

TOWN COUNCIL MEETING

MARCH 26, 1991

6:30 P.M.

AGENDA

\*PLEASE NOTE CHANGE IN MEETING TIME!!

1. Roll Call & Pledge of Allegiance
2. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes Regarding Pending Litigation
3. Consider and Approve Waiving the Bidding Process for the Purpose of Hiring Outside Counsel - Dept. of Law
4. PUBLIC QUESTION & ANSWER PERIOD - 7:30 P.M.
5. PUBLIC HEARING On an Ordinance Establishing a Code of Rental Housing for the Town of Wallingford - 7:45 P.M.
6. Consider and Approve the Re-Appointment of Robert Beaumont to the Position of Public Utilities Commissioner
7. Consider and Approve Appointments/Re-Appointments to Fill Vacancies on the Committee on Aging (4), Planning & Zoning (1), Planning & Zoning Alternate (1), Zoning Board of Appeals (1), Zoning Board of Appeals Alternate (1), Inland Wetlands Commission (1), and Inland Wetlands Alternate (1) and Board of Tax Review (1)
8. \$100.00 from Office Supplies Acct. #3060-400-4000 and \$100.00 from Maintenance of Equipment Acct. #3060-500-5200 for a Total of \$200.00 to Overtime - Clerical Staff Acct. #3060-100-1400 - Welfare Dept.
9. Consider and Approve Waiving the Bidding Process to Award the Bid to Mystic Air Quality Consultants for Final Air Tests at Yalesville School in Connection with Asbestos Removal - Public Works Dept.
10. Consider and Approve Transfers (5) Within the Public Works Department
  - a. \$2,000.00 from Waste Disposal Acct. #001-5060-600-6540 to Utilities Acct. #001-5190-200-2010
  - b. \$4,000.00 from Salt Supplies Acct. #001-5040-400-4550 to Maintenance of Vehicles Acct. #001-5050-500-5000

(OVER)

- c. \$3,000.00 from Salt Supplies Acct. #001-5040-400-4550 to Repair Sweepers Acct. #001-5040-300-3320
  - d. \$1,000.00 from Waste Disposal Acct. #002-5060-600-6540 to Maintenance of Building Acct. #001-5140-500-5100
  - e. \$3,000.00 from Waste Disposal Acct. #001-5060-600-6540 to Utilities Acct. #001-5150-200-2010
11. Consider and Approve the Naming of the Building Committee for 88 S. Main Street
  12. Discussion and Possible Action Regarding Design of Parking Space for 88 S. Main Street
  13. Consider and Approve the Names Presented for the Economic Development Committee Charged With Performing a Study of Economic Incentives within the Town of Wallingford - Program Planner's Office
  14. Consider and Approve a Resolution Requesting an Annual Grant in the Amount of \$30,154.00 from D.C.Y.S. and Authorizing the Mayor to Execute Said Agreement - Youth Service Bureau
  15. Consider and Approve a Transfer of Funds in the Amount of \$800.00 from Contingency; Reserve for Emergency to Advertising to Cover the Cost of Advertising the Budget Message - Town Council Office
  16. Executive Session Pursuant to Section 1-18a(e)(4) of the General State Statutes Regarding the Possible Purchase/Sale of Property as Requested by Councilor Solinsky
  17. Approve and Accept the Minutes of the 2/26/91 & 3/18/91 Town Council Meetings

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TOWN COUNCIL MEETING

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6:30 P.M.

A meeting of the Wallingford Town Council was held on Tuesday, March 26, 1991 at 6:30 P.M. in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order at 6:35 P.M. by Chairman Albert E. Killen. All Council Members answered present to the Roll called by Town Clerk Kathryn J. Wall. Mayor William W. Dickinson, Jr. and Town Attorney Janis Small were also present. Comptroller Thomas A. Myers arrived during the Executive Session and was present when the meeting was opened to the public at 7:30 P.M.

The Council immediately moved into Executive Session as the first order of business.

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

Motion was made by Mr. Bradley to Move Into Executive Session, seconded by Mr. Holmes.

VOTE: All ayes.

Motion was made by Mr. Holmes to Move Out of Executive Session, seconded by Mr. Parisi.

VOTE: All ayes.

The Pledge of Allegiance was given to the Flag.

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

ITEM #10d Consider and Approve a Transfer of Funds in the Amount of \$1,000 from Waste Disposal Acct. #002-5060-600-6540 to Maintenance of Building Account #001-5140-500-5100 - Public Works Department

ITEM #10e Consider and Approve a Transfer of Funds in the Amount of \$3,000 from Waste Disposal Acct. #001-5060-600-6540 to Utilities Acct. #001-5150-200-2010 - Public Works Dept.

VOTE: All ayes; motion duly carried.

PUBLIC QUESTION & ANSWER PERIOD - 7:30 P.M.

Edward Musso, 56 Dibble Edge Road stated that the building located at 88 S. Main Street should be remodeled similar to the homes on North Colony Street, for office space use. Keep the historical aspect of the Town alive. He was opposed to building a new building. He asked that the Council notify the public in the future when they intend to hold an Executive Session at the start of a meeting so that the public does not waste time waiting around (let the record

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show that the Executive Session was listed on the agenda as the first order of business following the Pledge of Allegiance and also that the meeting was beginning at 6:30 P.M. as opposed to 7:00 P.M. to allow for the Executive Session).

ITEM #2a(formerly #3) Consider and Approve a Procedure for Hiring Outside Counsel as Requested by the Department of Law.

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

Mr. Gouveia commended the Council for adopting the procedure. It was long overdue and will address many of the problems that the Council has had with the Department of Law and the hiring of Outside Counsel. He asked if the correspondence could be re-written and adopted as a policy or procedure for the Town Attorney's Office? He asked if it should be adopted in the form of a resolution or policy?

Mr. Killen was reluctant to set the rules and/or regulations for the Department. He believed that they should be allowed to establish their own to present to the Council.

Mr. Gouveia felt that this addresses the dissemination of information, communication, etc. It is an ideal procedure that can enhance communication between the Council and the Town Attorney's Office. In the past the Council has not really been involved in the process. This procedure spells out exactly every step of the way that the Council can be involved with outside counsel.

Atty. Small stated, with the change of each Town Attorney the Council can stress the policy that has or has not been working. She felt that the procedure is workable for the office. She commented that, in some cases, it may not be necessary for outside counsel to appear before the Council to address them. In those cases, the Town Attorney would make the presentation, give the estimate, etc., and if the Council still felt it necessary to speak with the outside counsel, it can still be arranged. It may save the Town some expense.

Mr. Zandri suggested assigning a separate account number for each case as it comes along to show the dollars associated with each particular case and, if the money is running low, it would force the Town Attorney's Office to come forward for additional transfers. The Council would have a better handle on the funds.

Mr. Killen felt it was a good suggestion. If the procedure is instituted it must be enforced. He pointed out that there was no mention of waiving bids.

Mr. Zandri explained that a monthly report could be generated on the separate accounts.

Atty. Small stated that, if the Comptroller had no problem with that, she would agree to it.

The Town Council Secretary will reduce this conversation to writing and the Town Attorney will sit down with the Comptroller to devise a plan to be presented to the Council. The item will

be tabled in the interim.

Mr. Parisi commended the Town Attorney for coming up with a solution to a difficult problem. He felt that the procedure should be implemented for a permanent basis. If it bothers future Councils, they can repeal it.

Motion was made by Mr. Bradley to Table This Item and Have the Town Council Secretary Reduce to Writing the Procedure at Which Time the Town Attorney will Review it and Bring it Back Before the Council for Approval. Seconded by Mrs. Duryea.

VOTE: All ayes; motion duly carried.

ITEM #5 PUBLIC HEARING on an Ordinance Establishing a Code of Rental Housing for the Town of Wallingford - 7:45 P.M.

Motion was made by Mr. Bradley, seconded by Mr. Solinsky.

Mr. Edward Musso felt that only people who have been residents of the Town for the past 3 years should be allowed into the homes (he was confusing the issue with public housing).

Chris Capot from the Record Journal asked why the Council was reviewing this ordinance and asked that the ordinance itself be explained.

Mr. Killen explained that a housing code has been in effect for the Town of Wallingford since the early 1970's. It was reviewed by the Ordinance Committee. thus, the public hearing this evening to review the revised ordinance.

copies of the revised ordinance were on hand for the public.

Mr. Capot asked that someone from the Ordinance Committee explain the revisions.

Mr. Bradley read the Establishment and Purpose of the Ordinance into the record.

Mr. Killen explained that the major revision to the ordinance was that the commercial aspect was deleted.

Mr. Solinsky noted that the new ordinance is strictly for rental housing. The original ordinance was approximately 60 pages in length, the revised one, 26. Many sections were repetitious and therefore condensed and/or deleted.

Mr. Zandri, Chairman of the Ordinance Committee, stated that it was the elimination of all of the commercial rental portion from the original ordinance per the recommendation of the Town's Building Department. They worked closely with the committee as did the Town Attorney's Office. The ordinance was updated to conform with all of the latest State Code Requirements. Smoke Detectors were not required in the existing ordinance. They have been included

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in the revised ordinance.

Mr. Gouveia had several recommendations, one of which was the Purpose, paragraph 1.01, be reinstated in the new ordinance.

Mr. Gouveia made a motion to amend Section I, following Section 1.00, read, "a. protect, preserve and promote the physical and mental health and social well-being of the community, to regulate private and public home dwellings for the purpose of maintaining adequate sanitation and public health and to protect and promote the safety and general welfare of the community by legislation which shall be applicable to all rental dwellings now in existence or hereafter constructed" (Section 1.01 of the original ordinance). Mrs. Duryea seconded the motion.

Mr. Zandri explained that the reason the purpose was changed on the original is that the ordinance has nothing to do with the mental health and/or social well-being. The purpose is to make sure that the home that is being rented has proper lighting and ventilation and is constructed properly.

Mr. Holmes felt it was not necessary to add the verbiage back to the ordinance.

VOTE: Gouveia, aye; all others, no; motion defeated.

Mr. Gouveia asked that on page 4, Section 2.28 and on page 24, Section 16.02, the words, "or household" be stricken from the ordinance since the definition was deleted.

Motion to that effect was made by Mr. Gouveia, seconded by Mrs. Duryea.

VOTE: All ayes; motion duly carried.

Page 12, Section 5.05, Mr. Gouveia addressed the issue of artificial light, specifically 6 foot candles of light. He asked for an explanation of foot candles.

Mr. Smith, Director of Public Utilities Commission, explained that it is an measurement of light determined by using a light meter.

Much discussion centered on whether or not foot candles should remain in the ordinance as well as the length of time a unit can remain vacant without warranting an inspection.

Mr. Solinsky made a motion to eliminate all of Section X, page 18. Seconded by Mr. Zandri.

Mr. Solinsky and Mr. Zandri withdrew their motion and second, respectively.

Mr. Holmes made a motion to Table This Item and Send It Back to the Ordinance Committee, seconded by Mr. Zandri.

VOTE: Duryea & Solinsky, no; all others, aye; motion duly carried. (Duryea and Solinsky are members of the Ordinance Committee).

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ITEM #13 - Withdrawn by Request of the Program Planner's Office.

ITEM #6 - Consider and Approve the Reappointment of Robert Beaumont to the Position of Public Utilities Commissioner

Mr. Bradley read correspondence from the Mayor into the record.

Mr. Holmes: There are some very major projects ongoing in the utilities, I think that Bob Beaumont has brought a lot to the table at the P.U.C. He is a very knowledgeable individual and he conducts his affairs with a high state of integrity. I think that for the credentials that he brings to the P.U.C. and to the three major projects currently underway, I think that it is very important that we maintain consistency, that we do not lose the expertise of Bob Beaumont to the Commission. I think he has done an incredible job and will continue to do so, and I urge the Council to reappoint Bob Beaumont to the P.U.C.

Ms. Papale: What Steve has said, really, he must have been reading my mind. I also would like to remind the Council that Mr. Beaumont has been there for three terms. He seems to know, in my opinion, things that have been done at the P.U.C., he is aware of the problems and the things that are going on within the Water, Sewer and Electric Divisions and I find Mr. Beaumont to be a very good policy maker which is very important with the utilities company. I just also want to remind the Council that Mike Papale is a new person at the P.U.C. and he is learning and is very involved with what is going on with Water & Sewer. I just feel that to put someone new into the position now would be a mistake for the Town because of the three projects currently going on. We need someone like Mr. Beaumont with his expertise to continue.

Mr. Dave Gessert, Republican Town Chairman: I have had the pleasure of knowing Mr. Beaumont and his family for the past thirty years. I find him to be a man of incredible integrity, tremendous competence and a great deal of commitment. He has done an outstanding job and I think the fact that he came in there and was made Chairman shows the confidence that the other commissioners had in his ability to carry out the functions down there. He is very knowledgeable and does a good job for the Town of Wallingford and has done an excellent job for the utility. I urge his reappointment.

Mr. Parisi: I would echo the sentiments of those who have spoken in favor of Bob Beaumont with the simple addition that Bob has demonstrated that he has the ability to bite the bullet and to make the difficult decision. I would suggest tonight that we not judge him on his performance in one area but on his overall contribution and the solid background that he brings to the P.U.C.

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Frank Wasilewski, North Orchard Road: I am one of the regular attendants of the P.U.C. meetings, all I know about Bob is what I see at the meetings. I recommend that the Council reappoint Bob Beaumont to the Commission for another term. I think he has done an excellent job for the Town and I think it would be a sad thing if we did lose Bob on the Commission. I think he should be heading our Commission while we are still involved in the projects. He spends a lot of time and he is very fair with everyone who comes before the Commission. He handles himself as a gentleman. The meetings always run very smooth. He always gives good answers to any questions and if he does not have the answer he will get one for you. I think he should be reappointed to another term.

VOTE: Holmes, Papale, Parisi & Solinsky, yes; all others, no; motion failed.

ITEM #7 Consider and Approve the Appointments/Reappointments to Fill Vacancies on the Committee on Aging (4), Planning & Zoning (1), Planning & Zoning Alternate (1), Zoning Board of Appeals (1), Zoning Board of Appeals Alternate (1), Inland Wetlands Commission (1), and Inland Wetlands Alternate (1) and Board of Tax Review (1)

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

The first order of business to the appointments/reappointments was the Committee on Aging.

The names of Madeline Erskine, Lewis Hodos, Richard Castello, Eugene Milenewski, George Mushinsky and Rev. David Dean were submitted. Motion was made by Mr. Bradley to consider the names, seconded by Ms. Papale.

Mr. Killen stated that there are only two vacancies and the Council has the option of first naming two people. The incumbents are Madeline Erskine and Louis Hodos. Two names may be chosen from the list forwarded by the Nominating Committee of the Committee on Aging or the Council may submit any other name they wish.

Mr. Parisi nominated Madeline Erskine and Louis Hodos for the two vacancies.

Mr. Zandri stated that under normal procedure the Council would have the opportunity to interview individuals who have submitted their names and have made their intentions known. He would still like to interview those individuals who are seeking re-appointment as well.

Mr. Gouveia shared Mr. Zandri's concerns with wanting to interview all candidates, out of fairness to everyone.

Mr. Bradley made a motion to have the Committee on Aging come forward for an interview process before the Council, seconded by Mr. Zandri.

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VOTE: Holmes passed; Papale, Parisi, & Solinsky, no; all others, aye motion duly carried.

Mr. Bradley made a motion to Consider the Appointment of Attorney Thomas Flynn to a five year term on Planning & Zoning, seconded by Mr. Parisi.

VOTE: Zandri, passed, all others, aye; motion duly carried.

Mr. Holmes made a motion to Approve the Appointment of Gail Powell to the Zoning Board of Appeals, Armand Minard to the position of Planning & Zoning Alternate, A. Jeffrey Somers and Patricia Carruthers to the positions of Zoning Board of Appeals Alternates, James Vitale to the Inland Wetlands Commission, Laurian Morrisey Inland Wetlands Alternate, Shaun McNamee to the position of Board of Tax Review, seconded by Mr. Parisi.

Mr. Holmes amended the motion to state that the appointment of A. Jeffrey Somers will be appointed to the Zoning Board of Appeals in the position of alternate for a four year term ending January 8, 1995, seconded by Mr. Parisi.

VOTE: Zandri, passed; all others, aye; motion duly carried.

Mr. Parisi moved that the Council Waive the Waiting Period for Mr. Minard and Mr. Flynn and to swear them in this evening, seconded by Mr. Holmes.

VOTE: Zandri, passed; all others, aye; motion duly carried.

Town Clerk, Kathryn J. Wall swore Mr. Flynn and Mr. Minard into their respective positions.

ITEM #8 Consider and Approve a Transfer of Funds to Overtime Clerical Staff Account in the Amount of \$200.00 from Office Supplies Acct. #3060-400-4000, \$100.00; and from Maintenance of Equipment Acct. #3060-500-5200, \$100.00 for a total of \$200.00 to Overtime - Clerical Staff Account #3060-100-1400 - Welfare Department.

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

Mr. Bradley asked if the Welfare Department is experiencing a one-time backlog effect or is this the wave of the future?

Mr. Francesconi responded that he was not entirely sure. In looking over the books, between 1989 and 1991 the caseload has increased 142%. He has been taking work home and working on weekends which is not right. A great deal of the work is generating paperwork and is labor intensive. It may be wise to look into computer equipment for the future.

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

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ITEM #9 Consider and Approve Waiving the Bidding Process to Award the Bid to Mystic Air Quality Consultants for Final Air Tests at Yalesville School in Connection with Asbestos Removal - Public Works Department

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

Mr. Bradley read correspondence from Mr. Steven Deak, Director of Public Works into the record.

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

Mr. Bradley asked if the tests have to be more thorough if the building is to be used as a school?

Mr. Deak responded, yes.

Mr. Gouveia asked if the committee that was formed to study the bid waiver list has been meeting?

Mr. Myers stated that the committee was established and had met several times and a draft report had been rendered. The committee is currently in the process of revising a second draft which should be available anytime now. The final report will have recommendations that will substantially reduce the bid waivers.

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

ITEM #10a Consider and Approve a Transfer of Funds Within the Public Works Department in the Amount of \$2,000 from Waste Disposal Acct. #001-5060-600-6540 to Utilities Acct. #001-5190-200-2010

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

Mr. Bradley asked why this is increasing \$2,000?

Mr. Deak responded that in the past there was no heating unit in the building, this year there is a new furnace.

Mr. Zandri asked how much more space is available at the Sewer Treatment Plant, how much more time?

Mr. Deak answered that he could not even begin to guess. He will perform a survey.

Mr. Zandri would like that information prior to budget sessions.

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

ITEM #10b Consider and Approve a Transfer of Funds in the Amount of \$4,000 from Salt Supplies Acct. #001-5040-400-4550 to Maintenance of Vehicles Acct. #001-5050-500-5000 - Public Works Department

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

Mr. Bradley asked how much more of the \$37,610.00 encumbrance in the account is earmarked for invoices? What is the current balance of the unencumbered amount?

Mr. Deak answered that there remains a \$28,000 balance unencumbered.

VOTE: All ayes; motion duly carried.

ITEM #10c Consider a Transfer of Funds in the Amount of \$3,000 from Salt Supplies Acct. #001-5040-400-4550 to Repair Sweepers Acct. #001-5040-300-3320 - Public Works Department

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

Mr. Gouveia asked if the \$33,000 originally appropriated for the rental of sweepers will be saved or spent?

Mr. Deak intends to save the money.

VOTE: All ayes; motion duly carried.

Mr. Bradley made a motion to Move Up Item #14 to the Next Order of Business, seconded by Mr. Holmes.

VOTE: All ayes; motion duly carried.

ITEM #14 Consider and Approve a Resolution Requesting an Annual Grant in the Amount of \$30,154.00 from D.C.Y.S. and Authorizing the Mayor to Execute Said Agreement - Youth Service Bureau

Mr. Bradley read the certified Resolution into the record (see attached).

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

VOTE: All ayes; motion duly carried.

Mr. Gouveia made a Motion to Waive Rule V of the Town Council Meeting Procedures to Discuss an Action Taken by the P.U.C. at Their Last Meeting, seconded by Mr. Bradley.

VOTE: All ayes; motion duly carried.

Mr. Gouveia stated that at the last meeting of the P.U.C. a vote was taken to change their meetings from 7:00 P.M. to 5:15 P.M. He felt that this was not in the best interest of the community since most people do not get home from work in time to attend those meetings. He also felt that it was not in the best interest of those who are willing to serve on the committee because they will not be able to get home in time from their jobs to serve as members of the commission. Pursuant to Chapter XIV, Section 13 of the Charter, Mr. Gouveia made a motion whereby this Council will Veto That Action of the P.U.C., seconded by Mr. Zandri.

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Ms. Papale asked why this issue was not addressed when the General Manager of the Electric Division and the P.U.C. members were present so they can explain the reasoning behind changing the time?

Mr. Gouveia responded that there were other department heads who were waiting to go home as well, but that is not the point. The point is the people will not have ample opportunity to attend the public meetings called at 5:15 P.M. It makes it almost impossible for anyone to attend those meetings.

Ms. Papale stated that she attends almost every meeting and the only people that are ever there are Frank Wasilewski and Ed Musso. Frank is the only person that is there every week. It was more for the convenience of the staff at the Electric Division. Most of them live out of town.

Mr. Gouveia stated that his priority is the convenience of the taxpayers. Basically, all commissions and committees meet at 7:00 P.M. and he felt that this affords the taxpayer an opportunity to try to attend the meeting.

Special Meetings are an exception to this argument.

Mr. Killen addressed Ms. Papale's remarks that the P.U.C. discussed this issue at length at their meeting. In reading their minutes he found reference to this issue on only one page.

Ms. Papale admitted that perhaps it was not talked about in great length at the meetings but was discussed to a great extent prior to reaching the table at the meetings. It was given a lot of thought.

Mr. Killen agreed that too often many things are discussed outside of the realm of the meetings. The minutes are too often devoid of questions and discussion surrounding pertinent issues. He agreed that, in his opinion, it is not in the best interest of the taxpayers of the Town of Wallingford for the P.U.C. to meet at 5:15 P.M. with the exception of special meetings.

Mr. Holmes felt that the timing of the motion was poor. He would rather have the P.U.C. available to discuss their side of the story and allow their input as common courtesy.

Mr. Gouveia informed Mr. Holmes that he did discuss this issue with Roger Dann in advance. He also pointed out that according to the Charter, the Council has fifteen days to take action, tonight is the last chance for the people of Wallingford to have an opportunity to attend the meetings by the Council taking action now.

Mr. Holmes felt it could have been addressed earlier in the evening.

Mr. Gouveia stated that Roger Dann was aware that he was going to raise this issue this evening and apparently they chose not to stay for it.

Mr. Bradley reminded everyone that the title of the Commission is the Public Utility Commission and they are there to serve the public. It is counterproductive for the Commission to be meeting at 5:15 P.M. when the public cannot attend.

Mr. Parisi felt the problem lies with the procedure that was used to address this issue. He felt it should have been raised earlier when the parties involved could have explained their motive behind their actions. He did not find the issue of changing the meeting time disagreeable, it was the timing of the motion this evening that did not agree with Mr. Parisi's beliefs.

Mr. Parisi asked that the minutes show that if there is a reason that is not obvious to the Council it should be brought forward.

Edward Musso, 56 Dibble Edge Road stated that he and Frank are the only ones that attend the meetings. He suggested that if there is a controversial issue that the public may wish to have a voice in then the meeting should be held later.

Wayne McDermott, 22 Cooper Avenue agreed with Mr. Gouveia. The Commission is for the people. He cannot make every meeting held but he tries to show up for those issues that he is involved in. He is one of many who have voted these people (Council) in to take care of issues for the taxpayers. If those meetings are moved, a lot more people will not be able to make them. Who will decide what issue is important to whom, that the meetings be moved around?

VOTE: Holmes, Papale, Solinsky, no; all others, aye; motion is defeated (seven votes are required for a veto).

Mr. Holmes suggested inviting the P.U.C. to the next meeting to explain their side of the issue.

ITEM #11 Consider and Approve the Naming of the Building Committee for 88 South Main Street.

Motion was made by Mr. Bradley to place the following names in nomination, seconded by Mr. Zandri.

The five names before the Council are, William Fischer, Peter Fresina, Sandy Schwink, Robert Avery and William Fleischauer.

Mr. Solinsky asked if minority representation must be maintained on the building committee?

Atty. Small responded that minority representation is required.

Motion was made by Mr. Parisi to Table this Item Until Minority Representation Could Be Achieved, seconded by Mr. Holmes.

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Bradley to Waive Rule V of the Town Council Meeting Procedures to Extend the Charge of the Spacial Needs

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Building Committee, seconded by Ms. Papale.

VOTE: Holmes, Parisi & Solinsky, no; all others, aye; motion duly carried.

Motion was made by Mr. Bradley to Extend the Charge of the Spacial Needs Building Committee to Include Looking Into the Possibility of Using Yalesville School for Office Space for the Board of Education, seconded by Mrs. Duryea.

Mr. Bradley stated that the original charge of the committee was to look into the possibility of using Yalesville School to re-open it as a school. We have received a report back from DeCarlo and Doll on that and he thought the charge should be extended for the reason outlined in the motion. He did discuss this with Ray Rys, Chairman of the Committee and also with Susan Wright at the Board of Education. There was a consensus on the Board to go ahead and consider looking at Yalesville School for office space. The one issue that was raised is that they would like the information for budgetary purposes and would need that information by the last week of May.

Ray Rys, Chairman of the Spacial Needs Building Committee informed the Council that seven out of ten committee members he was able to contact approved of the added charge. He echoed the committee's concern that it not be forgotten that the purpose of this committee is to find space for the children. They did not want to lose sight of this issue.

Mr. Holmes asked how much it would cost to convert the school to office space?

Mr. Rys could not give an estimate and referred the question to Mr. Ray Roberts, Vice President of DeCarlo and Doll.

Mr. Roberts would not give a dollar value. Code requirements are much more stringent in the case of converting the building back into a school as opposed to office space. Obviously the costs associated with that particular aspect would be reduced. However, the fact that the roof needs replacement, as well as mechanical and electrical systems, several of those costs will still be in place for the offices. The other situation to look at is, how do you want to use the building? Are there going to be areas of the building that you will not be using? Does the building fit the program, i.e., who has to be situated next to whom, etc., those decisions need to be made and then the building has to be looked at, and a cost developed from those parameters, respectively. Until all that is done, anything would be shooting from the hip.

Mr. Bradley stated that this idea had come to him due to the fact that the Board of Education would be spending \$200,000 to renovate Sheehan High School into offices, the using of school space, and just thinking of the overcrowding, spatial needs, etc., it only made sense to have the Spacial Needs Building Committee take on the added charge.

It was only logical to look at getting the Board of Education out of the school space and into their own building because of the fluctuating population within the school system. It does not make sense to locate them within a school building housed along with the student population only to find over the next few years that population may swell and we are faced with moving the Board of Education out and converting their office space back into classroom space.

Mr. Holmes asked that in the future when Rule V of the Town Council Procedures are to be Waived, that all Councilors receive copy of that information at the start of the meeting.

Mr. Bradley appreciated Mr. Holmes's comments.

Mr. Parisi asked if there were any figures to substantiate that there will be overcrowding at Sheehan within the next ten years?

Mr. Zandri, as a member of the Board of Education Town Council Liaison Committee, responded that the Board of Education feels that they can get ten years use out of Sheehan before they would have to make another move so they felt that the investment of a few hundred thousand dollars was worth it for that period of time. They are not saying that they would not have to move out again, they said they anticipate they would have to move out but they could justify the costs for the ten years' duration that they are planning on being there. It was Mr. Zandri's understanding that the Board of Ed was planning on performing this exact study on this exact building. He wanted to make sure there was no confusion.

Mr. Bradley checked with Susan Wright and she did not mention this to him. He asked if there would be an itemized list of estimated construction costs each month?

Mr. Roberts responded, yes.

Mr. Bradley asked if this could be completed within thirty calendar days?

Mr. Roberts: Yes.

Mr. Bradley stated that the only real concern is that if the Council does go forward with this that it be completed within thirty days plus dollars.

Mr. Killen asked how Mr. Bradley propose it be funded? He asked Mr. Myers if there were any funds available from the Yalesville Study Committee that could be used for this purpose?

Mr. Myers responded that the Council may want to wait until the next Council meeting in April to take advantage of the fact that funds could then be transferred from other accounts.

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Mr. Rys stated that there is a balance of \$1,3000 in the Yalesville Study Account which needs to be unencumbered. A balance of \$4,150 would be needed.

The Council decided to wait until the April 9, 1991 Town Council Meeting to transfer funds at that time to pay for the study.

Mr. Solinsky felt that first and foremost a study of the space needs should be performed. At that time it may be determined right then and there that Yalesville School may not be good for the Board of Education. Why commit to a complete study?

Mr. Parisi wanted to know why the Board of Education was not before the Council this evening requesting this item?

Mr. Killen stated that this is an idea that was brought up by a Council Member. We must decide whether or not it has to be done. That is why it is being put on the next meeting's agenda.

Mr. Edward Musso stated that the only way to solve the problem is with portables. Let the Board of Ed offices stay where they are and purchase three portable units. Yalesville School should be used as a school, not offices.

No action was taken.

ITEM #12 Discussion and Possible Action Regarding Design of Parking Space for 88 S. Main Street.

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

Mr. Costello submitted a revised drawing to accommodate suggestions that were received. The first plan showed forty spaces, this one shows thirty-six.

Mayor Dickinson stated that the estimates from Public Works are as follows:

Parking Lot (including drainage, lighting, land scaping)	- \$32,000
Conversion of Existing Building to Office Space	- <u>\$30,000</u>
Total (approximate)	\$62,000

Mr. Zandri submitted a drawing he revised showing the building moved closer to the street gaining an additional two rows of parking (approximately 60 spots). He asked to what extent the renovation of the housing was the estimate based on? What was included in the estimate of the renovations?

Mr. Steven Deak, Director of Public Works explained that it is a rough estimate because it must be determined what type of business

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would move into the building. His estimates included the electricity, heating system, new windows, carpeting and paneling.

Mr. Zandri asked if the existing interior of the building is in good enough shape so that it does not have to be gutted?

Mr. Deak responded that it depends on what type of business would move in.

Mr. Zandri asked if there are any plans to perform exterior work to the building?

Mr. Deak's intention is to do everything except the exterior. New siding may be installed.

Mr. Zandri's concern with the project is location. His original plan was to construct a completely new building in the front of the existing building. He does not have any objection to moving the existing building up to the front of the property because it would be much more cost effective than building a new building, but he was concerned with what it will look like upon completion.

Mrs. Duryea asked if Zoning would allow the building to be moved?

Mr. Costello responded, yes.

Mayor Dickinson stated that a new foundation would have to be poured and utilities connected and disconnected. In the process many things can happen.

Mrs. Duryea asked if all the parking is in the rear of the building and is it possible to apply for a variance to have the parking moved to the South side of the building?

Mr. Costello assumed a variance can be applied for.

Mr. Zandri stated that he would be reluctant to apply for any variance on this property.

Mayor Dickinson stated that the dollar figures proposed do not include moving the building forward.

Mr. Zandri obtained a rough estimate to move the building; approximately \$20,000 to obtain twenty additional spaces.

The Mayor asked if it is true that twenty spaces would be obtained under Mr. Zandri's proposal?

Mr. Costello stated additional parking spaces would be obtained, he was not sure if it would be twenty or less.

Mr. Solinsky asked if the Town has any municipal use for an office over at that address?

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Mayor Dickinson responded that there could be some offices in the Town Hall that could move to that location but it has not been discussed with anyone at this point. It is possible.

Mr. Gouveia felt that the charge could be placed to the committee to look at both options and report back to the Council.

Mr. Solinsky asked that Mr. Deak and Mr. Costello work together to compile figures for the cost of moving the building vs. the cost of additional spaces and report back to the April 9, 1991 Town Council Meeting.

Motion was made by Mr. Bradley to Have Mr. Deak and Mr. Costello report back to the Town Council on April 9, 1991 with their findings, seconded by Mr. Holmes.

VOTE: All ayes; motion duly carried.

ITEM #15 Consider and Approve a Transfer of Funds in the Amount of \$800.00 from Contingency; Reserve for Emergency to Advertising to Cover the Cost of Advertising the Budget Message - Town Council Office.

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

Mr. Bradley asked that the advertisement state the locations at which the Town of Wallingford Budget Books may be obtained by the public.

Mr. Killen stated that is the intent of the Town.

Mr. Bradley asked that Mr. Scott Hanley be contacted at WPL-TV for air time informing the public where they may obtain copies of the budget books.

The Town Council Secretary will see to it that these requests are carried through.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #17 Approve and Accept the Minutes of the 2/26/91 & 3/18/91 Town Council Meetings

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

VOTE: Holmes, Zandri and Killen, passed; Papale was absent; all others, aye; motion duly carried.

ITEM #16 Executive Session Pursuant to Section 1-18a(e)(4) of the General State Statutes Regarding the Possible Purchase/Sale of Property as Requested by Councilor Solinsky.

Motion was made by Mr. Bradley to Proceed Into Executive Session, seconded by Mr. Solinsky.

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

Motion was made by Mr. Bradley to Exit the Executive Session, seconded by Ms. Papale.

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

Holmes left for work at 11:10 P.M.

Motion was made by Mr. Bradley to Adjourn the Meeting, seconded by Mr. Solinsky.

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

There being no further business, the meeting adjourned at 11:42 P.M.

Meeting recorded and transcribed by:

Kathryn F. Milano  
Town Council Secretary

Approved by:

\_\_\_\_\_  
Albert E. Killen, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kathryn J. Wall, Town Clerk

\_\_\_\_\_  
Date

CERTIFIED RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WALLINGFORD  
FOR A YOUTH SERVICE BUREAU GRANT

WHEREAS, in compliance with Sec. 17-433 of the Connecticut General Statutes as amended, the State Department of Children and Youth Services is expected to offer the Town of Wallingford a grant for Fiscal Year 1991-92 for purposes of operating the administrative unit and service program of the Wallingford Youth Service Bureau, and

WHEREAS, it is desirable and the best interest of the residents of Wallingford to accept said grant:

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

1. That it is cognizant of the conditions and prerequisites for State assistance imposed by Section 17-443.
2. That it recognizes the responsibility for the provision of local grants-in-aid to the extent that they are necessary and required for said program.
3. That the filing of an application by the Town of Wallingford in an amount not to exceed \$60,000, is hereby approved and that the Mayor of the Town of Wallingford is hereby authorized and directed to execute and file such application with the Department of Children and Youth Services, to provide such additional information, to execute such other documents as may be required by the Department, 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 of Wallingford.