

5. **PUBLIC QUESTION & ANSWER PERIOD**

There were no questions from the public.

6. 6:30 p.m. Conduct a Public Hearing and Consider and Act on the following Ordinance:

AN ORDINANCE APPROPRIATING \$610,000 FOR THE PURCHASE AND DEMOLITION OF 33 NORTH CHERRY STREET AND AUTHORIZING THE ISSUE OF \$610,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.

**EXCERPT FOR MINUTES OF THE PUBLIC HEARING
AND TOWN COUNCIL MEETING OF THE TOWN OF WALLINGFORD
HELD OCTOBER 23, 2018**

Chairman Cervoni convened the public hearing and stated that the 33 North Cherry Street bond ordinance which is the subject of this public hearing is available to the public and may be obtained at this meeting from the Town Clerk.

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

Upon vote the ayes and nays were as follows:

**ALL AYE
MOTION PASSED**

AN ORDINANCE APPROPRIATING \$610,000 FOR THE PURCHASE AND DEMOLITION OF 33 NORTH CHERRY STREET AND AUTHORIZING THE ISSUE OF \$610,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Public Comment:

Bob Gross, Long Hill Road, remarked that \$610,000 is for Planning and other consultants and asked are there quotes already?

Mayor Dickinson stated that the amount refers to the demolishing of the building as well as the purchase: \$411,000 for the purchase, \$170,000 for the demolition and \$29,000 for contingency fees. He then remarked it's an unknown as to what we will find.

Mr. Gross then asked if there is money left over, where does it go. Mr. Bowes responded it gets cancelled out and stated we just aren't using as much as we thought. He went on to state we are bonding this project.

Mr. Gross asked if there were any plans for the land. Mayor Dickinson replied we will look to continue on with parking.

Chairman Cervoni called the public hearing adjourned.

Councilor Laffin moved, and the motion was seconded by Councilor LeTourneau, that the ordinance entitled:

"AN ORDINANCE APPROPRIATING \$610,000 FOR THE PURCHASE AND DEMOLITION OF 33 NORTH CHERRY STREET AND AUTHORIZING THE ISSUE OF \$610,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE," a copy of which is attached hereto, be adopted.

Councilor Laffin stated this has been a long time in the working. Many years we have been looking at this and it gives the Town the opportunity to own the entire parcel now.

Councilor Morgenstein thinks it's important to say we are interested in attracting developers to come to town and hopefully we are just not creating a parking lot. We are investing in lower downtown.

Councilor Fishbein stated he just wants to understand the numbers. He asked if we are going to spend and then bond. Mr. Bowes replied yes, we usually spend then go out to bond.

Councilor Fishbein then asked where does the money come from, reserves? Mr. Bowes replied we set up a separate fund for this.

Councilor Fishbein commented our intention for this property is to not have a parking lot but to incentivize development. He agrees with Councilor Morgenstein.

Councilor LeTourneau stated we are simply looking to understand where the cash is coming from. Mr. Bowes explained it comes from the bank and deposits. He stated every fund has their own balance sheet.

Councilor LeTourneau asked what the plans are for the demolition. He stated we approved the Wooding Caplan demolition and nothing has been done yet.

Mayor Dickinson stated we are hoping after 30 days we can start the demolition.

Attorney Farrell stated November 5th is the court date for approval of the sale and then we close by or on December 5th. We cannot do any demolition until we own the property.

Councilor Shortell commented that they all want to see downtown development happen. He stated if it does become only parking, it's still a great deal because we do have zoning requirements for parking for businesses and restaurants and it will allow developers to invest.

Councilor Fishbein does not think we should bond this and stated he intends to vote no.

Chairman Cervoni stated he has been witness to these types of bonding issues and we have never had a bad audit. He asked Mr. Bowes to confirm that. Mr. Bowes confirmed that is correct.

Councilor Testa asked if we chose to use funds on hand wouldn't we want to pass this ordinance anyway? Mr. Bowes answered yes. Councilor Testa stated we do this all the time, this is how we do it and it authorizes us to do the transaction.

Mr. Bowes explained that the Council could appropriate funds from the General fund for the purchase.

Councilor Testa asked if there were back taxes owed. Mayor Dickinson answered taxes and utilities and stated around \$33,000 had to be written off.

Upon roll call vote the ayes and nays were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
LAFFIN	FISHBEIN	ZANDRI
LETOURNEAU		
MARRONE		
MORGENSTEIN		
SHORTELL		
TESTA		
CERVONI		
7 AYES		
1 NAY		
1 ABSENT		

Chairman Cervoni declared the ordinance adopted.

7. Report from the Wallingford Police Department regarding a recent escalation in instances of car break-ins and thefts-Deputy Chief Mikulski – Councilor Fishbein

In Attendance: Deputy Chief Mikulski

Deputy Chief Mikulski spoke about the 17 car break-ins in the past month. He stated they made a good arrest yesterday. He explained they patrol certain "Hot Spot" areas and some arrests are pending. He stated the justice system is not prosecuting these kids and they know it.

Councilor Fishbein stated there are 3 to 4 cars patrolling the town overnight and he wants the townspeople to have an opportunity to see or hear this report.

Councilor Laffin commented great job this week.

Councilor LeTourneau asked Deputy Chief Mikulski to explain car break-ins. Deputy Chief Mikulski explained most of the time it's a group of professionals where keys are left in a vehicle or close by and they don't have to break-in. He commented you have to lock your cars. These are not kids from our town, they are inner city kids.

Public Speaker, Mike, 246 Cook Hill Road, spoke about the new phone system and stated we need neighborhood watches again.

Jessica Tatta, stated she has been facilitating some of these meetings and the police have been great. She believes we need to revamp the criminal justice system.

Mr. Gross asked if the Police Department has a Facebook page. Deputy Chief Mikulski stated we do not have a Facebook page, we use press releases.

Chairman Cervoni thanks Deputy Chief Mikulski for his time and efforts.

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 - *Withdrawn*

MOTION TO ADJOURN

MADE BY: LETOURNEAU
SECONDED BY: FISHBEIN
MOTION: PASSED

The Council adjourned the meeting at 7:44 P.M.

Respectfully submitted,

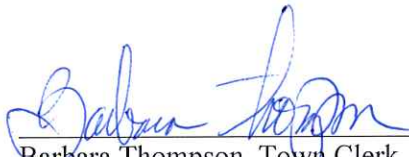
Lisa Moss
Council Staff
Meeting digitally recorded



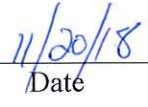
Vincent Cervoni, Chairman



Date



Barbara Thompson, Town Clerk



Date