Farms Road as he suggested. He accused the Council of not listening to the taxpayers.

Mrs. Duryea asked Mr. Musso why he is yelling at the Council? This item was brought forward by the Mayor's Office for the Council to consider. Why not yell at the Mayor?

Jay Fishbein, 23 Pine Glenn Terrace was very interested in what will happen to this property. This piece of land will have the most impact on the future of the downtown. Whatever is done with it should be given a great deal of thought and not done in haste because of the importance of such a project. He was in favor of what was

contained in the R.F.P. but wanted to see some of the terms and requirements should be strengthened. He wanted to see stricter language with regards to the facade and design guidelines to more clearly state the tone and character of the surrounding area. Different people can have different views on the tone and character. He was of the opinion that none of the buildings should be razed until it is ultimately decided what will be done with the entire property. He was in support of the R.F.P. this evening and hoped the Council will take his opinion into consideration and approves this item.

Robert Avery, 42 N. Elm Street was concerned with the procedure to the R.F.P. He asked what will happen to the responses received from the R.F.P.? Will all of them be presented to the Council and/or public or will someone weed out those that they are not particularly fond of and present only what they wish to?

Mr. Roe responded that it is his assumption that they will turn to the Council and Planning & Zoning with them.

Mr. Avery: With all of them?

Mr. Roe: Yes.

Mr. Avery stated that some developers are under the impression that the Town is going to give them the land to develop. If not, then the Town should state very clearly whether or not they expect to sell the land to the developer. He would like to see the Council prohibit any demolition on the property. Some has already occurred. We should first decide what we are going to do with the property.

Lucille Trzcinski, 262 N. Elm Street, President of Wallingford Center, Inc. and former member of the Mayor's Advisory Committee for Planning & Zoning. She stated they (Advisory Committee) were very much concerned with what will happen to the property. She hoped the Council will not reject this proposal due to previously held ideas about what the property should be or should have been purchased for. She did not feel that there was a parking problem downtown. People simply want to park in front of the store in which they shop. She urged the Council to allow themselves the opportunity to see what can be done with the property and perhaps put it back on the tax rolls.

Jay Fishbein asked, what controls are in place to assure that the plan as proposed by a developer would be completed by a developer?

Mayor Dickinson responded that a contract, performance bonds, etc. would be put in place as a guarantee that the work will be performed as designed.

Mr. Musso felt that the Boys and Girls Club could be placed in the Wooding Building.

Mr. Steve Slaker, 382 & 384 Center Street stated that there is plenty of parking on Center and Main Streets. The postal service

used to rent space from Wooding to park their vehicles. Needless to say that arrangement no longer exists. The merchants in the area drafted a letter to the Mayor some time ago suggesting the hiring of a meter maid. Most of the people parking uptown are parking all day long. He has called the Police Department until he was blue in the face when the former chief was there and they would respond with an officer issuing tickets. Then they started using the excuse that they were busy and could not get there. He felt that the property should be used for private entities so that it will be placed back on the tax rolls.

Mr. Killen reminded everyone that we have to take care of the needs of the Town. After we have done that then there is no problem with turning the remainder over to developers. We have not explored all the needs of the Town. No one is more interested in developing uptown and downtown than he.

Mr. Holmes stated that the Council should have all the options before them prior to voting on the final package. He felt that the Council should proceed with the proposal. After the information have been obtained then an informed decision can be made by the Council.

Mr. McDermott stated that this property has cost the Town \$1.5 million and nothing has come out of it. He would like to see something done with it and there have been no concrete plans coming forward to date. He was in favor of the R.F.P. for ideas for the land.

Ms. Papale stated that the Council agreed to purchase the property due to the main argument that the Police Department and possibly Fire Department needed more parking and space. She asked, whatever happens to the property can we be guaranteed that the parking will be supplied for the Police? She was curious as to what the developers would suggest for the area. She asked the Council if there was any specific ideas that they had or would like to see done to the property? Perhaps they could incorporate them into the R.F.P.

Mr. Killen was opposed to the R.F.P. process since all the Town departments have not been polled as to their possible use of the property.

Mr. Solinsky stated that he was not inclined to be in favor of this tonight since it is a different direction from what the Council originally set out in. He was not necessarily opposed but wanted more time and thought on it.

Mr. McDermott made a motion to Table This Item, seconded by Mr. Holmes.

VOTE: Doherty and Parisi were absent; Duryea, Killen and Zandri, no; all others, aye. Motion failed.

Motion was made by Mr. McDermott to Call the Question, seconded by Mr. Holmes.

VOTE ON CALLING THE QUESTION: Doherty and Parisi were absent; Killen

and Zandri, no; all others, aye; motion duly carried.

VOTE ON ORIGINAL MOTION: Doherty and Parisi were absent; Duryea, Killen, Solinsky and Zandri, no; all others, aye; motion failed.

ITEM #9 Consider and Approve a Resolution Authorizing the Mayor to Apply for Drug Enforcement Grant Funds from the State of Connecticut

Motion was made by Mr. McDermott to Approve the Resolution and Append a Copy of it to the Town Council Minutes, seconded by Mrs. Duryea.

Ron St. Clair, 69 Gopian's Trailer Park asked for an explanation of the grant.

Don Roe, Program Planner explained that these funds have been applied for yearly and are used for Board of Education drug education programming, Wallingford Police Department enforcement and D.A.R.E. programming.

Edward Musso, 56 Dibble Edge Road was opposed to applying for grant funds. We become too dependent when the State decides to cut them back.

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

ITEM #10 Report Out by the Mayor on the Timeline for Renovation of the Carriage House for WPL-TV

Motion was made by Mr. McDermott to Hear Discussion, seconded by Mrs. Duryea.

Mayor Dickinson stated that Don Roe and himself have discussed that the first step would be to hire an architect by September, drawing up specifications to hire by bidding process. It will be a three to four month period for design, ultimately go out to bid, probably construction by spring or summer of next year.

No action was taken.

ITEM #3e Motion was made by Mrs. Duryea to Reconsider the Vote on 3e, seconded by Mr. Holmes.

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

Motion was made by Mrs. Duryea to Consider and Approve a Transfer of Funds in the Amount of \$800 from Professional Services Acct. #001-1320-900-9010 to Part Time Wages Acct. #001-1320-100-1350, seconded by Mr. Holmes.

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

ITEM #13 Report Out by the Purchasing Department, Law Department

and Mayor's Office on the Status of the Contract for Interior Work at 88 S. Main Street.

Motion was made by Mr. McDermott, seconded by Mr. Holmes.

Mr. Killen questioned Atty. Mantzaris on the status of the signing of the contract.

Atty. Mantzaris responded that Mr. Pedersen, Purchasing Agent has made contact with American Construction and the contractor is ready to come in and sign the contract tomorrow once the Council approves minor language changes. Once signed, the contractor has ninety days to start.

Mr. Zandri asked, if he does not sign tomorrow, is there a time-frame in which he has to sign by?

Atty. Mantzaris answered, if he does not sign tomorrow then he must have lost interest overnight. We won't wait too long before bringing it back to the Council and going back out to bid.

Mr. Myers stated that there is a willingness on the part of the contractor to sign the document. Whether he will be in first thing tomorrow is not sure. We should not interpret that to mean that he does not want the work.

Mr. Zandri wanted to establish a timeframe by which the contractor must sign by. This project has been endless to this point it should not be allowed to continue that way.

Mr. Killen asked Mayor Dickinson whether or not it was possible to assign parking spaces at 88 S. Main Street for those individuals who are willing to park there?

Mayor Dickinson was reluctant to assign spaces due to the fact that it is impossible to police violations. He felt that there was no longer a problem with parking at the Town Hall as far as he was concerned.

Motion was made by Mr. Killen to Amend the Agreement Between the Town of Wallingford and American Construction Company and Append a Copy of it to the Minutes, seconded by Mr. Holmes.

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

Motion was made by Mr. Holmes to Adjourn the Meeting, seconded by Mrs. Duryea.

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

- 34 - July 13, 1993

There being no further business the meeting adjourned at 12:26 A.M.

Meeting recorded and transcribed by:

Kathryn F. Milano
Kathryn F. Milano
Town Council Secretary

Approved by:

Iris F. Papale
Iris F. Papale, Chairperson

AUG 10 1993

Date

Kathryn J. Wall
Kathryn J. Wall, Town Clerk

AUG 10 1993

Date

Minority Report
from the
Town of Wallingford
Charter Revision Commission

To the Wallingford Town Council and People of the Town of Wallingford:

We the undersigned, as members of the Town of Wallingford Charter Revision Commission, are before you this evening to express our serious concern that our Town is about to embark down a path which will cause considerable harm to our Town Charter. We are specifically referring to changing the charter to permit only six town council members to force the town to alter its course on important issues where seven are now required - the 6 vs. 7 issue. This simple change would radically alter the balance of power within the Town's government, and would eliminate one of the primary checks and balances of responsible government.

We have three major concerns with regard to this change, which are as follows:

1) The proposed change (6 vs. 7) is a direct attack on one of the most important protections provided to the public by the Town Charter, specifically the provisions dealing with minority representation. These provisions were written into the original Town Charter because the drafters of the document felt strongly that this protection should be guaranteed to our townspeople. Our founding fathers rightfully required that the most important decisions, laws, and changes be made with the cooperative effort of a broad spectrum of our elected representatives. This small alteration would forever change this considerable buttress to fair and accountable government.

Making this change would effectively strip the minority of its role in town government. It would permit significant decisions affecting all of the people of Wallingford to be made by a small group of people along strictly political lines. Why, at a time when so many are losing faith in our government, should we permit this significant erosion of our rights and protections?

2) By removing the chief executive's prerogative to control the budget process, we also remove the requirement that the chief executive produce a responsible budget. If we do not demand the chief executive to live within the budget of his or her own creation, we can hardly expect that they live within the creation of others. Wallingford would then have the same type of irresponsible budget process which we now witness in Washington. And this is precisely a prescription for runaway spending, rapidly increasing taxes, and future deficits.

The Mayor of our town is charged with the day to day running of our local government. If something goes wrong the Mayor is the first who must step into the line of fire. Why, when we have the type of government which can be held responsible for its actions, would we want to create one which would be excused from this responsibility?

3) Finally, there are no compelling reasons to make changes to the Town Charter at this time. There is no ground swell of townspeople demanding change. There are simply no major structural defects in the document.

To alter the governing document of our Town as a method to alter the fiscal policy is a disservice to the town and the taxpayers. The Town Charter already provides a method to adjust the fiscal policy of the Town every two years through the vehicle of Municipal elections. This process has worked well for over two hundred years.

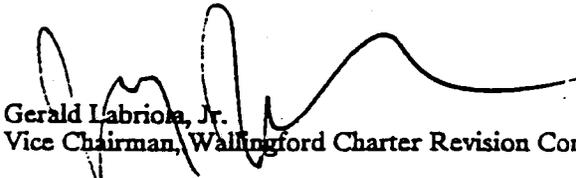
One fact is clear, if the people of Wallingford were indeed dissatisfied with the fiscal policies of this town, they would not have continually ratified these policies in the last several elections. Does it make sense to change something which is not broken and which has served us so well for so long?

In closing, we believe that the Town Charter has provided the basis for a good and well run form of local government for many, many years. It has protected our townspeople from the excesses which so many other towns have succumbed to. We need only look to the neighboring towns to realize how truly lucky we are. In this current very difficult economic time, we are not suffering the problems which plague our neighbors. We do not have a deficit. We are not in receivership. We have not been forced to cut vital services to our townspeople. This is due in no small part to the document which is now under your knife. Please leave it be.

Thank you.



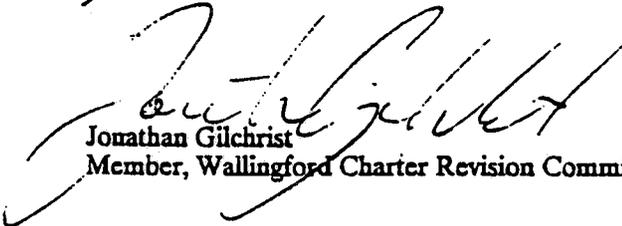
Frederick Monahan, Jr.
Chairman, Wallingford Charter Revision Commission



Gerald Labriola, Jr.
Vice Chairman, Wallingford Charter Revision Commission



Robert Beaumont
Member, Wallingford Charter Revision Commission



Jonathan Gilchrist
Member, Wallingford Charter Revision Commission

Received.
July 13, 1993
@ 7:55 PM
Kathy Groll

Charter Revision Committee
Town of Wallingford

SUMMARY

Substantive Changes

The following are changes to the Charter which will effect the way the Town of Wallingford operates. These changes should be examined carefully.

1. Chapter II Section 9 page 5 line 97,
The power to remove an elected or appointed official would be possible with a vote of only six members of the Town Council as opposed to seven.
 - * Change "seven(7)" to "six(6)".
2. Chapter III Section 1 page 5 line 5,
This change would limit the number of terms a Town Council member could serve.
 - * After line 5 add "No eligible person shall serve more than three consecutive terms as a member of the council."
3. Chapter III Section 2 page 5 Lines 13-15,
This proposal would change the way a newly elected council elects a temporary presiding officer at their first meeting after an election, in the event the Mayor is absent, until they vote for a permanent chairman.
 - * Delete "the Town Council members shall, from among themselves elect a temporary chairman to preside until a permanent chairman is duly elected." and substitute after the word "Council" which begins line 13: "the presiding officer shall be the councilman-elect with the highest vote total in the immediately preceding November election until a chairman is duly elected".
4. Chapter III Section 7 page 8 line 116,
This proposal would change the number of votes necessary by the council to override a Mayoral veto. This would largely effect the way ordinances, including the budget, ~~are created~~ and passed.
 - * Change "seven(7)" to "six(6)".
5. Chapter IV Section 2 page 11 line 18,
The following addition to this section would limit the terms

of the Planning and Zoning Commission to two consecutive three-year terms. The terms would be staggered to allow some continuity from year to year.

- * After the word "party" on line 18, delete the words "all in the manner, for the terms, and with" on line 18 and add "for terms of three years except that no eligible person shall serve more than two consecutive terms. The terms of the office shall commence on March 1st of the year of the member's appointment provided, however, that the terms of the members of a planning and zoning commission and of the zoning board of appeals appointed to hold office from March 1, 1994 shall be as follows: one member to serve for a term of one year; two members to serve for a term of two years; two members to serve for a term of three years. They shall have" [continue the sentence on line 18 beginning with "all the powers..."].

6. Chapter IV Section 2 page 11 line 21, This change would allow the planning and zoning commission the ability to appoint and remove a town planner. This was to provide consistency with other commissions such as The Inland Wetlands Commission which has such authority over its planner. Currently the town planner is appointed by, and reports as a department head directly to the Mayor. Language has also been added to provide for alternates on this commission.

- * After line 21 add "The planning and zoning commission shall appoint, and may remove, a town planner subject to the provisions of the Connecticut General Statutes, this charter and the personnel rules and regulations of the Town of Wallingford. The planning and zoning commission may also appoint such other employees as may be provided by ordinance and/or by budget, subject to the same provisions".

- * After "five" on line 13 add "members and three alternates" and after "three of" on line 13 replace "whom" with "the members".

- * After "five" on line 16 add "members and three alternates" and after "three of" on line 17 replace "whom" with the "the members".

7. Chapter IV Section 5 page 5 line 37, This change limits the terms of those who serve on the Inland Wetlands Commission as proposed for Planning and Zoning. The IWWC currently serves a five year, unlimited term.

- * After the word "representation" on line 37, eliminate the remainder of that sentence and add "for terms of three years except that no individual shall serve more than two consecutive terms. The terms of office shall commence on March 1st of the year of the member's appointment provided, however, that the terms of the members of the IWWC appointed to hold office from March 1, 1994 shall be as follows: one member to serve for a term of one year; two members to serve for a term of two years; two members to serve for a term of three years".
8. Chapter 6 page 13 line 17,
This changes provides the Law Office with the authority to settle claims up to a value of \$1500.00 without approval by the Council. The Law office would be required to submit to the Council quarterly written reports of such claims.
- * After the word "town" on line 17 add ", provided, however, he shall have authority to compromise or settle any such claims up to a value of \$1500.00 without such approval and he shall quarterly submit a written report to the council of all compromises or settlements made under such authority".
9. Chapter 6 page 13 line 24
The following changes the required date of the annual report submitted by the Law Department to the Mayor and the Council. The Charter currently calls for a report in December for all matters occurring during the fiscal year, however, Wallingford's fiscal year ends in June.
- * On line 24 eliminate the word "annually".
 - * On line 25 change "December" to "July".
 - * After "the Mayor" on line 25 add "and the Council"
 - * After the word "Preceding" on line 26 add the word "fiscal".
 - * On line 27 eliminate "said date" and replace with "the 30th day of June".
 - * Eliminate the entire sentence beginning on line 27 with "This report..."
10. Chapter 7 Section 4 page 16 line 59,
This proposal would raise the bid waiver limit for purchases made by the Purchasing Department from \$2,000.00 to \$5,000.00.

* Change "two thousand dollars (\$2,000)" to "five thousand (\$5,000)".

11. Chapter 10 Section 4 page 19 line 61,
This addition would place the Fire Marshall and his department under the direct supervision of the Fire Chief within the Fire Department. Currently the Fire Marshall, who is, and will continue to be, appointed by the Council, is under the direct daily supervision of the council.

* After line 61 add "The fire Marshall shall be under the direct supervision of the Fire Chief and the Fire Marshall's office shall be a division of the Fire Department".

12. Chapter 14 Section 1 page 25 lines 3 and 4,
This proposal would increase the number of appointed commissioners to serve on the PUC from 3 members to 5 members. The following changes in the charter facilitate this change:

* On line 3 change "three" to "five" and on line 4 change "two " to "three".

* Section 2 page 25 line 18 change "three" to "five".

* In Section 2 page 25, on line 24, after the word appointment add "provided, however, that the terms of the members appointed to hold office from March 1, 1994 shall be as follows: one member to serve for a term of one year; two members to serve for a term of two years; and two members to serve for a term of three years."

* In Section 2 page 26 on line 35 change " at least two commissioners" to "at least three commissioners" and change "Two commissioners shall" to "Three commissioners shall".

* In Section 2 page 26 line 36-38, eliminate the entire sentence beginning with "All appointments..."

13. Chapter 14 Section 13 page 29 line 151,
Currently the council can veto decisions made by the PUC if action is taken by the council within 15 days of the PUC's decision. This change would increase the time allowed for a veto from 15 days to 21 days.

* Change "fifteen (15)" to "twenty-one (21)".

14. Chapter 14 Section 13 page 29 line 154,
This change proposes the number of votes required by the

council to override action by the PUC (as described in item #13 above) be decreased from seven to six.

15. Chapter 15 Section 10 page 34 line 194,
This change would allow six votes vs. seven to approve special appropriations.

* Change "seven" to "six".

16. Chapter 17 page 35-38 line 2,
This proposal essentially eliminates the Board of Ethics as it currently exists and creates a new board with a new structure. The proposal states that the board members would be appointed both by the council and the Mayor for a total of eleven members, from which five different members would be picked by lottery to sit on each case.

* After "consisting of" on line 2 eliminate the entire remainder of the section and add "eleven members, resident electors of the town, two to be appointed by the Mayor and nine to be appointed by the council not more than six of whom shall be of the same political party. Five members, selected by lottery, after electing a chairman from among themselves, shall sit to hear and decide requests or advisory opinions and complaints of alleged violations. If a sitting member is absent or is disqualified, the chairman shall designate one of the six non-sitting members to act in place of such member. Each member shall serve without compensation for a term of three years commencing on March 1st of the year of his appointment provided, however, that the members appointed to hold office from March 1, 1994 shall be as follows: Three members to serve for a term of one year; four members to serve for a term of two years; four members to serve for a term of three years."

17. Chapter 18 Section 10 page 40
This adds a new section called Gender which states that words implying a gender can be used to refer to either males or females.

* Create a new Section 11 named "Ratification of Charter Revisions and Effective Date" and add after "Section 10" the word "Gender". On the next line add "Words importing the masculine gender may be applied to females and words importing the feminine may be applied to males".

Housekeeping Changes and Updates

Chapter 2 Section 2 page 2 line 18

- * After the word "years", eliminate the remainder of that sentence.
- * After the word "office" on line 30, eliminate "except as stipulated in Chapter III, Section 1,".

Chapter 2 Section 8 page 4 line 86 and 87

- * After the word "vacancy" replace the remainder of that sentence with "in compliance with Section 9-167a of the Connecticut General Statutes, if applicable."

Chapter 4 Section 4 page 11 line 28

- * Eliminate "Beginning in 1992".

Chapter 4 Section 5 lines 35, 38 and 43

- * Remove redundant references to "Town of Wallingford".

Chapter 5 Section 1 page 12 lines 6 and 7

- * Replace the word "be" with "become", after the words "during the" add the word "current", and eliminate the word "incumbent".

Chapter 5 Section 3 page 12 line 40

- * Eliminate "Beginning in 1992".
- * Eliminate the entire sentence beginning on line 43 with "Said board..." and ending on line 44.

Chapter 10 Section 5 page 19

- * Change title of Section 5 to "Civil Preparedness" and change all references to "Civil defense" to "Civil Preparedness".

Delete numbers wherever follows a written out number.

Numerals will be changed to written out numbers for

consistency.

Chapter VI will be divided into sections. Instead of "A", "B", "C" and "D" use "Section 1 Town Attorney", "Section 2 Corporation Counsel", "Section 3 Additional Attorneys" and "Section 4 Outside Attorneys".

Delete "Connecticut" wherever it appears preceding "General Statutes".

Replace "Town of Wallingford" wherever it appears after Section 1 page 1 with "town".

Delete "Town" wherever it appears before "Council" after Section 1 page 5.

Delete "Corporation Counsel" on line 43 of Chapter VI and substitute "Town Attorney" because the paragraph was meant to provide for part time attorney assistants who are not members of the classified service. The phrase "corporation counsel" has been assigned to the classified position and should be kept separate.

Appendix III

D R A F T

REQUEST FOR DEVELOPMENT PROPOSALS
FOR
MUNICIPAL PROPERTIES
IN
DOWNTOWN WALLINGFORD
CONNECTICUT

SUMMER, 1993

7/7/93

I. Introduction and Overview

Wallingford is a dynamic community of over 40,000 people that is centrally located in Connecticut. The Town is traversed by two major highway systems: I-91 and the Merritt Parkway. The downtown area is within one and one-half miles of each of these.

There has been significant investment in the downtown area by both the public and private sector over the last decade. A new library has been built, an old State Armory has been renovated as the new headquarters for the Police Department while the former Lyman Hall High School was converted to offices for Town Hall departments. The attractiveness of the downtown to the medical and legal professions has resulted in many conversions of colonial period houses to professional offices.

At the crossroads of this downtown area, the Town of Wallingford owns an assemblage of land and buildings with a combined total land acreage of the site exceeding 3.25 acres. Among the improvements to the property are a three and one-half story, masonry, commercial/residential structure, a two story masonry and frame office building with a built in three bay garage, a one and one-half story and two story frame barn-type commercial structure, and various sized frame storage sheds, warehouse structures and framed garages. All buildings are vacant.

The properties that the Town is selling and is seeking development proposals for are depicted on the attached plot plan. A more thorough description of the properties appears on Attachment 1.

II. The Site

A. Location

Wallingford's downtown is home to a traditional mix of retail, commercial, governmental, residential and sectarian uses. In the immediate area of the property owned by the Town are several banks, churches, stores and the post office. Directly to the northeast of this site is the nationally known Choate-Rosemary Hall school, while westerly along Center Street there continues the traditional retail and commercial area.

B. Site Data

1. Frontage

With the exception of the building at 390 Center Street, there is no direct frontage on Center or Main. The balance of the site is accessed by Wallace Avenue which is a Town-maintained, dead-end road which at its intersection with Center Street is approximately 17.5' wide.

The property does contain a 14' wide easement to North Main Street as well as one 25' wide easement to Academy Street. Access to Academy Street by commercial traffic is not desirable and may not be feasible. Development of the properties will probably require improved access.

2. Grading

The property is level and at grade with Wallace and abutting properties.

3. Utilities

All utilities are available to the site.

C. Building Data (See Attachment 1)

D. Zoning

The Planning and Zoning Commission will consider creating a special zoning designation for this parcel to accommodate a project that supports the Town's goal of downtown revitalization and provides opportunities to the developer for creative project design.

III. Suggested Development Plan

A. Uses

The location of these properties would seem best suited to a mix of uses that combines retail and office space, but may include a residential component as well. All proposed uses must be in keeping with the surrounding area and support the Town's interest in revitalizing the downtown as a place to work, shop and live.

B. Other Development Policies

1. Scope of Development

Given the configuration of the properties, a comprehensive proposal for the entire area is desired. Since downtown revitalization is of community importance, proposals that improve and enhance a more extensive area are favored. Proposals that specifically collaborate with abutting property owners are desirable and will be evaluated more favorably. Abutting properties may be available to the developer for purchase and/or collaboration. The Town has identified the northern area behind the Police Department as the site for Police Department parking and secured storage. Proposals may utilize this area provided an alternative parking solution acceptable to the Police Department is provided by the developer.

2. Facade and Design Guidelines

A successful plan will present a design that captures the tone and character of the surrounding area with particular attention to the historical nature of this area of Town. Developers may propose substantial change to the properties, including demolition. However, it is considered desirable to preserve 390 Center Street if possible.

3. Parking

Submitters must identify the parking needs of the project and include in the proposal a plan to provide for such.

4. Financing

A successful plan must demonstrate financial feasibility.

IV. Applicable Standards and Permits

The following construction and use codes are with effect:

- 1) State of Connecticut Basic Building Code.
- 2) Zoning Regulations, Town of Wallingford, Connecticut, effective September 29, 1985, as amended.

V. Submission Information

Fifteen copies of any proposal must be submitted no later than _____ to the following:

Town of Wallingford
Purchasing Department
45 South Main Street
Wallingford, Connecticut 06492

All proposals must include the following information in the order listed below:

- 1) Letter of Intent (See Attachment 2)
- 2) The developer's name, address, telephone, and the name of the representative authorized to negotiate with the Town of Wallingford.
- 3) A statement identifying the principals who would participate in the proposed development and the nature and extent, or percentage, of each principal's interest in the development group.

- 4) A summary of the qualifications of the developer and the person who would be directly responsible for supervising the design and construction of the project. Also, cite prior experience in accomplishing development projects similar in scale and character to that which is proposed.
- 5) A statement identifying the builder component of the team, if known, and a listing of projects completed by the builder that are similar to that which is proposed.
- 6) A statement of the names and description of the experiences of the architect or architectural firm or firms which will be retained by the developer for the preparation of the plans and specifications.
- 7) A concise narrative statement describing the proposed project. This should include all uses proposed and the amount of space to be devoted to each use. The statement should also explain how the proposed plan meets the objectives contained in this proposal.
- 8) Diagrammatic sketches must be submitted indicating the extent of construction proposed including architectural features to be incorporated into the facility, a site plan, and typical floor plans. Anticipated rental fees are also requested.
- 9) A construction schedule must be provided identifying the timetable for the following activities: property acquisition, design development, acceptance of design documents, commencement of construction, completion of construction, and if necessary, marketing.
- 10) A statement indicating the total of all projected development costs and the sources of all anticipated funds to meet those costs. This should include a statement establishing the developer's ability to obtain such financing.
- 11) Proposals must be forwarded in a sealed opaque envelope clearly marked "Request for Development Proposals" with the name of bidder clearly marked in upper left-hand corner. A separate sealed envelope should be enclosed in the bid envelope, be clearly marked "Price Quotation for Properties", be clearly marked in the upper left-hand corner with bidder's name and address, and contain a signed price quotation specifying the properties that are subject of the developer's proposal.

VI. Proposal Review

A. Proposals will be evaluated on at least the following bases:

- 1) Experience and capability of the developer

- 2) Consistency with development plan as identified
 - 3) Economic feasibility of the project
 - 4) Aesthetic and creative quality of the proposal
 - 5) The dollar amounts offered for the properties
- B. A developer should be prepared to make a public presentation in support of the proposal before the Planning & Zoning Commission and the Town Council. The Town Council designates the selected developer.
- C. The Town of Wallingford reserves the right to reject any and all proposals.

VII. General Information

1. Developers interested in touring the property can arrange tours by contacting: _____
2. Questions of a general nature about the RFP direct to:
Mr. Don Roe
Program Planner - 294-2060
3. For questions regarding:
 - a. Planning and Zoning regulations:
Ms. Linda Bush
Town Planner - 294-2090
 - b. Building codes:
Mr. Carmen Spiteri
Building Inspector - 294-2005
 - c. Basic plans:
Engineering Department - 294-2035
 - d. Police Department:
Chief Douglas Dortenzio
Police Department - 269-3033
 - e. Public Utilities:
Mr. Bill Cominos
Electric Division - 265-1593

Mr. Roger Dann
Water and Sewer Division - 949-2670

DESCRIPTION OF THE IMPROVEMENTS

The subject property is improved with:

- 1) a three and one-half story with basement, masonry, commercial/residential structure with two-car detached garage;
- 2) a one story, one and one-half story, and two story frame barn-type structure;
- 3) a two story, masonry and frame office building with three bay built in garage and
- 4) several detached frame storage and warehouse structures.

Following is a general description of the interiors and exteriors:

1) Commercial/Residential Building (Building One)

Type: Three and one-half story masonry, commercial/residential structure with full basement

Age: Built 1888

Gross Building Area: 5,490 square feet residential
1,946 square feet commercial
7,436 square feet total

Layout: The first floor contains approximately 1,750 square feet of net rentable commercial space consisting of a large open area of retail space in front with two store front display windows, two lavs, a walk-in vault (16' x 20') and a rear storage area. The upper three levels consist of residential apartments as follows:

<u>Floor</u>	<u>No. of Units</u>	<u>Type</u>	<u>No. of Rooms</u>	<u>Total No. of Rooms</u>
2nd	2	Ranch	3-1-1	6
3rd	2	Ranch	(1) 3-1-1	7
4th	<u>2</u>	Ranch	3-1-1	<u>6</u>
Total	6			19

Typical Unit Layout: One bedroom ranch units include a small kitchen area, living room area, bedroom and one three-fixture bath. The one four-room unit on floor three has two smaller sized bedrooms. The average unit size is approximately 850 square feet.

Exterior Construction Details

Foundation: Stone foundation with brick floor
Walls: Masonry (brick)
Roof: Gable style, covered with asphalt shingles
Windows: Store front plate glass first level; all other windows are wood double hung with metal storms and screens.
Gutters and Leaders: Metal
Miscellaneous: Outside metal fire escape (east side)

Interior Construction Details

Floors: Combination of pine flooring carpeting, vinyl tile and linoleum.
Walls: First floor has mostly paneled (beaverboard) walls and some marlite; floors two through four contain a combination of plaster, drywall and paneling.
Ceilings: The first floor has combination drywall and acoustical tile ceilings; upper floors have drywall.
Kitchens: The typical kitchen area in the apartment units consists of wood base and wall cabinets, single tray sinks and formica counter tops.
Bathrooms: The first floor commercial area contains two, two-fixture lavs, each with water closet and wash basin. Each of the apartment units has a three-fixture bath consisting of a water closet, wash basin and built-in tub with shower over a metal shower stall.

Mechanical Items

Heat and Hot Water: The first floor is serviced by a combination gas fired forced warm air heating and air conditioning system. The upper floors are heated by a Carlin oil fired hot water boiler. There are two gas fired hot water heaters; one 40-gallon and one 80-gallon.

Electrical Service: One 200-amp service for the first floor; one 300-amp service for the second through fourth floors.

Other Features: The first floor contains a 90 square foot vault with stone and concrete walls.

Two-Car Detached Garage

The two-car frame, detached garage is located to the rear of the commercial/residential structure along Wallace Avenue. The garage contains approximately 484 square feet of space, has an asphalt shingle roof, concrete floor and unfinished interior.

2) One Story, One and One-Half Story and Two Story Frame Barn Structure (Building Two)

Type: Frame, barn-type, commercial structure

Age: Older (1900+)

Gross Building Area: 4,940 square feet

Layout: The one story and one and one-half story front section contains a three room commercial unit consisting of an office, two large open rooms, a small storage room, one two-fixture lav and a large unfinished loft area. The rear section of the structure contains a large open room, two small partially finished offices and one two-fixture lav.

Exterior Construction Details

Foundation: Concrete slab
Walls: Wood frame with combination wood and asphalt siding
Roof: Gable-type covered with asphalt shingles
Windows: Wood double hung

Interior Construction Details

Floor: Concrete with some asphalt tile and carpet over
Walls: Drywall and wood partitioning
Ceilings: Acoustical tile and open, unfinished ceilings
Lavs: Two, two-fixture lavs, each with water closet and sink

Mechanicals

Heat: First floor front is heated by an oil fired furnace; the first floor (rear) is heated by individual suspended gas fired flower units. The second floor is unheated.

Electrical: 200-amp service

3) Two Story Office Building (with three bay built in garage on the first level) (Building Three)

Type: Two story, masonry and frame, office building with built in garage on first level
Age: Built 1949; addition 1965
Gross Building Area: Office - 4,319 square feet
Garage - 969 square feet

Exterior Construction Details

Foundation: Concrete slab
Walls: Wood frame and masonry

Roof: Gable style wood frame covered with asphalt shingle

Windows: Metal frame single pane with storms and screens

Miscellaneous: Aluminum gutters and leaders

Layout: The first floor consists of an entry area with service counters, several private offices and assorted work areas of various sizes and two lavatories. The remainder of level one includes a built-in three-bay garage with overhead doors. The second floor consists of a series of private offices and work areas, a conference room and three lavatories.

Interior Construction Details

Floors: Combination wall to wall carpet and vinyl tile in office areas; vinyl tile in the lavatories; concrete in garage area.

Walls: Mostly covered wallboard and wood paneling with some masonry areas.

Ceilings: Suspended acoustical tile

Lavatories: The first floor has two, two-fixture lavs each with water closet and sink. The second floor has three lavs; one women's two fixture lav with water closet, wash basin and cabinet, and a powder room; two men's three fixture lavs with urinal, sink and water closet.

Mechanical Items

Heating and Air Conditioning: Central heating and air conditioning is provided by a heat pump system. An oil fired hot water furnace is used to support the heat pump.

Hot Water: Provided by a 15 gallon hot water heater and the hot water furnace.

Electricity: 200 amp main service

Other: Emergency lighting
Smoke alarms according to code

4) Warehouse Building and Sheds

A warehouse with attached barn is located directly east of the office building encroaching over the established street line (Wallace Avenue). The building's first level is insulated and has a small heated office area. The remainder of the structure is unheated.

Storage Sheds

Several large vacant frame storage sheds are located on the subject property and appear to be in fair condition. All are unheated except one which has been used as a mill building.

ATTACHMENT 2: Letter of Intent

Purchasing Department
Town of Wallingford
45 South Main Street
Wallingford, Connecticut 06492

re: Municipal Buildings and Property at: 11-29 Wallace Avenue
43-47 Wallace Avenue
390 Center Street

Gentlemen:

(hereinafter called the "Developers"), hereby submit this Letter of Intent in connection with their proposal to redevelop the property at 11-29 Wallace Avenue, 43-47 Wallace Avenue and 390 Center Street. If selected by the Town of Wallingford as developer for this property, the Developers hereby agree to accomplish the following:

1) We agree to remodel/rehabilitate the property in accordance with the design proposal for said property prepared by _____, dated _____, and attached here. We will utilize _____ as our architect. All construction shall conform to all State and local laws, codes and ordinance.

2) We agree, upon acceptance by the Town of Wallingford of this Letter of Intent, to submit to the Town of Wallingford within ninety (90) days, plans and outline specifications prepared by the architect and, in general, conformance with this proposal, state and local laws, codes and ordinances and the previously approved design proposal. The Town of Wallingford will review and approve, or disapprove, such plans and specifications for such conformity, and shall promptly notify us of its approval, or disapproval, in writing, setting forth in details, any grounds for disapproval.

In the event of a disapproval, we shall within thirty (30) days after receiving notice of such disapproval, resubmit these plans and

outline specifications, altered to meet the grounds of disapproval. The resubmission shall be subject to the review and approval of the Town of Wallingford.

3) We agree that upon acceptance of the submitted or resubmitted plans, the requisite resolutions and contracts for sale and development will be submitted to the Town Council of the Town of Wallingford for their approval.

4) We agree to cooperate with the Town of Wallingford in order that the reuse development may conform fully to the objectives of the Town as set forth in the request for proposals.

If the foregoing meets with your approval, please indicate below and return an executed copy to us, whereupon this letter shall constitute our selection as Developer in accordance with the conditions set forth above.

Very truly yours,

BY: _____

DATE: _____

ACCEPTED BY:

BY: _____

DATE: _____

Appendix IV

JUL 9 1993

CERTIFIED RESOLUTION 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 _____, (Date) and which has not been rescinded or modified in any way whatsoever.

(Date) (Clerk) (Secretary)

(SEAL)

WHEREAS, pursuant to Ct. General Statutes 21a-274a, the Office of Policy and Management is authorized to extend financial assistance to municipalities; and

WHEREAS, it is desirable and in the public interest that the Town of Wallingford make application to the State in such amounts as may be available for undertaking a Drug Enforcement Program and, to execute a Grant Action Request therefore.

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

1. That it is cognizant of the conditions and prerequisites for State assistance imposed by Ct. General Statutes 21a-274a.
2. That it recognizes the responsibility for the provision of local grant-in-aids to the extent that they are necessary and required for said program.
3. That the filing of an application by the Town is hereby approved and that the Mayor is hereby authorized and directed to execute and file such application with the Office of Policy and Management, to provide such additional information as may be requested, to execute a Grant Action Request with the State of Connecticut for state financial assistance if such an agreement is offered, to execute any amendments, recisions, and revisions thereto, and to act as the authorized representative of the Town.

SPECIAL TOWN COUNCIL MEETING

JULY 27, 1993

6:00 P.M.

A Special Meeting of the Wallingford Town Council was held on Tuesday, July 27, 1993 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairperson Iris F. Papale at 6:11 P.M. Answering present to the Roll called by Town Clerk Kathryn J. Wall were Councilors Holmes, Killen, McDermott, Papale, Parisi and Solinsky. Mayor William W. Dickinson, Jr. was also present. Town Attorney Janis M. Small and Comptroller Thomas A. Myers were absent.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Consider and Approve a Transfer of Funds in the Amount of \$57,000 from Acct. #368, Line Transformers to Acct. #390, Structures - Electric Division

The purpose of this transfer is for the replacement of the roof at the Electric Division Operations Center at 100 John Street.

Motion was made by Mr. McDermott, seconded by Mr. Parisi.

William Cominos, General Manager of the Electric Division, Al Kovacs, Chairman of the Public Utilities Commission and David Gessert, Commission Member were present to answer any questions put forth by the Council.

Mr. Cominos extended thanks to those Councilors present for taking the time from their busy schedules to address the business at hand this evening. He explained that the leak was first discovered on or about March 30, 1993. The existing roof is twenty-eight years old and has twice been patched with the hopes of arresting the leak. Obviously, because of the nature of this meeting, the work to date has been in vain. Buckets have to be placed in the lobby to catch the water leaking in.

On March 30, 1993, Mr. Cominos requested and was granted authorization on an emergency basis to hire a consultant to engineer the replacement of the roof. The consulting firm of Lazarus and Sargeant was authorized to engineer the work for the quoted amount of \$5,000.

On June 2, 1993, bids were issued by the Purchasing Agent for the roof replacement and the removal of asbestos. On June 22, 1993, the Town received seven bids for the replacement of the roof and five bids were received for asbestos removal. In both instances recommendations for award to the lowest responsible bidders were made by Lazarus and Sargeant.

Mr. McDermott questioned Mr. Cominos as to why this issue was not addressed during the budget workshops?

Mr. Cominos responded that he was under the impression that the Town allowed capital carry-overs from last year as did his previous employer. Needless to say he was not aware until very recently that this practice is not allowed with our method of bookkeeping, hence,

the request this evening.

Mr. McDermott stated that this Town has been talking about roofs for a long time referring to both the Simpson and Yalesville Schools which have been in need of repair for quite some time. He felt that there could have been better planning on the part of administration so that a special meeting could have been avoided.

Ms. Papale explained that Mr. Cominos was not aware of the fact that the regular Town Council Meeting of July 27th was canceled until last week. Otherwise he planned to place this item on the agenda of the meeting for consideration.

Mayor Dickinson explained how Mr. Cominos misunderstood the rules surrounding the expenditure of funds at the close of the fiscal year.

Mr. Killen remarked how ironic it is that the Electric Division is able to replace a roof so quickly on its building when the Town Hall has had buckets in the hallways of the third floor for three years now with no signs of planned repairs to the roof.

Mr. Solinsky asked how the contractor was able to bid the job without including prevailing wage?

Mr. Cominos explained that the contractor being awarded the bid is not in the union and the cost of the job is less than \$100,000. These factors exclude the contractor from having to use prevailing wages in his bid.

VOTE: Doherty, Duryea and Zandri were absent; Killen, no; all others, aye; motion duly carried.

Motion was made by Mr. Parisi to Adjourn the Meeting, seconded by Mr. McDermott.

VOTE: Doherty, Duryea and Zandri were absent; all others, aye; motion duly carried.

There being no further business the meeting adjourned at 6:25 P.M.

Meeting recorded and transcribed by:

Kathryn F. Milano
Kathryn F. Milano, Town Council Secretary

Approved by: *Iris F. Papale*
Iris F. Papale, Chairperson

AUG 10 1993
Date

Kathryn J. Wall
Kathryn J. Wall, Town Clerk

AUG 10 1993
Date