

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

September 27, 2005

6:30 P.M.

MINUTES

The following is a record of the minutes of the Wallingford Town Council at its regular meeting held on Tuesday, September 27, 2005 in the Robert Earley Auditorium of the Wallingford Town Hall. Town Council Chairman James M. Vumbaco Called the Meeting to Order at 6:36 P.M. Responding present to the Roll Call given by Town Clerk Kathryn Zandri were Councilors Vincenzo M. DiNatale, Lois Doherty, Gerald E. Farrell, Jr., Stephen W. Knight, Iris F. Papale, Robert F. Parisi, Michael Spiteri, Vincent F. Testa, Jr., and James M. Vumbaco. Mayor William W. Dickinson, Jr., Janis Small, Town Attorney, and James Bowes, Comptroller, were also present.

There was a Moment of Silence and the Pledge of Allegiance was given to the flag. Roll Call was taken.

**Chairman Vumbaco** announced that the Hurricane Katrina collection resulted in 620 boxes of goods valued at \$250,000. The collection, which included clothing, shoes and other non-perishable items, filled a semi-size truck.

2. Correspondence

A letter from Ruth Gaffey, Children's Librarian, was read.

3. Consent Agenda

3a. Consider and Approve Tax Refunds (#169 - #210) totaling \$8,566.01 Account # 001-1000-010-1170 - Tax Collector.

3b. Consider and Approve an Appropriation of Funds in the Amount of \$1,179 to Donations Acct. # 213-1042-070-7010 and to Expenditures Acct. # 213-3070-600-6000 – Youth and Social Services

3c. Consider and Approve a Transfer of Funds in the Amount of \$2,559 to John Deere w/Cab, Mower, Snowplow Acct. # 001-5015-999-9100 from Snowplow Truck w/Equipment Acct. # 001-5015-999-9901 – Public Works

Ms. Papale made a motion to accept Consent Agenda Items 3a to 3c. Mr. Farrell seconded the motion.

All Councilors (9) voted aye. The motion passed.

4. Items Removed from the Consent Agenda

*None*

5. PUBLIC QUESTION AND ANSWER PERIOD

*None*

6. Report out from the Library Expansion Study Committee  
– Chairman James M. Vumbaco

Fred Page and David Golebiewski, Library Expansion Study Committee, presented the report, which is included in the record of the meeting.

*(No action was taken.)*

Chairman Vumbaco recognized Boy Scouts in attendance, who are working on their Citizen and Community Merit Badge. Their leader introduced them and said that they have to come to the Town Council meeting to listen and learn from what they hear.

7. Waiver of the bidding process to sell 88 South Main Street to the Wallingford Municipal Federal Credit Union upon terms and conditions to be approved by the Town Council. – Chairman James M. Vumbaco

Ms. Papale made a motion for a Waiver of the bidding process to sell 88 South Main Street to the Wallingford Municipal Federal Credit Union upon terms and conditions to be approved by the Town Council. Mr. Spiteri seconded.

The following people appeared:

Richard Cassello, Manager CEO of the Wallingford Municipal  
Federal Credit Union

Roger Palermo, Vice President of the Credit Union and Chairman of  
the Building Committee.

Steve Lazarus, Architect-Designer

Attorney Norman Fishbein, representing the Credit Union.

Mr. Cassello gave a history of the credit union noting its growth and that expansion is necessary as they serve over 2500 people, employees and family members of the town. He commented on the good location they enjoy in the center of town and said that they would like to purchase the

building and add on to the building at cost to the credit union and lease the land from the town. He said that they are still using the whole area for parking but they would own the building and the addition. There is a matter of working out details that would satisfy everybody. They've been working with Attorney Fishbein and on September 12, Planning and Zoning approved the use of the property as well as the site plan.

Attorney Norman Fishbein addressed the sales agreement and said that he has been discussing this with the Town Attorney's Office over the last few weeks. He said that a 'Sales Agreement' was delivered to the Town Attorney's Office around 4:00 P.M. this afternoon, and that it had been presented to the Council today. He said that the basic idea is that the building at 88 South Main Street and the proposed addition would be owned in title by the Credit Union. He talked about the lease agreement with respect to the land and the right of ingress and egress because the driveway section is not part of the land on which the building sits as well as ten dedicated spaces on the south line of the parking lot.

The lease arrangement indicates that for the first 30-years, there will be a one dollar (\$1.00) a year rental paid to the town, and after that there will be ten (10) successive five (5) year option periods during which the rental paid to the town would be negotiated through an arbitrator. The Credit Union could decide whether to stay there at the negotiated rent, each five-year period. The other obligations that the town would have include the maintenance of the premises, grass cutting, shrubbery, sanding, plowing. Some structural alterations of the parking lot would be necessary in order to move this project forward. Hours of operation would be limited to the hours that the town hall is in operation. A proposal has been made that the town would illuminate the property area that coincides with the hours of operation plus one hour. He talked about parking spaces and that there would no drive through operations without town approval and if the Credit Union decided to move that the town would have first option to buy at fair market value. The Credit Union would have first right, first refusal, to purchase the land that they are leasing if the town wanted to sell the property.

There was very lengthy discussion regarding the agreement, the length of the land lease and various other details. The Council also discussed the motion, and it was decided that the motion and the second stand.

Chairman Vumbaco said have a motion and a second to waive the bidding process to sell 88 South Main Street to the Wallingford Municipal Federal Credit Union upon the terms and conditions to be approved by the Town Council. He asked for a roll call vote.

**ROLL CALL VOTE:**

Mr. DiNatale – Yes; Ms. Doherty – No; Mr. Farrell – No;

Mr. Knight – No; Ms. Papale – Yes; Mr. Parisi – No;  
Mr. Spiteri – Yes; Mr. Testa – Yes; Mr. Vumbaco – Yes.  
(Five (5) – Yes; Four (4) – No)

The motion passed.

### WAIVE RULE V

MOTION # 1: Ms. Papale made a motion to Waive Rule V of the Town Council Meeting procedures to take up the matter of Considering and Approving a Resolution to Make Application for an Historic Preservation Grant. Mr. Testa seconded.

All Councilors (9) voted aye, and the motion passed.

MOTION #2: Ms. Papale made a motion to Consider and Approve a Resolution Authorizing the Mayor to Make Application to the State of Connecticut by September 30, 2005 to Contract with the Connecticut State Library through the Historic Documents Preservation Grant Program. Mr. Testa seconded

All Councilors (9) voted aye, and the motion passed.

MOTION # 3: Ms. Papale made a motion to amend the motion to apply for an Historic Documents Preservation and Conservation Grant in the Amount of \$12,000. Mr. Testa seconded

All Councilors (9) voted aye, and the motion passed.

8. Executive Session pursuant to Section 1-200 (6) (D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property – Mayor
9. Executive Session pursuant to Section 1-200 (6)(B) of the Connecticut General Statutes to discuss pending litigation in the matter of the Town of Wallingford v. Polish National Alliance of Wallingford, LLC, aka- Law Department

Ms. Papale made a motion to go into Executive Session pursuant to:

#8 - Section 1-200 (6) (D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property and

#9 - Section 1-200 (6)(B) of the Connecticut General Statutes to discuss pending litigation in the matter of the Town of Wallingford v. Polish National Alliance of Wallingford, LLC, aka by the Law Department.

Mr. Farrell seconded.

All Councilors (9) voted aye, and the motion passed.

The Council entered into Executive Session at 9:10 P.M.

Ms. Papale made a motion to come out of Executive Session.

Mr. Farrell seconded.

All Councilors (9) voted aye, and the motion passed.

The Council exited from Executive Session at 9:49 P.M.

Item # 8 Executive Session Attendance:  
Council (9), Mayor Dickinson, Corporate Counsel Mantzaris and  
Assistant Town Attorney, Gerald Farrell, Sr.

Item # 9 Executive Session Attendance:  
Council (9), Mayor Dickinson, Corporate Counsel Mantzaris and  
Assistant Town Attorney, Gerald Farrell, Sr.

10. Discussion and possible action regarding pending litigation in the matter of  
Town of Wallingford v. Polish National Alliance of Wallingford, LLC, aka as  
discussed in Executive Session.

Ms. Papale made a motion to approve the pending litigation in the matter  
discussed in Executive Session. Mr. Farrell seconded.

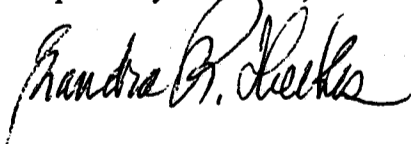
All Councilors (9) voted aye, and the motion passed.

Ms. Papale made a motion to adjourn. Mr. Parisi seconded.

All Councilors (9) voted aye, and the motion passed.

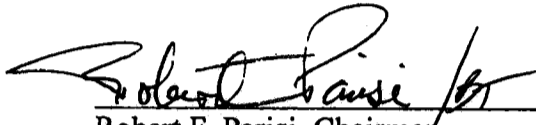
There being no further business to consider, the meeting adjourned at 9:50 P.M.

Respectfully submitted,

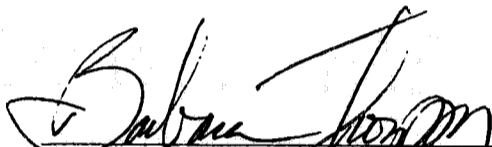


Sandra R. Weekes  
Town Council Secretary

Meeting recorded by Sandra Weekes

  
Robert F. Parisi, Chairman

11/14/06  
Date:

  
Barbara Thompson, Town Clerk

11/14/06  
Date: