

TOWN OF WALLINGFORD

TOWN COUNCIL MEETING

February 26, 2008

6:30pm

MINUTES

RECEIVED FOR RECORD 3/4/2008
AT 12:45 PM AND RECORDED BY
Barbara a Kapi TOWN CLERK.

The following is a record of the minutes from the Wallingford Town Council meeting held on Tuesday, February 26, 2008 at 6:30PM in the Robert Earley Auditorium of the Wallingford Town Hall. Responding present to the Roll Call given by Town Clerk Barbara Kapi were Councilors Gerald E. Farrell, Jr., Vincenzo DiNatale, Michael Spiteri, Vincent Test, John LeTourneau, Bob Parisi, Rosemary Rascoti and Chairman Mike Brodinsky. Councilor Nick Economopoulos was absent from the meeting. Also in attendance were Mayor William W. Dickinson, and Comptroller James Bowes.

1. The meeting was opened with the Pledge of Allegiance and the Roll Call.
2. Presentation by the CT Conference of Municipalities.

Mr. Maloney explained CCM's mission with a Power Point presentation.

He said that he met the mayor and many department heads on Monday, February 25 to discuss what CCM could do for Wallingford.

Mr. Maloney discussed some of CCM's services: 1. Lobbying on behalf of cities and towns; estimates of state aid; and summaries of legislative developments as they pertain to municipalities. CCM issues notification of proposed laws. They report on affecting municipalities. CCM appears in to court to represent the interests of municipalities in selected matter.

CCM will be responsive immediately to the needs and requests of towns.

Mr. Maloney said that CCM issues a municipal directory. It also helps with media relations, and news conferences. It has a website: CCM-CT.org. It offers a job bank, consulting services, and insurance services. He said that CIRMA is a leader in municipal property and auto insurance services.

M. Brodinsky asked about the fees to join, and Mr. Maloney quoted the price of a membership fee before July 1, 2008 to be \$27,971.00.

Mr. Testa asked how it was calculated and Mr. Maloney answered that it is based on the size of the community. J. Finley offered to extend immediate benefits to

LeTourneau requested a set schedule of any additional fees in addition to the yearly membership.

M. Brodinsky asked about the research services of CCM. K. Maloney gave some examples: Bid specs for vehicles and other goods and services, charter revision issues, ordinances from other towns, and town attorney opinions. Mr. Brodinsky wanted to hear of success stories of CCM. K. Maloney described activities in Htfd, large increase on education funding, and killing bad legislation.

Mr. Testa asked about the size of staff at CCM? It is 40 people, excluding the insurance function, per K. Maloney.

Public comment: Mr. Lube of Montowese Trail stated that he was interested in what CCM might be able to do concerning health insurance costs. One example: Could CCM tell us the number of towns that are self-insured? Yes, said Mr. Maloney. Mr. Lube gave examples of other questions and asked if CCM might answer. Yes, said Mr. Maloney. Mr. Lube felt that if Wallingford got the benefits of CCM's lobbying, it should be a member.

3. Report from the Town Council Chairman, Mike Brodinsky, reported that the charter revision item was being removed from the agenda. It will probably appear next time. Mr. Economopoulos wanted to be present to vote and could not be at this meeting.
4. Consent Agenda. Mr. Testa made a motion to approve the consent agenda, items 4A – 4N. Mr. Farrell seconded. All councilors (8) present voted in favor of the motion.
5. Items Removed from the Consent Agenda. There were none.
6. Public Question and Answer:

Mr. Zandri, 9 Balsam Ridge asked whether Council rules had been adopted. M. Brodinsky said it was done in January at the first meeting, on the consent agenda. M. Brodinsky asked if this agenda item involved the fire hydrant issue? Mr. Zandri explained that he thought that Mr. Spiteri had requested the fire hydrant issue to be placed on the agenda. It has not been. . This is not an agenda item at this time, per M. Brodinsky because it is identical to an issue two years prior. Mr. Zandri requests this to be put back on the agenda. Mr. Brodinsky said he would contact Mr. Zandri about the matter.

Lucille Tryczinski, Turnberry Road, asked about the status of the health insurance issue. Would it be discussed before the budget meetings? Mr. Brodinsky said that the administration was working on this. It was still an active item. He would get an update and call her back to discuss this.

Mr. Peter Wasilewski, 164 High Hill Road, said that he has been researching the North Main St. Ext. project. In his research, he discovered that the Town of Wallingford owes the State of Ct. \$400,000.00 on account of the Quinnipiac Street corridor project. Mr. Brodinsky said that the matter will be followed with interest for developments.

Wayne McDermid, 22 Cooper Avenue, asked about the Y-Camp at Bertini Park? Mr. Brodinsky and Mayor said that it was still being looked into. The Mayor said that we need more info on environmental issues. Mr. McDermott also asked whether the proposed Park Ordinance would prevent, say, a scouting group from staying overnight on town-owned open space. Mr. Brodinsky said it could be done with a permit. The mayor said it could not be done.

M. Zandri would like to know if anyone found a home for the Little League? Has anyone taken up the cause? M. Brodinsky said many councilors support the idea and the Little League has been looking into acquiring fields. Mr. Zandri said that the Council should pursue that.

7. Consider and Approve Acceptance of a donation from Fulton Forbes, Inc. of 10 acres of land off of High Hill & Whiskey Wind Road for open space purposes as requested by the town planner.

Mr. Testa moved the motion. Mr. Farrell seconded.

Mr. Testa asked who was the donor? Ms. Bush reported that Sam Merriam is the principal owner of the corporation.

Ms. Bush said that Planning & Zoning approved a sub-division last fall for Fulton Forbes. Some land was not used for building lots. Mr. Merriam wished to donate it to the Town.

The motion was passed with all councilors present (8) voting in the affirmative.

8. Presentation of the proposed Transit Zone by Town Planner, Linda Bush.

Ms. Bush presented a concept for creating new zones pursuant to a new state program to promote more affordable housing.

Ms. Bush passed out and/or presented maps, charts, data, and photos of areas around the railroad station that could be re-zoned. Areas that could be sites for new zones were highlighted and the rationale for selecting those areas was explained. The selected parcels were underdeveloped and near high-density sections of town.

The new program that permits this zone is intended to encourage more affordable housing and redevelopment without public funding. The requirement for the new

zone is that 20% of the dwelling units be affordable and that density be at least 20 units per acre.

The incentive for this is that the Town would be paid \$2,000 for every unit permitted in the zone as soon as OPM approves the zoning regulation. In addition, the state would pay \$2,000 for every unit, after building permits are issued.

Mr. DiNatale asked about required parking. Ms. Bush said that any project would have to have required adequate parking, either on site or close by, per the zoning regulations.

Mr. Farrell said, historically, Wallingford doesn't like high-density development in the downtown area. He didn't want to see existing small businesses forced out.

Mrs. Bush recommended going with the Home Ct Legislation to be eligible for payments from the state.

Mr. Spiteri asked about the timeframe. If Planning & Zoning goes through with this, she is hoping to have a regulation to present within approx. 6 months.

Mr. Brodinsky asked about the approx. price of the affordable housing units. Ms. Bush said that if you make \$59,000.00 per year and you are paying 30% of your monthly income for housing, you could pay \$1,496.00 for rent and utilities per month.

The Mayor asked; How do we apply for the program. Ms. Bush said that she is sending a letter to the Mayor's office this week explaining that.

Public Comment:

Mrs. Tryczinski asked, how soon would Planning & Zoning adopt regulations? What is the procedure they would use to deal with some planning to do this, and the time it would take to do this? Ms. Bush said it would take approx. 6 months.

9. Consider and Approve a transfer in the amount of \$63,000 to Replacement Pay Acct #0012005 to 101-1500 from Regular Wage Acct. as requested by the Police Department.

Mr. Testa moved to consider and approve a transfer in the amount of \$63,000 in accordance with the agenda item. Seconded by Mr. Farrell.

Chief Dortenzio said that he cut from his budget this same amount for this fiscal year. He did not foresee that many employees could not work for various reasons such as health, military, etc. He had to have replacement labor in order to staff the department.

Ms. Tryczinski asked whether this is due to the fact that the police department does not have the staff to cover the tasks that are required of them?

Chief Dortenzio replied that he has a thin agency. He has to replace the people that are critical. He is already down four people and possibly another one.

A vote was called and all councilors present voted in the affirmative (Mr. DiNatale was absent at this time).

10. Consider and Approve reducing previous appropriation of the \$100,000. Reduce Miscellaneous Revenue Acct. #001-1075-070-7040, Reduce Property and Casualty, Acct. #001-1603-800-8250 – Finance Department.

Mr. Farrell moved the motion. Councilor Mr. Testa seconded. All councilors present (7) voted in favor (Mr. Parisi was not present for the vote). The motion passed.

11. Discussion and Possible Action on forming a Charter Revision Commission – Chairman Mike Brodinsky. This matter went off the agenda.

12./13. Executive Session pursuant to Section 1-200(6)(B) of the Connecticut General Statutes, regarding strategy and negotiations with respect to Dibble Edge Partners LLC vs. Wallingford; and executive session pursuant to 1-200(6)(D) with respect to the purchase, sale and/or leasing of property – Mayor.

Mr. Testa moved the motion and Mr. Farrell seconded. All councilors present (8) voted in favor.

