

**TOWN OF WALLINGFORD, CONNECTICUT
TOWN COUNCIL MEETING
Town Council Chambers**

**TUESDAY
NOVEMBER 27, 2018
6:30 P.M
RECORD OF VOTES & MINUTES**

The Town Council Meeting on Tuesday, November 27, 2018 was called to order at 6:31 P.M. There was a moment of silence and the Pledge of Allegiance was said. Councilors in attendance were: Chairman Vincent Cervoni, Craig Fishbein, Thomas Laffin, John LeTourneau, Joseph A. Marrone, III, Gina Morgenstein, Christopher K. Shortell (arrived late), Vincent F. Testa, Jr. (arrived late) and Jason Zandri. Mayor William W. Dickinson, Jr., Town Attorney Gerald Farrell, Sr. and Comptroller James Bowes were also present at the meeting.

- 3a. Consider and Approve Tax Refunds totaling \$8,963.35 (#388-418)
Acct. #1001001-41020 – Tax Collector

- 3b. Consider and approve one (1) Merit Review – Human Resources

- 3c. Acceptance of Elks Club Grant of \$1,500 and Acceptance of Donation from G. Gilhuly for \$500 and consider and approve Appropriation of funds in the amount of \$2,000 to Revenue Donations-Police, Acct. #2502002-47152 and to Expense Donations-Police, Acct. #25020050-58830-10135 – Police Dept.

- 3d. Acceptance of Donation and consider and approve Appropriation of funds in the amount of \$8,098 to Revenue, Acct. #2134002-47152 and to Expenditures, Acct. #21340100-58830 – Y&SS

- 3e. Acceptance of Donations and consider and approve Appropriation of funds in the amount of \$1,160 to Revenue, Acct. #2134002-47152 and to Expenditures, Acct. #21340100-58830 – Y&SS

- 3f. Budget Amendment in the amount of \$5,500 – Sewer Div.

\$5,500 From: Property Insurance Acct. #46100924

\$5,500 To: Treatment Plant Structures Acct. #46300331
& Improvements

- 3g. Consider and approve a Transfer in the amount of \$2,865 from Regular Wages, Acct. #10010405-51000 to P.S. – Temp. Help/Accounting, Acct. #10010405-56724 – Comptroller

- 3h. Consider and approve acceptance of Docker Drive Extension – P&Z

MOTION WAS MADE TO APPROVE CONSENT AGENDA ITEMS 3a.-3h.

MADE BY: LAFFIN
SECONDED BY: LETOURNEAU
VOTE: ALL AYE
MOTION: PASSED

4. Items Removed from the Consent Agenda - None

5. PUBLIC QUESTION & ANSWER PERIOD

Robert DeMaio, 14 Marie Lane, is very concerned about the proposal and complete demolition of wetland property. He stated the building would be the size of 20 football fields and larger than Amazon. He went on to say that Carpenter Lane is not a service road capable of handling traffic for 245 loading docks. He also expressed concerns about noise, traffic and public safety and fundamentally changing the entire area of town.

Judy Singer, retired geologist, expressed her support for the protection of the Muddy River and McKenzie Reservoir watershed area. Since we do not know who the tenants would be, the unknown should invalidate the application. She stated she is well acquainted with trucking, hazardous waste and contaminates. Also, in her opinion, we can expect serious storm events that when coupled with 1000 cars and over 200 tractor trailer trucks, would equal disaster.

Patrick Heron is representing his parents who live at 206 High Hill Road. They are concerned about the proposal because their well collapsed after the Bristol Meyers blasting. They feel the lack of detail at the hearings is astounding. The Inland/Wetlands Commission asked too few questions. They feel the \$300,000 bond is ridiculous and insufficient. They feel that Erin O'Hare raised a lot of questions and did an excellent job and her plans were ignored by the Inland/Wetlands Commission. They think the applicant needs to be better prepared.

Hillary Green, 6 Marie Lane, is disturbed by a comment made by applicant's attorney that the neighbor's concerns were not quantifiable. She wants to see questions and concerns put on paper and feels there needs to be more information provided.

Jim Heilman felt Erin O'Hare raised outstanding questions. He noted that the auto auction was turned down over water concerns and that the reservoir and Spring Lake took a big hit by Bristol Meyers' blasting of the mountain. He made comparisons regarding warehouses versus research and development and asked when do we stop giving up important things and just settle.

Ed Bradley gave a friendly reminder to Town Councilors that they appoint the board members. His concern is water quality and the wetlands. He stated that the Muddy River is a Class A stream and it supplies potable water to McKenzie Reservoir. It is a tributary to the public water supply. Prior to June of 1984 there were no flooding problems. After Bristol Meyers broke ground mud came flowing down and the Mayor, at that time (Mayor Dickinson), worried that was a sign of future drainage problems.

Angela, Hemingway Drive, a new resident, expressed her concerns about the proposal. The applicant pleaded the fifth because they don't know who the tenants will be. She noted that no gas

stations are allowed in that area. She felt the town should be concerned about the high potential for oil spills. She also has concerns about public safety, public hazards, bussing kids across town and more accidents.

Scott Gray, 14 Oxford Trail, talked about his concern for the environment of his neighborhood and air and water quality. He is also concerned about traffic. The sediment from Bristol Meyers is diminishing the water level of Spring Lake.

Public Question and Answer Period ended at 7:15 p.m.

- 6. Discussion and Possible Action regarding Local 1183 Contract Tentative Agreement from July 1, 2018 to June 30, 2019 – Human Resources

MOTION WAS MADE TO APPROVE Local 1183 Contract Tentative Agreement from July 1, 2018 to June 30, 2019

MADE BY: LETOURNEAU

SECONDED BY: ZANDRI

Councilor Fishbein discussed with Mr. Hutt the contract’s compliance with current law. They also discussed the Janus decision regarding opting out of the union and the savings clause.

Councilor Fishbein asked how many members of the union are lawyers and Mr. Hutt replied none.

Mayor Dickinson, Mr. Hutt and Councilor Fishbein had a discussion about the legal language in the contract. Councilor Fishbein stated he cannot vote in favor of illegal language.

Mayor Dickinson stated tonight’s issue is extending the contract. He commented sometimes we don’t like everything in a contract but we have to move ahead.

ROLL CALL VOTE:
FISHBEIN: NO
LAFFIN: YES
LETOURNEAU: YES
MARRONE: YES
8-AYE
1-NAY
MOTION: PASSED

MORGENSTEIN: YES
SHORTELL: YES
TESTA: YES
ZANDRI: YES
CERVONI: YES

- 7. (a) Consider and approve Appropriation of funds in the amount of \$274,426 – Public Works

\$274,426 To: CRRA Distribution Funds Fund 200 - Revenue
\$274,426 To: Xfer out to Fund #322 Fund 200 - Exps.

- (b) Consider and approve Appropriation of funds in the amount of \$528,217 – Public Works

\$274,426	To: Transfer in from CRRA	Fund 322 - Revenue
\$253,791	To: Insurance Proceeds	Fund 322 - Revenue
\$528,217	To: Project Costs – Demo, Reconstruction, Etc.	Fund 322 - Expenditures

MOTION WAS MADE to approve Appropriation of funds in the amount of \$274,426 and to approve Appropriation of funds in the amount of \$528,217 – Public Works

**MADE BY: LAFFIN
SECONDED BY: SHORTELL**

Mr. McCully stated that Public Works is in charge of demolition and improvements of the three buildings. He stated that the Police Department constructed a new storage building and no longer was using the storage underneath SCOW. Adriana Rodriguez, the interim director of SCOW, stated that the space will be used for STEM Academy and after school programs.

Craig Turner stated that it will be an ideal multi-purpose space.

Mayor Dickinson stated it went out to bid and a contractor was chosen for the project.

Gina Morgenstein inquired about a list from all departments regarding where things are stored. She also wants to know if there was a study done regarding the demolition of the boathouse.

Councilor Zandri, Mayor Dickinson and Mr. Bowes discussed CRRA distribution of funds and that the remaining cost would be covered by insurance. They discussed how the space would be used between STEM & SCOW.

Councilor Zandri inquired if non-residents can go to STEM. Craig Turner stated that STEM is available to any resident and if space was not filled by Wallingford residents, other towns may use the space but they don't seek out to fill that space with non-residents.

Councilor Fishbein inquired about the floor plan and the square footage. Henry McCully stated the footprint will remain the same.

Craig Turner explained the layout.

Councilor Fishbein asked if there were environmental studies done and Mr. McCully said yes and noted there is asbestos in the buildings. Mr. McCully also stated that there is \$162,000 to cover the asbestos abatement in the three buildings.

There was discussion between the Mayor, Henry McCully and the Councilors about the properties and if it would be possible to repurpose them to save tax payers dollars versus the demolition of them.

Councilors Testa and LeTourneau are particularly unhappy about taking old buildings down.

ROLL CALL VOTE:
FISHBEIN: YES
LAFFIN: YES
LETOURNEAU: YES
MARRONE: YES
9-AYE
MOTION: PASSED

MORGENSTEIN: YES
SHORTELL: YES
TESTA: YES
ZANDRI: YES
CERVONI: YES

8. Schedule a Town Council Workshop to discuss Town Council Rules to discuss two issues: Participation by conference calls and training for councilors on ethics and other issues (FOI) at the beginning of each term – Councilor Shortell

A date of January 8, 2019 was set for the Town Council Workshop.

9. 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*

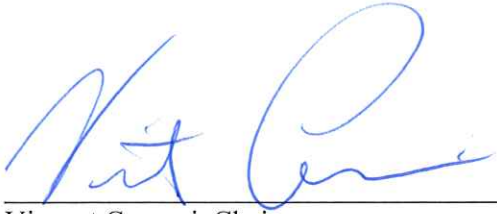
MOTION TO ADJOURN

MADE BY: LAFFIN
SECONDED BY: LETOURNEAU
MOTION: PASSED

The Council adjourned the meeting at 8:50 P.M.

Respectfully submitted,

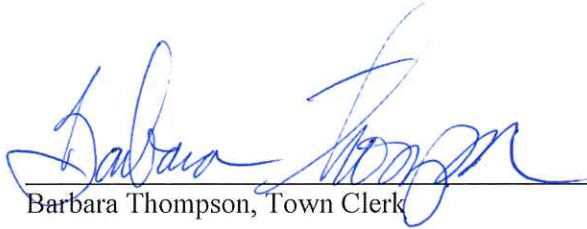
Lisa Moss
Council Staff
Meeting digitally recorded



Vincent Cervoni, Chairman

11 DEC. 2018

Date



Barbara Thompson, Town Clerk

12/12/18

Date

RECEIVED FOR RECORD 11-30-18
AT 2:00 AND RECEIVED BY
Barbara Thompson TOWN CLERK