

Town Clerk

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

April 10, 2007

6:30 P.M.

The following is a record of the minutes of the Wallingford Town Council at its regular meeting held on Tuesday, April 10, 2007, in the Robert Earley Auditorium of the Wallingford Town Hall. Town Council Chairman Robert F. Parisi Called the Meeting to Order at 6:40 P.M. Responding present to the Roll Call given by Town Clerk Barbara Thompson were Councilors Michael Brodinsky, Vincenzo M. DiNatale, Lois Doherty, Gerald E. Farrell, Jr., Stephen W. Knight, Iris F. Papale, Robert F. Parisi, Rosemary Rascati, and Vincent F. Testa, Jr., Mayor William W. Dickinson, Gerald E. Farrell, Sr., Assistant Town Attorney, and James Bowes, Comptroller, were also present.

A Moment of Silence began the meeting. The Pledge of Allegiance was said and the Roll Call taken.

2. Correspondence

None

3. Consent Agenda

- 3a. Consider and Approve Tax Refunds (#623 - #647) totaling \$22,457.40 Acct. #001-1000-010-1170 - Tax Collector
- 3b. Consider and Approve a Transfer in the Amount of \$1,696 to Personal Computers (2) Acct. # 001-5015-999-9156 from Replace Tile Floor and tow walls Bathroom-Central Garage Acct # 001-5015-999-9145 - Public Works
- 3c. Consider and Approve a Transfer in the Amount of \$4,000 to Miscellaneous General Expenses Acct # 431-8920-930 from Maintenance Transmission & Distribution Mains Acct. # 431-8660-673 - Water Division
- 3d. Consider and Approve the Appointment of Ellen Deutsch as a member of the Inland Wetlands and Watercourses Commission for a five-year period expiring March 1, 2012 - Chairman Robert F. Parisi.
- 3e. Consider and Approve the Appointment of James C. Kovach as an alternate to the Inland Wetlands and Watercourses Commission for a three-year period expiring March 1, 2010 - Chairman Robert F. Parisi

- 3f. Consider and Approve the Appointment of David G. Parent as an alternate to the Inland Wetlands and Watercourses Commission to fill a vacant position for a term expiring March 1, 2008 – Chairman Robert F. Parisi
- 3g. Consider and Approve the Appointment of Alan E. Reed as an alternate to the Zoning Board of Appeals for a three-year period expiring January 8, 2010 – Chairman Robert F. Parisi
- 3h. Set a Public Hearing for April 24, 2007 at 7:00 P.M. to be held in connection with an Ordinance entitled:

AN ORDINANCE APPROPRIATING \$300,000 FOR THE PURCHASE AND INSTALLATION OF SHEEHAN HIGH SCHOOL ATHLETIC FACILITY FIELD LIGHTING AND AUTHORIZING THE ISSUE OF \$300,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.

- 3i. Set a Public Hearing for April 24, 2007 at 7:15 P.M. to be held in connection with an Ordinance to amend Chapter 170 "Rodents" of the Code of the Town of Wallingford - Councilor Gerald E. Farrell, Jr.,
Chairman, Ordinance Committee

- 3j. Consider and Approve Town Council minutes of March 13, 2007

MOTION

Mr. Knight made a motion to accept the Consent Agenda Items 3a. to 3j.
Mr. Farrell seconded the motion.

VOTE

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

The Town Clerk, Barbara Thompson, swore in Ellen Deutsch, James Kovach and David Parent to the Inland Wetlands and Watercourses Commission and Alan Reed to the Zoning Board of Appeals.

4. Items Removed from the Consent Agenda

None

5. PUBLIC QUESTION AND ANSWER PERIOD

The Mayor addressed questions regarding transportation after 6pm and on weekends for seniors and the disabled saying the town is in compliance when there is a fixed bus route. He said that there are currently two programs "Dial-

a-Ride" and another with a bus company in New Haven. The Chairman responded to a question saying that the Public Hearing for the Town's 2007-2008 budget will take place Thursday, April 12, 2007, at 6:00 P.M.

Chairman Parisi announced that both the Lyman Hall High School Marching Band and the Mark T. Sheehan High School Marching Band would perform at Disneyworld.

The Council was in consensus to move up Item 7.

7. Report from John Thompson, Town Engineer, regarding plans for improving the parking areas in back of Simpson Court – Councilors Vincenzo DiNatale and Mike Brodinsky

John Thompson, Town Engineer, displayed a drawing of the rear of Simpson Court that outlined the buildings and parking lots of the five owners, namely McGuire, Pimentel, Masonic building, Ulbrich and Wachovia Bank, pointing out property lines for each entity. He said that he worked with the property owners and department heads to gain input to enhance the parking lot behind Simpson Court, which provides approximately 148-155 parking spaces depending on its configuration. There are various leases between the town and the property owners, excepting Wachovia Bank, for town parking. Even though there is no lease with Wachovia Bank, the public uses the bank parking lot without restrictions, and the town plows from Center Street to Church Street. All property owners with the exception of Wachovia Bank are in agreement with the plans for the town to refurbish the parking lot to improve safety and aesthetics; however, Wachovia Bank has not said that they will not support the project. Alleyways, the wall on the back of the lot, lease terms, walkways, signage, town maintenance, easements, lot usage, access in and out of the lot onto Center Street and timelines were discussed. In regard to the enhancement Mr. Thompson talked about low-level, ornamental lighting, some trees, grass and landscaping strips to ease plowing and colored concrete to define areas within the lot. He said that the traffic flow would remain the same. There was some discussion about moving forward and beginning the project even if Wachovia Bank has not agreed to the lease. It was pointed out that with Wachovia participating, the lot would gain 11 parking spaces along the back of the lot but that without them, the plan would need to be redesigned. Mr. Thompson said that the 2005 estimate of \$250,000 is still a good estimate, and he anticipates work to begin in the summer of 2008.

By consent, this discussion was discontinued to take up the Public Hearing in Item #6.

6. Conduct a Public Hearing at 7:00 P.M. and consider and act on the following Ordinance:

AN ORDINANCE APPROPRIATING \$350,000 FOR THE

**CHRISTIAN STREET BRIDGE REPLACEMENT PROJECT
AND AUTHORIZING THE ISSUE OF \$350,000 BONDS
OF THE TOWN TO MEET SAID APPROPRIATION AND
PENDING THE ISSUANCE THEREOF THE MAKING
OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.**

Chairman Parisi convened the Public Hearing at 7:49 P.M. and stated that the \$350,000 Christian Street Bridge Replacement Project bond ordinance, which is the subject of the public hearing, is available to the public and may be obtained at this meeting from the Town Clerk.

Mr. Knight made a motion, which was seconded by Mr. Farrell, to read the Title and Section 1 of the ordinance as proposed in its entirety and to waive the reading of the remainder of the ordinance, incorporating its full text into the minutes of this meeting.

Upon the Roll Call vote, the ayes and the nays were as follows:
Brodinsky – yes; DiNatale- yes; Doherty – yes; Farrell – yes;
Knight – yes; Papale – yes; Rascati – yes; Testa – yes; Parisi – yes.
9 – Ayes; 0 Nays

The motion passed, and Mr. Knight read the title and Section 1 of the ordinance as follows:

Title:
AN ORDINANCE APPROPRIATING \$350,000 FOR THE CHRISTIAN STREET
BRIDGE REPLACEMENT PROJECT AND AUTHORIZING
THE ISSUE OF \$350,000 BONDS OF THE TOWN TO MEET SAID
APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING
OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.

Section 1.

The sum of \$350,000 is appropriated for the removal of the existing bridge structure and the installation of a 22' x 5' 50' long box culvert, storm drainage, water main replacement, roadway pavement and other restoration work, including the cost of planning, design and construction, advertising, printing, legal and financing costs related thereto (hereinafter the "Project"). Said appropriation shall be inclusive of State and Federal grants-in-aid thereof.

Chairman Parisi asked for comments from the public.

Robert Sheehan, 11 Cooper Avenue, said he thought there would be a presentation on what is going to happen with the bridge since one was made to the Inland Wetlands Commission. He asked why is the town issuing a bond for so little money, when in the past we paid cash for roadwork and asked why the town doesn't take \$350,000 cash and open an account and put it there. He said that this is an important bridge, and it's been closed almost one year. He said that they couldn't put in a temporary structure because that wouldn't

work and other things wouldn't work and now all of a sudden eight months later, there's a plan. He wanted to know why the town is waiting until June or July to start the bridge. He said to start it now, move the blocks out of there and do what you've got to do and get the road open.

Chairman Parisi asked John Thompson, Town Engineer, where the town is with the bridge. Mr. Thompson said that since the decision was made three weeks ago to proceed with the alternative design and construction practice, that they have been designing that alternative in the Engineering Department. He said the design is underway and that they made their initial presentation a week ago to the Inland Wetlands Commission, and he expects that to be concluded at their next meeting in May, which will coincide with the appeal period on the bonding ordinance, putting the money in place so the Department of Public Works can begin the demolition of the bridge in late May or early June. He said that even though the town is doing this with our own forces, the town still has to put together bid packages to go out for the materials that the town does not have available on purchase orders. He said that one of the big items are the concrete boxes and some heavy duty equipment for Public Works that needs to be bid. He said that there is a process that is underway.

Chairman Parisi said that he is concerned that Mr. Thompson feels the sense of urgency in completing this project as soon as possible and that he will act accordingly and get it on the fastest track. Mr. Thompson said that the urgency of the project led him to pursue these other alternatives for this project and that ultimately a decision was made that one of those alternatives was viable and that they are proceeding as quickly as they can.

In response to Mr. Sheehan comments regarding bonding, Mayor Dickinson said that the town has cash that is being utilized for both the school project as well as the Vo-Ag project and depending on needs that is the way the money is moved and some gets replaced through bonding and some doesn't. He said that this authorized the financing of the project and allows the finance department to manage the finances, so the town can remain in a positive and fluid condition. Mr. Sheehan said that the rainy day fund should be used and there was discussion about these funds. The Comptroller offered to send Mr. Sheehan a breakdown if that was what he liked.

Kathryn Zandri, 9 Balsam Ridge Circle, asked if the project would use pre-cast concrete boxes. Mr. Thompson said yes. She asked why this design wasn't considered from the beginning. Mr. Thompson said that originally the design called for a bridge structure, which was what the local DOT program mandated. When the decision was made to not pursue the local bridge program, they then looked at alternatives such as metal arches, concrete boxes and a number of alternatives. He said that the concrete boxes are the most economically viable alternative, which remains to be seen. He said when they put them out to bid that they are hopeful that the estimates will be born out in

the bid process. He said that there are other bridges that need to be done and that they will be discussing this alternative with the Mayor's Office.

There were no further comments and Chairman Parisi called the Public Hearing closed.

Mr. Knight made a motion to adopt:

AN ORDINANCE APPROPRIATING \$350,000 FOR THE CHRISTIAN STREET BRIDGE REPLACEMENT PROJECT AND AUTHORIZING THE ISSUE OF \$350,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE. Ms. Doherty seconded the motion.

Chairman Parisi asked for discussion by the Council.

Mr. Testa asked if the town is taking this approach because it is more economical than taking part in the state's program because the expense of the project under the state program would require a contribution on the town's part that would potentially exceed this amount of money. Mr. Thompson said that this is correct. Mr. Testa said that what makes him wonder is that he seems to remember money existing for this project in the capital fund and asked if that was used for something else. Mr. Testa asked why he needs this money. Mr. Thompson said that was only for the design costs and that two years ago they requested \$100,000 for design costs for this bridge and that is what they have been spending. He said that as they were developing the budget for this year, he discussed putting \$1 million in the budget to build the bridge but in meeting with the Mayor, the discussion began for a more economical way to carry out the project. He said they were experiencing delays with DEP, so the timing and the economics led them to the conclusion to proceed with the alternative design. Mr. Testa asked if the \$100,000 was all spent, and Mr. Thompson responded that about \$64,000 was spent. Mr. Testa asked if any money in the budget for this project was used for another project, and Mr. Thompson said no.

There were no further comments from the Council.

Upon the Roll Call vote, the ayes and the nays were as follows:
Brodinsky - yes; DiNatale - yes; Doherty - yes; Farrell - yes;
Knight - yes; Papale - yes; Rascati - yes; Testa - yes; Parisi - yes.
9 - Ayes; 0 Nays

Chairman Parisi declared the ordinance adopted.

(Appendix I)

The Council returned to Item #7 which had been discontinued before the Public Hearing.

David Barbarino, 1179 Yale Avenue, commented that the businesses need to contribute to the parking lot enhancement and said that the businesses let the lot get into the shape that it is now in. He referred to businesses on Rt. 5 that have not gotten this type of help that the town would be providing in the refurbishment of the parking lot behind the businesses on Simpson court.

Wes Lube, Montowese Trail, commented on the maintenance of the rear of the buildings and asked if the town could have the property owners enhance their rear entrances. Mr. Thompson said that some of the property owners are making a commitment as part of this program to upgrade the back of their buildings and that they want this lot to provide access to their buildings and that there are entrances to the restaurants at the lower level. Mr. Lube spoke about Wachovia Bank and their leases and wanted to know why the town has dragged this out for two years waiting for the bank. He said that he is in favor of moving forward without them.

John Tischia, 7 Centerbrook Drive, and a merchant on Center Street, thanked the Mayor, the Town Engineer and the Town Council for bringing up this parking issue and that for years he believes that the town needs parking. He thanked them for their efforts to correct the parking issue.

8. Discussion and possible action regarding the future of the Wooding Caplan Development area with respect to parking - - Councilors Mike Brodinsky, Vincenzo DiNatale, Vincent F. Testa, Jr., Iris Papale, Lois Doherty, Jerry Farrell, Jr., Stephen W. Knight, Chairman Robert F. Parisi and Rosemary Rascati

Mr. Brodinsky said that what we are trying to accomplish and help resolve tonight is whether or not we need additional municipal parking in the Wooding Caplan development area. He said that this has nothing to do with Police parking. What we are talking about tonight is potential or proposed, additional parking in addition to what the Police may need. He said that additional parking affects the size of the footprint of the parcel. He said that any vote of the Council is only advisory to the Mayor since he has control over the operations of real estate that the town owns. This meeting is about collecting data and experiences of whether we have a parking problem and whether we need additional uptown parking in the Wooding Caplan area. He said that he invited several people to attend this meeting and asked if someone from the post office was in attendance. No One came forward. He said that the Council caused the merchants, the business owners and the property owners in the uptown area to be specially noticed for this meeting tonight to address the parking issue.

Linda Bush, Town Planner, said that three parking studies have been performed, the last one in 2003. She handed out color-coded maps of the uptown area with designations of blocks in this area that note public and private parking. She said, for instance, Simpson Court is Block 3; Block 1 is the Wooding Caplan parcel; Town

Hall is Block 4. She said that they keep performing studies because they keep hearing that there is a parking problem. She said that she doesn't think there is a parking problem and that their studies prove that there is not a problem.

Ms. Bush said the study is performed by walking an area, like a block, every hour or every two hours all day long from morning to early evening, to count the vacant parking spaces so that you can calculate the vacancy rate. The 2003 analysis concluded that the average, overall vacancy rate of the entire downtown to be 56%, which means about 50% of the parking spaces were vacant all day long. She continued saying that the most used parking was Simpson Court, Block 3, with an average parking rate of 61%. She said that means 40% of the parking spaces in that block were vacant and that the day they did the parking turnover study in Simpson Court, 14 spaces were occupied by the same cars all day. Turnover parking was recorded by noting the last two digits of the license plate. She said that in light of the Wooding Caplan issue that they will perform another parking study on a good day this spring to confirm that there is adequate parking downtown as long as a person is willing to walk a block or two. She said that the last time they did a study the study ended at 6pm when all of the restaurants are busy and all of the parking in Simpson Court was filled and no cars on South Main Street. She said that as long as someone is willing to park on South Main Street and walk across Center Street, there is more than adequate parking. From Gaetano's to Town Hall is 500 feet and Wal-Mart in Wallingford is 500 feet wide. She said that it's an education process and to stop telling people that there is a parking problem. She said that on occasion there might be a distribution problem but there is always a parking space downtown. She said we would be thrilled to have a problem because it indicates that more people are downtown in out businesses.

Mr. DiNatale reviewed two assumptions that Ms. Bush made 1) behavior in the willingness to walk to a destination 2) and distribution of spaces. Ms. Bush said that people like to walk in downtown because it's attractive to walk past interesting shops that that the parking is unlike the large, unattractive paved parking lots. Mr. DiNatale said that to shift the mentality about parking that people need to see empty spaces, and he thinks we need more spaces.

Mr. Brodinsky said that there would be a loss of parking when the Wooding Caplan parcel is developed and asked where will the 10-20 post office employees park when the spaces on the Wooding Caplan parcel aren't there anymore. Ms. Bush said that some of them would park in the credit union lot. She said that if you consider the credit union as a public parking lot that there are 20 empty spaces there. She said that there is a sign that says Municipal Parking Only. When she visited the credit union, they said that those who parked there were from the post office, five from the credit union and others from nearby physician and law offices. She said that today at mid-morning, the Town Hall parking lot had 35 vacant parking spaces. She said that the only time there is a problem at Town Hall parking lot is during the business week when the Congregational Church having a day function which they do and we share a parking lot. She said it means walking a little and that the town has to decide if we are going to make the parking lot from Bank North to Wachovia public, if all of the other parking lots are going to become truly public.

Jason Zandri, 35 Lincoln Drive, asked about Simpson Court parking and what was the parking limit. Ms. Bush said that there is a 2-hour limit. Mr. Zandri wanted to know about enforcement of that limit and to discourage all-day parking.

Kathy Avery, 42 North Elm Street, commented on Post Office parking and the enhancement of Simpson Court parking.

Mike Tischia, 7 Centerbrook Drive, thinks that the town should own parking lots downtown and that it should keep the Wooding Caplan parcel.

Bob Mansfield, 94 Ridgeland Circle, representing St. Paul's Episcopal Church, presented the Council with three, large maps that he had had created illustrating the parking lots on the Wooding Caplan parcel with different configurations of parking on each of the three maps. He said that one church parking area is only accessed by crossing town property. He mentioned some statistics saying that the sanctuary holds 420 and the assembly hall holds 100 and that the church needs parking, especially for events like a funeral and community group meetings, all of which generate more than 28 cars. He said that even when no one is at the church that the church parking lot is used. He talked about the church nursery school with 45 children and 100 parent trips in and out each week-day. He said that there may be adequate parking in town but he doesn't agree that they are in the right place. He thinks that the Wooding Caplan parcel should be kept as open space for parking and a park.

Wes Lube, Montowese Trail, talked about tenant parking and business patrons and the displacement of the people who park on the Wooding Caplan lot if it is developed.

Robert Avery, 42 North Elm Street, suggested showcasing town parking by improving the Wooding Caplan lot for parking.

Bob Hogan, Grieb Road, talked about parking behavior. He had performed research and produced a large map of the Wooding Caplan site in relation to the uptown, which he displayed for the Council. He explained how parking could work on the Wooding Caplan site and that if Precision Foods property were purchased, there could be from 60 to 180 parking spots.

Richard Cassello, Manager/CEO Municipal Federal Credit Union, 88 South Main Street, said that the credit union has 40 spaces and that 14 of them are occupied in the early morning, primarily by post office employees. He said that physician and law offices use about 10 spaces and the credit union uses 6 spaces and that over the last two weeks that the lot has had 30 spaces used every day, including some trucks.

Mr. Knight read a letter from the owners of the Book Vault, Stu and Jan Hecht, 9 North Main Street. The letter called for more parking.

(The letter is part of the record of this meeting.)

David Barbarino, 1179 Yale Avenue, commented on parking and shopping.

Mr. Brodinsky asked the Town Planner about her handout where the existing parking was less than the required parking and wanted to know if the zoning regulations were literally applied. Ms. Bush said that many buildings were in town before there was zoning and some before there were cars and that is why they don't have adequate parking. She talked about mix of use in a downtown area. She said that if you look at the square footage, we have the equivalent of three big box stores downtown as far as square footage. There are also in the downtown churches and residential and two types of restaurants (breakfast & lunch and then dinner). She said variety of use causes peak at different times and that is why the parking the town has is adequate even though it doesn't comply with zoning.

Mr. Brodinsky asked to consider voting next time on parking. Ms. Doherty asked for that to be delayed until after the Council hears from the Police Department. It was agreed to wait for that report. The Police Chief will be heard at the next meeting.

Mr. Brodinsky brought 390 Center Street and that the Council needs to do due diligence regarding moving the building, demolishing the building or moving the building.

Mr. Parisi said that he has professional quotes from Mr. DiNatale for the following:

\$200,00	to move the building and \$50,000 replace the foundation and to reconnect the utilities
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\$100,000	to demolish the building, including materials disposal, not including environmental cleanup
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\$250,000 to \$450,000	to remodel the building, which is dependent on the scope of work
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Mr. Brodinsky approached the cost of rehabbing with Tai Soo Kim Partners, architects for the Vo-Ag project and Konover Construction for the Vo-Ag project. He said that they could give a report in about three weeks for \$900.

Mr. Farrell said that if there is a desire to keep 390 Center Street that the most logical question is what would it cost to rehab the building that this would not be a museum project because the interior of 390 Center needs to be gutted and replaced with all new mechanicals. The concern is with the exterior of the building as was mentioned throughout the Wooding Caplan process that the building contributes to the streetscape and is a bookend to the commercial district. He said that he as a Councilor would like to know what it would cost to rehab the building, not to restore the inside of it to its 1882 appearance but to look at putting commercial space on the first floor as there was until recently and look at putting residential on the other floors. He said if we are looking at a host of options of what to do and a piece of Wooding Caplan might end up being Police Department, some might be public parking, some being a park. A stand alone project might be a rehabbed 390 Center

Street, contributing to the tax roles, with people living there and adding commercial space. He asked so how do we evaluate the costs as Mr. Brodinsky described. He said it is desirable to get a reasonable number from someone. He said that his experience is that you want to work with someone who has a rehab background. He said that last week Bruce Becker, a developer, got an award for rehabbing known as the Warregon Hotel in Norwich, a building owned by Norwich and in worse shape than 390. He said that it had no roof and had not been occupied in decades and Bruce Becker put the building back in shape with seventy units of housing. Mr. Farrell said that he spoke with Mr. Becker and asked if he could do this project. Mr. Becker visited Wallingford and said that in three weeks, he could give a report that would look at a number of things to give a cost for rehab. Mr. Farrell talked about financing for a private developer and because it is an historic building there are tax credits available from the federal government and the state to a private developer for doing that kind of rehab work of how that would figure into financing the project. Mr. Becker could give us some decent numbers on all of those issues. Mr. Farrell thinks this would be helpful to the Council, and the figure Mr. Becker quoted was \$1,000. He said that he doesn't know if the Council wants to get one quote or to get some perspective in figuring out the number. It's an option that is there for the Council.

Mr. Brodinsky said that this is a significant decision and that the Council should be careful to approach in a business like way that the Council get both of these quotes on board with two perspectives.

Mayor Dickinson said that it would be important to tell anyone who is doing an analysis what the Council foresees as being done to the property. He asked if the intent is to have this be for private use, ultimately, it becomes the question of what someone will offer the town for purchase of the building, so it is not clear to him the use of the information in terms of the town looking to sell the property for private use. He said that whatever the town is offered depending on what the town is indicating what they should do with the property will be the figure. He asked that unless the town is going to renovate the building, then why is this information so vital.

Chairman Parisi and Mr. Farrell agreed that this information is valuable in considering a decision. Mr. Farrell said that it is similar to Simpson School research that help the Council arrive at a sales price for the school. Mr. Brodinsky also agreed and said that if there is a decision to develop the Wooding Caplan parcel and include 390 Center as part of it, the Council will know the cost to rehab 390 Center and that it helps in the evaluation. Mr. Brodinsky talked about the specs of the rehab with a joint statement – one plan would be commercial or retail on the ground floor and residential above the ground floor.

Ms. Doherty asked if they could include in the report the cost to move the building and whether it is stable enough to rehab. Mr. Brodinsky said that wasn't part of his inquiry but that he could ask. Mr. Farrell said that they can be asked but he doesn't think that they are qualified to move a building and that from his experience with the Yale house that it is a limited specialty and that there are a very limited number of firms who do this kind of work and that there are perhaps 3 or 4 in Connecticut. Mr.

Knight added that this is a unique request in that it is not even moving but rather it's engineering, which is very specialized and he doesn't think that these two firms are capable. He said that fortunately, the Council already has that information and he doesn't think the Council needs to look any further. He talked about demolition. Chairman Parisi clarified that his quote was \$100,000 to demolish the building and to dispose of the materials and that it does not include environmental cleanup. Mayor Dickinson had two quotes from Henry McCully that are \$38,000 to \$67,000, and Mr. Hogan gave him one for \$50,000. Ms. Papale asked if when all the reports are in, is that when the Council will decide. Mayor Dickinson said that the Council can't decide on which option is best with regard to 390 until the Council had an idea of what they want for the entire parcel. He referred to the access way. Mr. Brodinsky said that the Council asked for a report on the access issue since it feeds in.

Mr. Brodinsky made a motion to retain the Bruce Becker Firm and the team of Konover Construction and Tai Soo Kim Partners, Architects, to go into the building and assess it in the manner that the Council discussed and consistent with the written instructions, which the Council will give the for the prices of \$1,000 and \$900.

Mr. Farrell seconded.

Debbie Gross, 114 Long Hill Road, asked if the broken windows could be boarded up.

Sharon Saunders, South Cherry Street, asked why Mr. DiNatale's quotes couldn't be used.

David Barbarino, 1179 Yale Avenue, agreed with the approach and commented on Wallace Road and traffic flow. Chairman Parisi said that the Council will discuss traffic flow according to the Roadmap sometime in June.

Upon the Roll Call vote, the ayes and the nays were as follows:
Brodinsky – yes; DiNatale- yes; Doherty – yes; Farrell – yes;
Knight – yes; Papale – yes; Rascati – yes; Testa – yes; Parisi – yes.
9 – Ayes; 0 Nays

The motion passed.

9. Executive Session pursuant to §1-200 (6)(D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property
– Mayor

Withdrawn

MOTION

Mr. Farrell made a motion to adjourn the meeting. Mr. Knight seconded the motion.

VOTE

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

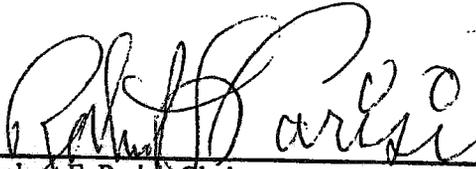
The meeting adjourned at 9:44 P.M.

Respectfully submitted,



Sandra R. Weekes
Town Council Secretary

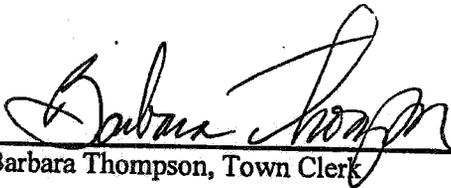
Meeting recorded by Sandra R. Weekes



Robert F. Parisi, Chairman

4-24-07

Date



Barbara Thompson, Town Clerk

4-24-07

Date

RECEIVED FOR RECORD 4/18/07
AT 4:45 PM AND RECORDED BY
Barbara Thompson TOWN CLERK

APPENDIX I.

AN ORDINANCE APPROPRIATING \$350,000 FOR
THE CHRISTIAN STREET BRIDGE REPLACEMENT
PROJECT AND AUTHORIZING THE ISSUE OF
\$350,000 BONDS OF THE TOWN TO MEET SAID
APPROPRIATION AND PENDING THE ISSUANCE
THEREOF THE MAKING OF TEMPORARY
BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of \$350,000 is appropriated for the removal of the existing bridge structure and the installation of a 22'x5' 50' long box culvert, storm drainage, water main replacement, roadway pavement and other restoration work, including the cost of planning, design and construction, advertising, printing, legal, and financing costs related thereto (hereinafter the "Project"). Said appropriation shall be inclusive of State and Federal grants-in-aid thereof.

Section 2. To meet said appropriation \$350,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date. 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, and the amount of bonds of each series to be issued shall be fixed by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. Said bonds shall be issued in the amount necessary to meet the Town's share of the cost of the project determined after considering the estimated amount of the State and Federal grants-in-aid of the project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an 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 and legal costs of issuing the bonds. 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 remaining appropriation and bond authorization shall be reduced by the amount of capital project revenues so credited. 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 Mayor, the Comptroller, and the Town Treasurer, or any two of them, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, and be approved as to their legality by Murtha Cullina LLP, Attorneys-At-Law, of Hartford. They shall bear

such rate or rates of interest as shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. 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, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. 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 Mayor, the Comptroller, and the Town Treasurer, or any two of them, in accordance with the General Statutes of the State of Connecticut, as amended.

Section 3. Said bonds shall be sold by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in a competitive offering or by negotiation, in their discretion. If sold at competitive offering, the bonds shall be sold upon sealed proposals, auction, or similar competitive process at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, the provisions of purchase agreement shall be subject to approval of the Town Council.

Section 4. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be executed in the name and on behalf of the Town by the manual or facsimile signatures of the Mayor, the Comptroller, and the Town Treasurer, or any two of them, bear the Town seal or a facsimile thereof, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, be approved as to their legality by Murtha Cullina LLP, Attorneys-At-Law, of Hartford, and be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, pursuant to Section 7-373 of the General Statutes of Connecticut, as amended. They shall be issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the project. Upon the sale of said bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The Town (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and after the date of passage of this ordinance in the maximum amount and for the capital project defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Comptroller or his designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

Section 6. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are hereby authorized to exercise all powers conferred by section 3-20e of the general statutes with respect to secondary market disclosure and to provide annual information and notices of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this ordinance.

TOWN OF WALLINGFORD, CONNECTICUT
SPECIAL BUDGET TOWN COUNCIL MEETING

Public Hearing

April 12, 2007

6:00 P.M.

The following is a record of the minutes of the Wallingford Town Council at a Special Meeting for the budget Public Hearing held on Thursday, April 12, 2007, in the Robert Earley Auditorium of the Wallingford Town Hall. Town Council Chairman Robert F. Parisi Called the Meeting to Order at 6:10 P.M. The following Councilors responded present to the Roll Call given by Town Clerk, Barbara Thompson: Michael Brodinsky, Lois Doherty, Stephen W. Knight, Robert F. Parisi, Rosemary Rascati, and Vincent F. Testa, Jr. Iris F. Papale arrived at 7:10 P.M. and Gerald E. Farrell, Jr. arrived at 7:45 P.M. Mayor William W. Dickinson, Jr. and Comptroller James Bowes were also present. Vincenzo M. Di Natale was absent from the meeting for business reasons.

A Moment of Silence began the meeting. The Pledge of Allegiance was said and the Roll Call taken.

Mayor Dickinson made comments regarding the 2007-2008 Town of Wallingford proposed budget. He thanked everyone attending and those watching and for their input. He said that this is a serious evening that defines what services the town can and will offer over the next year that is important to everyone in the community and that it does not matter who you are because everyone is eligible to receive services from the town. He said that budget time is difficult time for the administrative side but also for the Council, the Board of Education and everyone else as it involves how much money will be spent and how much money must be raised to in order to provide services. He said that Wallingford has good services, a good school system, fine Police Department; great Fire Department, Public Works taking care of the roads, plowing the roads; we have a great Recreation Department. He said that we can be very proud about what the town offers its citizens.

He said that the budget is a proposed budget; the Council will review the budget; and they would like to hear public comment. He said that spending would increase from \$129.4 million to \$134.9 million for one year of services for 44,000 people, a 4.3% increase in spending that results in 8/10 of a mill increase in taxes, a 3.76 % increase in taxes. He said that the average residential taxpayer owning property with a \$197,000 assessment will pay an additional \$158 per year if this budget is adopted. He said that there are many people who can afford this but there are many people in town who will

have great difficulty in affording this. He said that this budget depends on us taking \$6.3 million from reserves, otherwise that money would also be in the new mill rate.

Mayor Dickinson said that the budget also depends on the Governor's budget figure being adopted by the General Assembly. The budget recommends that Wallingford receive \$2 million but should we not receive that amount and receive a significantly decreased amount, it will create a problem with regard to this budget. The town will have to deal with that should the General Assembly not provide the support for education as indicated in the Governor's budget. He said that Education will receive a 4.5% increase in money, approximately \$3.5 million; General Government would receive 3.94% increase, about \$2 million in additional funds.

The Mayor said that major reasons for the increases range from – in the education budget \$2.2 million is in salaries; in general government its \$613,000 in wages. He spoke about the \$683,000 increase in pension contribution in general government. He said that they are putting money aside for the next revaluation in 2009-2010, and \$200,000 to replace the town's computer system; the public library has operating costs have gone up, necessarily, by \$180,000. He talked about fuel and utility costs, which were increased this year by \$420,000 and in the proposed budget adds another \$120,000. This budget also covers our utilities, which are extremely important on an hour-by-hour basis. The Electric Division is forecasting an increase of one cent per kilowatt in rates or \$1.3 million increase in Electric that is under 2% increase in their operating/maintenance budget. Water has not had a rate increase in the last five years, and this year there will be an increase in June. Some of their costs involve continued replacement of water mains at \$500,000 and \$55,000 for repair of one of our major water tanks. In the sewer division there is a rate increase already forecasted for June at 5.6%, and they will be continuing the lining of the collection system at \$500,000 and an additional \$135,000 for a sewer main replacement.

Other factors require the scrutiny of everyone. The Mayor said that he believes that Wallingford is a respected community, and that there is a duty to provide services to every citizen. He said that he believes this budget allows that to happen but it does have a cost with it. He said that we need everyone's input for a responsible budget.

2. Public Hearing

Chairman Parisi explained the procedure and called the departments by name to give the public an opportunity to ask questions of any department. He called upon the following departments in the following order: ('None' indicates that there were no questions.)

Wallingford Center – none
Visiting Nurse Association – none
Civil Preparedness – none
Inland Wetlands and Watercourses Commission - none
Conservation Commission – none
Board of Assessment Appeals – none

Board of Education:

Dale Wilson, Superintendent of Schools
Linda Winters, Business Manager
Roxanne McKay, Board of Education.

Ms. McKay and Mr. Wilson spoke about the Board of Education process. Ms. McKay said that the Board's budget workshops began with a budget that called for an 8.5% increase but that the workshops produced a budget with an increase of 7.9%. The Mayor proposed a 4.5% increase in the Board of Education budget.

Mr. Wilson said that they are forecasting at this point a surplus of \$991,504. In next year's budget, he said, they are able to reduce monies in the following accounts: Medical Insurance by \$400,000 due to no increase for medical benefits for next year; no increase in bus transportation for the next year for a savings of \$400,000; electricity, with update information, was cut by \$53,500; they will save \$41,400 by needing one less bus next year; they anticipate savings with additional retirements and based upon these favorable savings on \$991,000 in this year's budget, the Board and the Superintendent's Office are very comfortable with Mayor's recommendation in carrying out what they have proposed in the next year.

Beth Raccio, 10 Franks Court, as a parent who participates every year in the Board of Education process complimented the positive process this year and that it has been a good experience for her as a parent.

Debbie Gross, 114 Long Hill Road, asked about industrial (Instructional) supplies and building improvements.

Ms. Winters responded by school the following: Building Improvements \$490,000 for 6 major areas, namely, pre-purchased from the current year's budget \$202,797, second - capital improvement at Highland and Rock Hill to replace windows at \$30,000, third - major capital improvement at Cook Hill for HVAC in the main office; fourth -Dag and Moran for duct cleaning; fifth - Moran for stage lighting; and sixth - Lyman Hall gym painting at \$31,000. Mr. Wilson said that they have increased the budget for maintenance for all schools of \$860,000 in next year's budget and that has been approved.

Ms. Winters continued saying that Instructional Supplies represent all of the consumables that teachers use in the classroom and the increase is \$511,545. The majority of that is because they had pre-purchased in the current year for \$455,349, and the second is for master plan and special proposals at \$46,321. Ms. Gross said that she sees that they asked for \$1.2 million and it has been approved for \$873,000. She asked what is the difference, and if there was anything in that difference that would be strongly desired. Ms. Winters responded that what is recommended as \$873,968 is what is suggested as the recommendation by Mayor Dickinson, so she cannot comment on that. She said that the Board gets the bottom line approved and then the Board goes through a very lengthy budget process in determining how they are going to make the reductions to the budget.

Mr. Wilson said that they may keep that line fully in tact and make cut in other lines to balance the budget. Mr. Wilson confirmed with Chairman Parisi that the Board of Education has the ability to move money within their budget.

Wes Lube, Montowese Trail, asked if the Cafeteria Budget was based on the state legislature's recommended nutrition menus, and why the second waves at Sheehan do not have access to the advertised meal for the day since they are always gone. Mr. Wilson said that he would get that answer for Mr. Lube but that they did not have that information tonight. There was discussion regarding teachers' salaries in relation to FTEs, PTE -2/5 teachers, 3/5 teachers, beginning salaries. Mr. Wilson said that there are 616 teachers, and that 254 out of 616 are at max, or less than 50%. Mr. Lube didn't agree saying his calculations say there are 373 at max, or 60%. They talked about salary steps, teachers earning at the maximum level and the percentage of increases depending on step and educational degree level. He said that the overall average for all teachers is 4.4%. He offered to get Mr. Lube these numbers.

Debbie Gross, 114 Long Hill Road, asked about student population and if they expect an increase. Mr. Wilson said that the enrollment for next year is lower than this year and that enrollment at the elementary level is down in all eight elementary schools.

Board of Ethics – none
Board of Selectman – none
Building Department – none

Dog Pound :

Lisa Seyler, Animal Control Officer

Kathryn Zandri, 9 Balsam Ridge Circle, wanted to know what the van request was for and why the Mayor denied it and dog pound operating expenses. Lisa Seyler, Animal Control Officer, said that their van is ten years old and that usually the old vans are passed to Public Works, and a new van would go to Animal Control. Ms. Seyler said that due to local business and general public contributions, they have been able to reduce food costs, and that they work with schools on fundraising.

Mayor Dickinson said that it was not approved and a van in Engineering was not approved and that there is an effort to reduce tax burden and there are some items that did not get approved. He said that the van at Animal Control will have to be repaired and hopefully in another year it can be replaced. He said it's one of the tough choices. Ms. Zandri wanted to know what line represents money donations to the pound. Ms. Seyler said that would be the dog pound trust fund. Mr. Bowes said that if someone makes a financial donation to the dog pound or anyone else, that has to be appropriated by the Council. In answer to Ms. Zandri, Ms. Seyler said that there is about \$34,000 in the fund.

Mayor Dickinson said that the trust fund is not used for the operating costs of the department. It is used for capital purposes for that department. Ms. Seyler said that it can be used for emergencies for an animal in need. Mayor Dickinson said that people can make contributions to the dog pound in general or they can indicate by letter how they would like the contribution used in the dog pound operations.

Economic Development Commission – *none*
Electric Division – *none*
Engineering – *none*

Fire Department:

Chief Peter Struble,
Deputy Chief Guy Casanova
Deputy Chief Richard Heidgerd

Wes Lube, Montowese Trail, complimented the Fire Department on an only 3.4% overall rate of increase. He referred to anniversary “slash” merit increases and wanted to know which one it was. Mr. Bowes, Comptroller, said that it’s a merit raise based on their anniversary date so that it is both. Mr. Struble compared it as similar to the Board of Education in that in the contract there are five steps, so once a person has reached the top step, then the wage increase would be a percentage that is negotiated in the union contract. Across the board everyone gets the negotiated wage increase. An employee working their way up the steps gets the negotiated increase and they get their anniversary step increase.

Fire Marshal – *none*
Government Access Television – *none*
Health Department - *none*
Law Department - *none*
Library – *none*
Mayor – *none*
Planning and Zoning – *none*

Police Department:

Chief Douglas Dortenzio
Deputy Chief Thomas Curran

Tony Debase, 278 North Main Street, asked if the Police Department is connected to the internet and why officers need to go to the library to perform research.

Chief Dortenzio said that Police Departments are the most complex IT consumers in any municipality. Chief Dortenzio talked about costs. He said that they have very complex networks tied to a number of state and federal agencies all of which have restrictions. He said that he has no intention to connect the internet to the Police Department’s broad internal network. He said that this internal network governs all of the emergency dispatching for this town and retains of all of our

criminal cases and criminal records. He talked about what is in the news everyday where corporations, despite a specialist IT staff of 100, cannot prevent intrusions from occurring. He said imagine the complexities a Police Department would possess in the community that it serves if the arrest records were corrupted, if any of the documents for pending prosecution were corrupted.

The Chief said that the Police Department does all of the emergency dispatching for the town including police, fire department and medical and that is part of a very sophisticated network that ties the Police Departments phones to the phone company and a variety of other networks. He said that he cannot afford to jeopardize the public safety in this town simply by connecting that network to the internet. He said that they are researching and looking at ways to change the network in the department with a new IT employee, who has about 12 years of IT consulting experience. He said that as their profession changes, there are other initiatives that need to change, so they are also looking to the future in this regard. He said that it will probably be an entirely new, separate, stand-alone system in the Police Department building and at considerable expense. He responded to the alternatives that they have and are exploring, about staff and staffing, and hours and days of staffing, the various branches of the department and their individual needs, and the protections software to run those systems. Mr. Debaise said he believes that detectives should have access to an in-house internet-connected computer to do their investigations.

Jason Zandri, Lincoln Drive, made suggestions such as having kiosks placed in the department.

Wes Lube, Montowese Trail, wanted to know how long Chief Dortenzio has been Police Chief, how many patrol sectors have been added, and how many police staff have been added during his tenure in Wallingford.

Chief Dortenzio said that he has been in Wallingford since 1990. He said that the patrol zones are designed to be dynamic and patrolling depends on how many people are working on a given day. There are more patrol zones today than when he came to the town as a result of one of the analytical studies that they undertook to redefine those zones and that there were four and now it can go as many as ten but that they are not always staffed. They are expand and contract depending on the number of staff. He said that they have added two patrol-people since he has been chief.

Chief Dortenzio in answering Mr. Lube's questions, continued saying that for most of the late 1990s and early part of this decade crime rate nationally went down but that it has started to go back up nationally, in Connecticut and in Wallingford but is still less than when he came to Wallingford in 1990. Mr. Lube talked about the salary increase of the Chief at 3% and the Deputy Chief at 5%. Chief Dortenzio explained.

Probate Court – none
Public Utilities Commission – none

Zoning Board of Appeals – *none*

Registrar of Voters:

Diana Hotchkiss, 38 Clifton Street, asked about the increase in compensation for registrars. Mayor Dickinson said that with the transition to the new voting system that more time is being spent on a variety of subjects than they had in the past and that with the increase it brings it in line with registrar pay in other towns. Mr. Lube questioned the time. Mayor Dickinson said that both of the registrars were consistent in their report with regard to time spent and that the previous indication of part time was not accurate with regard to the responsibilities of the office.

Kathryn Zandri, 9 Balsam Ridge Road, spoke about time logs to justify hours before giving them an increase.

Diana Hotchkiss, 38 Clifton Street, said that the work does not warrant the increase.

Veterans Affairs:

Kathryn Riccio, Director of Veterans Affairs

Wes Lube asked about the overall budget reduction of \$13,239 and made comments about the creation and the agreement between Meriden and Wallingford that established the joint Veterans Service Center at a 50/50 basis. He said that we don't charge anything for rent or utilities or services because none of those are added in the Veterans budget. He said that the Meriden part of agreement has remained stable at \$32,500 for the last five years no matter what it costs Wallingford. He said that they are in arrears. He said that most of the office workload can be attributed to Meriden. He thinks that Wallingford is subsidizing Meriden. Mayor Dickinson said that he has communicated with the city of Meriden but does not have a reply. He said that we should continue providing service for the amount of money involved because of the nature of the service provided to the veterans. He can't recommend walking away from veterans who receive service.

Water – *none*

Sewer - *none*

Recreation – *none*

Public Works – *none*

Capital and Non-Recurring - *none*

Capital and Non-Recurring Fund – *none*

Sealer of Weights and Measures – *Chairman Parisi said that this has been eliminated*

Sewer – *none*

Social Services Contributions:

Kathryn Zandri, 9 Balsam Ridge Circle, asked about the decrease in the SCOW budget. Mayor Dickinson said there additional funds for SCOW from the State of Connecticut grant so the Town of Wallingford does not have to contribute as much.

Wes Lube, Montowese Trail, asked about the public celebrations budget. Mayor Dickinson said that the Recreation Department and Public Celebrations work together for the 4th of July celebrations.

Youth and Social Services – *none*

Personnel – *none*

Employment Insurance - *none*

Program Planner - *none*

Town Council – *none*

Finance

James Bowes, Comptroller

Geno Zandri, 9 Balsam Ridge Circle, referring to the Revenue budget on page 9, and asked why the first two columns on the Audited Cash Balance are not filled out – the actual at the end of 2006 and the YTD to 2007. Mr. Bowes said that these are the amounts that are utilized to balance the budget and at the end of the fiscal year – looking at the first column for 06/30/06 – once the budget is in place, and in fact completed, the point of balancing the budget is moot. Mr. Zandri asked if the general public wouldn't want to know where they stood with the cash balance at a given time. Mr. Bowes said this is not the cash balance of the town. This is what is anticipated to be utilized from the surpluses. Mr. Zandri said this total amount is what is being contributed \$6.3 million from the Reserves to balance this budget. Mr. Bowes said that this is correct and that the dollars were coming from the fund balance. Mr. Zandri asked what is the fund balance.

Mr. Bowes responded that the fund balance is the audited fund balance, last fiscal year, in its entirety. Mr. Bowes said that the total fund balance is \$21 million, the last audited fund balance. He said that of the components of the fund balance on 6/30/06, the town had approximately \$994,000 of purchase orders chargeable to the old fiscal year, which are paid in July or early August. They are liabilities of the old year, so under general accounting rules and regulations those funds are reserved. He continued that approximately \$1.7 million at 6/30/06 were designated for appropriations carried forward.

Mr. Bowes gave an example – if the town is taking three years to purchase for a fire pumper, and the pumper is \$450,000, the town will budget \$150,000, and \$150,000, and then in year three \$150,000, so that the first two years are part of that \$1.7 million, designated for a specific purpose, budgeted already by the Town Council. He continued that \$6.4 million were used to balance this year's budget. He said that \$817,000 represents the reserves from the Anthem proceeds in the

demutualization process. He said that this is what was left from the last fiscal year, and the town is utilizing these funds to offset healthcare cost increases. He said that this gets to his definition of what he thinks the fund balance is, and that is \$11.4 million.

He continued that if you take the \$21 million and subtract what we are contractually on the hook for, that gets the town to about \$11 million, and if the town wants to maintain its very strong credit rating when we go into the bond issuance market, then approximately \$7.1 million or \$7.2 million of that should remain untouched. This leaves another \$4.2 million or \$4.3 million as what you would define as unreserved or undesignated or free fund balance. Mr. Zandri asked if the \$4.2 million was what he considered available. Mr. Bowes said correct and that it is part of the 6.3 million because we are not going to be using \$3 million from this year's. Mr. Zandri asked if it was a combination of those two, and Mr. Bowes said that it was.

Bob Gross, 114 Long Hill Road, asked if in next year's budget the town is taking \$6.4 million or \$4 million out of this budget, how will it be replenished and what will it do to next year's taxes if this isn't done of a scale. Mr. Bowes said the most important part of the process is the audited financial figures. He said that the plan is to gently move that number down from \$6 million. He said that it was \$7 million about two years ago. He said that he has stated to the past Town Council and the Mayor and publicly that that number should start to come down, and the town has reduced that figure by about \$700,000 or 10% from two years ago into a much more manageable amount of \$3 million to \$4 million and it will take time to do that in avoid spiking up a mill rate. They talked about future years and that mill rate could spike in the future.

Kathryn Zandri, 9 Balsam Ridge Circle, asked about license and permits under Revenue, Line 1, and what that line is comprised of. Mr. Bowes said that the detail is on page 9. She asked what has changed to generate so much income last year. Mr. Bowes said that the largest spike in that line item is in the building fee revenue. He said that the current year the town has had approximately \$300,000 of revenue of non-recurring building permit fee revenue from three large projects, so in projecting for next year and trying to analyze what our revenues will be in the next fiscal year, he takes those non-recurring large amounts out to project forward. Ms. Zandri asked if the conveyance fee was being eliminated. Mr. Bowes said that several years ago the conveyance tax was increased by the state to \$.25 per thousand dollars of recorded transaction and there is some pressure to reduce it back to its original \$.11 per thousand. He said it looked as though it had support last year but it failed. He said that this year there is a strong movement to have the \$.25 sunsetted back to \$.11 but that right now it has not been decided. She asked about this in relation to the Town Clerk's budget and Mr. Bowes said that it is under Pilots and other taxes, real estate transfer. She asked about the computerized index line in relation to contracts with more than one component that did not expire at the same time, and this prevents competitive bidding for a better price on a contract for the system. She asked if any different approach has been taken on this equipment. Town Clerk, Barbara Thompson, said that the

town has not at this time. She said that the Cott lease for this year runs out in November, and they haven't looked into anything further. She said that they have renewed one-year care packs in order to have maintenance coverage on the equipment. Ms. Zandri said that this is approximately a \$70,000 a year, a very expensive line item. She said the two components, scanning and indexing, have separate contracts that run for different periods. She said that there is a way to go out to bid, and that there are other systems that are just as good. Mr. Bowes said that there is lots of new competition in this field. Ms. Rascati offered that the contracts run differently since there were installed at different times. Mayor Dickinson said that he doesn't see that any lease can't be terminated, and if there is a desire, to put it all out to bid at one time.

Bob Gross, 114 Long Hill Road, said if he understands Mr. Bowes, that we are taking the money for this year and next year and eventually it's going to spike at some point and asked if it wouldn't behoove the town to slowly increase than have a spike at some point in the future. Mr. Bowes said that is what the town has been doing over the last few years, stating that a couple of years ago it was at \$7 million, and there is a gradual move down and that it should continue. Mr. Gross said that eventually the town will run out. Mr. Bowes said that the town will stop using the fund balance to balance the budget or such a large component of it. Mr. Gross asked that if the town didn't take this fund balance payment, what would that do to the mill rate. Mr. Bowes said that if it's \$6 million, it would be 1.5 mills, and that based on a \$200,000 house, a 7% or 8% tax increase.

Debt Service - *none*
Contingency - *none*

Town Clerk

Barbara Thompson, Town Clerk

Kathryn Zandri, 9 Balsam Ridge Circle, asked why there is such a large increase in the office expense and supply line. Ms. Thompson said that this year with the new voting machines the town has been advised to print ballots for voting and they are budgeting \$11,000 for the November election and two presidential primaries. Ms. Zandri said the maintenance of equipment line item has dropped. Ms. Thompson said it dropped because they are getting a new copier, and the state refunded for Hava phone lines. Ms. Thompson said that the balance in the "one dollar fund" is about \$63,000 and that Cott is working on pricing a re-indexing project for which they will appropriate the funds. Ms. Zandri noted that this is a Cott Systems function also and asked if there was any way that this could be used as a negotiating tool with Cott. They talked about electronic filing legislation but that is it passes it would not be mandatory for each town. Ms. Zandri asked if there is any thought to putting Wallingford's land records online. Mayor Dickinson said no. Mayor Dickinson commented that the State of Connecticut used to print all of the ballots and now the Town of Wallingford is printing all of the ballots with additional costs so all of the new systems carry additional costs that in this instance, the local government picks up. This is part of the reason the local budgets go up.

Contingency – *none*
Debt Service – *none*

Chairman Parisi invited questions from anyone that might have them.

Bob Gross, 114 Long Hill Road, asked about raising the Registrar of Voters because comparatively of the salaries in other towns. He said that the Chief Executive Officer of the Town of Wallingford deserves more money than the Mayor is receiving and why doesn't the Mayor receive a raise because it is artificially low compared to other towns. Chairman Parisi said that he vetoed the last budget that contained his raise and that it can't be raised during the cycle, only for the next term.

Geno Zandri, 9 Balsam Ridge Circle, asked about dates of the budget workshops and whether they are televised. Chairman Parisi read the dates and the vote on the budget is on May 8th.

Ms Zandri echoed the comments of Mr. Gross of the Mayor's salary and she compared it to the Sanitary Inspector who earns more.

MOTION

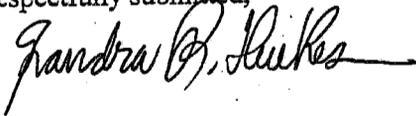
Mr. Farrell made a motion to adjourn the meeting. Mr. Knight seconded the motion.

VOTE

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

The meeting adjourned at 8:15 P.M.

Respectfully submitted,



Sandra R. Weekes
Town Council Secretary

Meeting recorded by Sandra R. Weekes

Town of Wallingford, CT
Special Budget Town Council Meeting
Public Hearing

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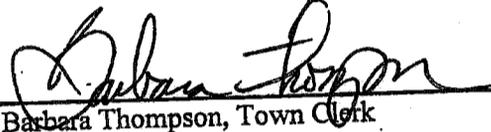
April 12, 2007
Minutes



Robert F. Parisi, Chairman

5-30-07

Date



Barbara Thompson, Town Clerk

5-30-07

Date