

TOWN OF WALLINGFORD, CONNECTICUT  
TOWN COUNCIL MEETING  
TUESDAY  
JANUARY 24, 2023  
6:30 P.M.  
RECORD OF VOTES & MINUTES

The Town Council Meeting on Tuesday, January 24, 2023 was called to order at 6:30 p.m. There was a moment of silence and the Pledge of Allegiance was said. Councilors in attendance were Autumn Allinson, Samuel Carmody, Craig Fishbein, Thomas Laffin, Joseph A. Marrone, III, Christina Tatta, and Chairman Vincent Cervoni. Councilors Vincent Testa and Jason Zandri were present via telephone. Mayor William W. Dickinson, Tim Sena, Comptroller and Town Attorney, Gerald Farrell, Sr. were also present.

3. Consent Agenda

3a. Consider and approve Tax Refunds totaling \$21,433.54 (#470-#527)  
Acct. #1001001- 41020 - Tax Collector

3b. Consider and approve a Transfer in the amount of \$13,500 from Regular Salaries & Wages, Acct. #10030000-51000 to PS-Engineer Consultant, Acct. #10030000-56730 – Public Works

3c. Consider and approve a Transfer in the amount of \$10,500 from Transmission-Maintenance of Station Equip, Acct. #570 to Distribution-Misc. Distribution Expenses, Acct. #588 – Electric Div.

3d. Consider and approve a Transfer in the amount of \$21,700 – Electric Div.

\$18,000 From: Transmission-Maintenance of Station Equipment Acct. #570

\$ 3,700 From: Transmission-Station Expense Acct. #562

\$21,700 To: Distribution-Maintenance Station Equipment Acct. #592

3e. Budget Amendment in the amount of \$82,800 – Sewer Div.

3f. Consider and approve a Transfer in the amount of \$1,931 from Election Materials/Supplies, Acct. #10010650-56105 to Capital Expense (TBD), Acct. #10010650-57000 – Town Clerk

3g. Approve Town Council Minutes of January 10, 2023.

**MOTION WAS MADE to approve Consent Agenda Items 3a.- 3g.**

**MADE BY: LAFFIN**

**SECONDED BY: FISHBEIN**

**VOTE: ALL AYE**

**MOTION: PASSED**

4. **Items Removed from the Consent Agenda**

5. **PUBLIC QUESTION & ANSWER PERIOD**

Mike Glidden inquired about inspections on sidewalks and how ADA issues are handled. Mayor advised Engineering Department would be involved in any ADA concerns and explained that the town has a sidewalk repair program in place.

Mr. Glidden also brought up concern about air vents in town hall building being very dirty.

Darrell Stancuna voiced opinion that new police station is not a good idea and is not in favor of the use of taxes for this project.

Mr. Comerford had questions about upcoming budget and request for information from non-profits. He also had questions about air vent in ladies room, as he does not believe anyone has followed up on the issue.

6. 6:30 p.m. Conduct a Public Hearing and consider and act on the following Ordinance:

AN ORDINANCE AMENDING "AN ORDINANCE APPROPRIATING \$3.3 MILLION FOR THE PURCHASE OF 100 BARNES ROAD FOR A NEW POLICE HEADQUARTERS AND AUTHORIZING THE ISSUE OF 3.3 MILLION BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE TO INCREASE THE SCOPE OF THE PROJECT AND INCREASE THE APPROPRIATION AND BOND AUTHORIZATION THEREIN BY AN ADDITIONAL \$31,548,000.

Chairman Cervoni convened the public hearing and stated that the ordinance amending the \$3,300,000 ordinance for the purchase of 100 Barnes Road for a new police headquarters, adopted April 13, 2021, to increase the appropriation and bond authorization by an additional \$31,548,000 for the construction and renovations of a new police headquarters, which is the subject of this public hearing, is available to the public and may be obtained at this meeting or from the Town Clerk.

Vice Chair Laffin moved, and the motion was seconded by Councilor Allinson, to read the title of the ordinance and to waive the reading of the remainder of the ordinance, incorporating its full text into the minutes of this meeting.

**VOTE: ALL AYE**  
**MOTION: PASSED**

**AN ORDINANCE AMENDING "AN ORDINANCE APPROPRIATING \$3.3 MILLION FOR THE PURCHASE OF 100 BARNES ROAD FOR A NEW POLICE HEADQUARTERS AND AUTHORIZING THE ISSUE OF \$3.3 MILLION BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF**

**TEMPORARY BORROWINGS FOR SUCH PURPOSE” TO INCREASE  
THE SCOPE OF THE PROJECT AND INCREASE THE APPROPRIATION  
AND BOND AUTHORIZATION THEREIN BY AN ADDITIONAL  
\$31,548,000**

*In Attendance: Alison Kapushinski, Chair, Police Station Steering Committee  
John Ventura, Police Chief  
Bill Wright, Police Station Steering Committee Member and former  
Wallingford Police Chief  
Jeff Anderson, Downes Construction Company.*

Ms. Kapushinski and Chief Ventura gave a presentation on the Wallingford Police Department Needs Assessment. Chief Ventura provided information on the history of the Armory building and the current operational issues.

Ms. Kapushinski presented the budget proposal.

Former Chief Wright provided information on the project evolution.

Ms. Kapushinski provided information on how the Police Steering Committee was formed and the process of hiring the architect.

Councilor Carmody commented that he is aware of Mr. Humes (Jacunski Humes Architects, LLC) positive reputation nationally and that the town is lucky to have him. Councilor Carmody recalls former Police Chief Dortenzio’s request for a new police station in 2007.

Councilor Fishbein discussed sections of the project manual.

Councilor Fishbein commented that minutes (from October 13, 2022 meeting) are almost verbatim. He is disappointed in where we are.

Councilor Marrone commented that we have been talking about this project since 2007 and it should be a positive one. He stated he is not going to vote against it.

Councilor Laffin thanked Chief Ventura for the presentation and remarked it is helpful that the costs are relative.

Councilor Tatta inquired about current Police Department square footage and what proposed plan will have. Ms. Kapushinski reported current square footage is 24,000 and new building is 45,000 plus approximately 5,000 square feet for vehicle facility and 1,500 square feet for fire training center.

Councilor Tatta and Chief Ventura discussed flooring and fiber run for communication system.

Councilor Tatta and Ms. Kapushinski discussed PCB testing and reported windows in the 100 Barnes Road building were replaced in the 1990’s and all caulk would have been replaced at that time.

Councilor Tatta commented that Cheryl-Ann Tubby deserves an apology, as she always does a good job and asked if anyone will be offering a public apology.

Councilor Tatta discussed with Mr. Sena bonding rates and interest for the project.

Councilor Fishbein stated the minutes were accurate and he does not understand why anyone would suggest the report disappear.

Councilor Testa addressed long-term bonding. Councilor Testa also talked about PCB's typically being found in oils – finds it hard to believe that anything in this building would be harmful. Does not think this discussion should derail this project. Councilor Testa would like to see this go forward.

Chairman Cervoni called the public hearing adjourned.

Vice Chair Laffin moved, and the motion was seconded by Councilor Allinson, that the ordinance entitled:

AN ORDINANCE AMENDING “AN ORDINANCE APPROPRIATING \$3.3 MILLION FOR THE PURCHASE OF 100 BARNES ROAD FOR A NEW POLICE HEADQUARTERS AND AUTHORIZING THE ISSUE OF \$3.3 MILLION BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE” TO INCREASE THE SCOPE OF THE PROJECT AND INCREASE THE APPROPRIATION AND BOND AUTHORIZATION THEREIN BY AN ADDITIONAL \$31,548,000

a copy of which is attached hereto, be adopted.

Andrew Whitehouse stated that he formerly worked with Mr. Humes at the time of the surveys and meetings and remarked they have done exceptional work. He recommends to Council that the ordinance be passed.

Bob Gross, Long Hill Road, inquired about total costs and details for roofing and flooring. Mr. Anderson, Downes Construction, provided information.

Mr. Gross asked if ARPA funds could be used if tests are not completed for PCBs. Ms. Kapushinski indicated ARPA funds can be used for other divisions of project.

Mr. Gross asked if radio tower is to remain at current North Main location. Chief Ventura answered yes, even if the building is sold.

Kathleen Hunter, North Orchard Street, asked if PCB study was in scope. Ms. Kapushinski confirmed it was not. Ms. Hunter is disappointed in the handling of the issue and the short lead time of press conference notification. She stated all architects and engineers are bound by codes of ethics.

Bruce Conroy, Burke Heights Drive, stated if there is a chance PCBs exist, just test. He feels we need this project done and voiced that Humes is a very responsible company.

Mr. Comerford spoke about January 10<sup>th</sup> Record Journal comment from the Mayor.

Former Police Chief Wright explained how microwave towers work.

Mr. Comerford talked about issue in future of moving North Main tower.

Mr. Gross inquired about bond rating. He then asked if Mayor will approach state legislature for funding for this project. Mayor stated he's always open to funding. Mr. Gross remarked North Branford received \$4 million for their police station.

Councilor Tatta asked if anyone researched grants. Mayor stated there are no grants currently available for this purpose.

Councilor Fishbein asked who determined what to sample and Ms. Kapushinski responded they hired a specialist.

There was discussion on timeline of testing/findings.

Councilor Fishbein read from procedural project manual about stoppage of project and report any findings of hazardous and PCB materials. Mr. Andrews explained that was administrative copy - not applicable.

Councilor Fishbein made reference to "domino effect" if PCBs are found. Ms. Kapushinski explained meaning of domino effect.

**ROLL CALL VOTE:**

<b>ALLINSON: YES</b>	<b>TATTA: NO</b>
<b>CARMODY: YES</b>	<b>TESTA: YES</b>
<b>FISHBEIN: YES</b>	<b>ZANDRI: YES</b>
<b>LAFFIN: YES</b>	<b>CERVONI: YES</b>
<b>MARRONE: YES</b>	

**8 -AYE**

**1-NAY**

**MOTION: PASSED**

Chairman Cervoni declared the ordinance adopted.

AN ORDINANCE AMENDING "AN ORDINANCE APPROPRIATING \$3.3 MILLION FOR THE PURCHASE OF 100 BARNES ROAD FOR A NEW POLICE HEADQUARTERS AND AUTHORIZING THE ISSUE OF \$3.3 MILLION BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE" TO INCREASE THE SCOPE OF THE PROJECT AND INCREASE THE APPROPRIATION AND BOND AUTHORIZATION THEREIN BY AN ADDITIONAL \$31,548,000

WHEREAS, an ordinance entitled "An Ordinance Appropriating \$3.3 Million For The Purchase Of 100 Barnes Road For A New Police Headquarters And Authorizing The Issue Of \$3.3 Million

Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose” adopted by the Town Council on April 13, 2021 (the “Original Ordinance”); and

WHEREAS, the Town of Wallingford (the “Town”) would like to amend the project scope of the Original Ordinance to include the construction of a new police headquarters at 100 Barnes Road

NOW THEREFORE BE IT RESOLVED:

**Section I.** The Original Ordinance is hereby ratified, confirmed and adopted, and is amended to modify the scope of the Project, to increase the appropriation and bond authorization therein by \$31,548,000, from \$3,300,000 to \$34,848,000, and to make amendments to such ordinance as set forth herein.

**Section II.** The caption of the Original Ordinance is replaced in its entirety as follows:

AN ORDINANCE APPROPRIATING \$34,848,000 FOR THE PURCHASE OF 100 BARNES ROAD AND FOR THE CONSTRUCTION OF A NEW POLICE HEADQUARTERS AND AUTHORIZING THE ISSUE OF \$34,848,000 MILLION BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

**Section III.** Section 1 of the Original Ordinance is replaced in its entirety as follows:

Section 1. The sum of \$34,848,000 is appropriated for (i) the purchase of 100 Barnes Road in the Town of Wallingford, (ii) the design of a new police headquarters including planning and other consultants, environmental testing and clean up, demolition and removal of material and structures, site, environmental and hazardous material surveys and remediation, geotechnical engineering, architectural and engineering fees, development of bid specifications, equipment and services related thereto, (iii) the construction, including additions and renovations for a police headquarters, including all related work thereto, in accordance with the Downes Project Manual dated November 3, 2022, as amended, (iv) expenses for appurtenances, equipment and services related thereto, alternative methods to achieve the indicated improvement, demolition, appraisal, testing, environmental remediation, surveying, and insurance, and (v) administrative, advertising, printing, legal and financing costs, and capitalized interest to the extent paid therefrom (the “Project”).

**Section IV.** Section 2 of the Original Ordinance is replaced in its entirety as follows:

Section 2. To meet said appropriation \$34,848,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the thirtieth year after their date, or such maximum allowable period as provided by the General Statutes of the State of Connecticut, as amended. Said bonds may be issued in one or more series as determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them (the “Town Officials”), and the amount of bonds of each series to be issued shall be fixed by the Town Officials. Said bonds shall be issued in the amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing, financing and

legal costs of issuing the bonds, and capitalized interest thereon. Capital project revenues, including bid premiums and investment income derived from investment of bond proceeds (and net investment income derived from note proceeds) are authorized to be credited by the Comptroller to the project account and expended to pay project expenses customarily paid therefrom. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, or, be combined with other bonds of the Town and such combined issue shall be in the denomination per aggregate maturity of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the manual or facsimile signatures of the Town Officials, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the Town Officials, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Town Officials, and be approved as to their legality by bond counsel. They shall bear such rate or rates of interest as shall be determined by the Town Officials. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon and shall be paid from property taxation to the extent not paid from other sources. The aggregate principal amount of the bonds to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds, shall be determined by the Town Officials, in accordance with the General Statutes of the State of Connecticut, as amended.

**Section V.** Sections 3 through 7 of the Original Ordinance remain unchanged and are hereby ratified, confirmed and adopted.

The meeting was adjourned at 9:23 P.M.

Respectfully submitted,

Lisa Moss  
Council Staff

Meeting digitally recorded

RECEIVED FOR RECORD 1-27-23  
AT 3:30 p.m. AND RECEIVED BY  
Deborah McKiernan TOWN CLERK



Vincent Cervoni, Chairman

14 FEB 2023

Date



Deborah McKiernan, Town Clerk

2/15/2023

Date