

**TOWN OF WALLINGFORD, CONNECTICUT  
REGULAR TOWNCOUNCIL MEETING  
Town Council Chambers**

**TUESDAY  
APRIL 28, 2015**

**RECORD OF VOTES & MINUTES**

The Regular Meeting of the Wallingford Town Council was called to order at 6:35 P.M. The Opening Prayer was given by Reverend Dean O. Warburton, First Congregational Church of Wallingford. The Pledge of Allegiance was said. Councilors in attendance were: Chairman Vincent Cervoni and Councilors Craig Fishbein, John Letourneau, Christine Mansfield, Robert F. Parisi, Larry Russo, John Sullivan and Vincent F. Testa, Jr. Councilor Tom Laffin was not at the meeting. Mayor William W. Dickinson, Jr., Town Attorney G. E Farrell, Sr. and Comptroller James Bowes were also at the meeting.

**3. Consent Agenda**

- 3a.** Consider and Approve Tax Refunds totaling \$2,687.27 (#749-756)  
Acct. #1001001-41020 – Tax Collector
  
- 3b.** Acceptance of Donation for *Youth & Social Services Special Fund* and Appropriation in the Amount of \$3,088 to Donations Acct # 2134002-47152 and to Expenditures Acct # 21340100-58830 – Youth and Social Services
  
- 3c.** Consider and Approve a Transfer in the Amount of \$1,200 to Capital-Computer & Accessories **Acct # 10010050-57000-TBD from Office Expenses & Supplies Acct #10010050-56100 – Town Council**
  
- 3d.** Consider and Approve an Appropriation in the amount of \$365,000 to Conservation Expense Acct # 909 from Retained Earnings – Electric Division
  
- 3e.** Schedule a Public Hearing to be held at 6:30 P.M. on May 12, 2015 in connection with an ordinance entitled:  

**AN ORDINANCE APPROPRIATING \$3,263,498 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF VARIOUS MUNICIPAL CAPITAL IMPROVEMENTS 2015-2016 AND AUTHORIZING THE ISSUE OF \$3,263,498 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE**
  
- 3f.** Approve Minutes of Special Town Council Budget Public Hearing Meeting of April 9, 2015.
  
- 3g.** Approve Minutes of Special Town Council Budget Meeting of April 13, 2015.
  
- 3h.** Approve Minutes of Regular Town Council Meeting of April 14, 2015.
  
- 3i.** Approve Minutes of Special Town Council Budget Meeting of April 15, 2015.
  
- 3j.** Approve Minutes of Special Town Council Budget Meeting of April 16, 2015.

- 3k. Consider and Approve an Appropriation in the Amount of \$525 *STEM Academy Special Fund* to Revenue Acct # 2264002-47152 and to Expenditures Acct #22640150  
- Youth & Social Services
- 3l. Acceptance of funds raised by Bonfire Funds and Appropriation in the Amount of \$611 to Veterinary Expenses Acct # 10020100-56742 from Misc. Revenue Acct# 1009052-47040  
- Animal Care

**MOTION WAS MADE TO APPROVE CONSENT AGENDA ITEMS 3a. to 3l.**

**MADE BY: PARISI**

**SECOND BY: LETOURNEAU**

**VOTE: AYE-8; NAY-1 (LAFFIN)**

**MOTION PASSED**

- 4. Items Removed from the Consent Agenda

*None*

- 6. **Conduct a Public Hearing on April 28, 2015 at 6:30 P.M. to be held in connection with an ordinance entitled:**

**AN ORDINANCE APPROPRIATING \$1,400,000 FOR SCHOOL SYSTEM CAPITAL IMPROVEMENT PROGRAM PHASE I AND AUTHORIZING THE ISSUE OF \$1,400,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE**

Chairman Cervoni convened the Public Hearing at 6:40 P.M. and stated that the \$1,400,000 School System Capital Improvement Program Phase I 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 Parisi moved, and the motion was seconded by Councilor Sullivan, to read the Title and Section One(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 roll call vote the ayes and nays were as follows:

**ROLL CALL VOTE:**

<b>FISHBEIN:</b>	<b>YES</b>	<b>MANSFIELD:</b>	<b>YES</b>	<b>SULLIVAN:</b>	<b>YES</b>
<b>LAFFIN:</b>	<b>ABSENT</b>	<b>PARISI:</b>	<b>YES</b>	<b>TESTA:</b>	<b>YES</b>
<b>LETOURNEAU:</b>	<b>YES</b>	<b>RUSSO:</b>	<b>YES</b>	<b>CHAIRMAN CERVONI:</b>	<b>YES</b>

**AYE-8; ABSENT-1(LAFFIN)**

**MOTION PASSED.**

The Title and Section One (1) were read by Chairman Cervoni.

**AN ORDINANCE APPROPRIATING \$1,400,000 FOR SCHOOL SYSTEM CAPITAL IMPROVEMENT PROGRAM PHASE I AND AUTHORIZING THE ISSUE OF \$1,400,000 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 \$1,400,000 is appropriated for Town of Wallingford School System Capital Improvement Program Phase I, consisting of: i) boiler replacement at Moses Y. Beach Elementary School, ii) HVAC System and roof top Units at Sheehan High School, and iii) food service oven replacements for Parker Farms Elementary, Pond Hill Elementary, Rock Hill Elementary, Cook Hill Elementary and Highland Elementary or so much thereof or additional improvements as may be accomplished within such appropriation (the "Project"). The appropriation may include expenses for appurtenances, equipment and services related thereto, alternative methods to achieve the indicated improvement, demolition, appraisal, testing, environmental remediation, surveying, insurance, administrative, advertising, printing, legal and financing costs to the extent paid therefrom.**

**PUBLIC COMMENT:**

Robert Gross, 114 Long Hill Road, asked if this project will really be bonded. Mr. Bowes said that it would, although there is always the possibility that all of the bonded amount will not be used. Next Mr. Gross asked about the interest rate. Mr. Bowes responded somewhere between 2% and 4.5% and that it will likely be a short term bonding. Mr. Gross wanted to know the location in the budget.

Chairman Cervoni called the Public Hearing adjourned at 6:47. P.M.

**COUNCILOR PARISI moved, and the motion was seconded by COUNCILOR SULLIVAN that the ordinance entitled:**

**AN ORDINANCE APPROPRIATING \$1,400,000 FOR SCHOOL SYSTEM CAPITAL IMPROVEMENT PROGRAM PHASE I AND AUTHORIZING THE ISSUE OF \$1,400,000 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.**

**COUNCIL COMMENT:**

Councilor Fishbein expressed concern that the new roofing project at Sheehan High School could be disturbed by the addition of the planned new work. Mr. Deptula explained the process of the new project and stated that a certified roofer would be called if any problems come up. He reported that the roof top unit that is to be installed is 12" above the roof, and he assured Councilor Fishbein that they will have a watchful eye on the work.

**ROLL CALL VOTE:**

<b>FISHBEIN:</b>	<b>YES</b>	<b>MANSFIELD:</b>	<b>YES</b>	<b>SULLIVAN:</b>	<b>YES</b>
<b>LAFFIN:</b>	<b>ABSENT</b>	<b>PARISI:</b>	<b>YES</b>	<b>TESTA:</b>	<b>YES</b>
<b>LETOURNEAU:</b>	<b>YES</b>	<b>RUSSO:</b>	<b>YES</b>	<b>CHAIRMAN CERVONI:</b>	<b>YES</b>

**AYE-8; ABSENT-1(LAFFIN)  
MOTION PASSED.**

**Chairman Cervoni declared the Ordinance adopted.**

**7. Conduct a Public Hearing on April 28, 2015 at 6:35 P.M. to be held in connection with an ordinance entitled:**

**AN ORDINANCE APPROPRIATING \$335,000 TO PURCHASE REAL PROPERTY KNOWN AS 75 TYLER MILL ROAD AND AUTHORIZING THE ISSUE OF \$335,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE**

**Chairman Cervoni convened the public hearing at 6:50 P.M. and stated that the \$335,000 75 Tyler Mill Road Purchase 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 Parisi moved, and the motion was seconded by Letourneau, to read the Title and Section One 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.**

**ROLL CALL VOTE:**

<b>FISHBEIN:</b>	<b>YES</b>	<b>MANSFIELD:</b>	<b>YES</b>	<b>SULLIVAN:</b>	<b>YES</b>
<b>LAFFIN:</b>	<b>ABSENT</b>	<b>PARISI:</b>	<b>YES</b>	<b>TESTA:</b>	<b>YES</b>
<b>LETOURNEAU:</b>	<b>YES</b>	<b>RUSSO:</b>	<b>YES</b>	<b>CHAIRMAN CERVONI:</b>	<b>YES</b>

**AYE-8; ABSENT-1(LAFFIN)  
MOTION PASSED.**

The Title and Section One (1) were read by Chairman Cervoni.

**AN ORDINANCE APPROPRIATING \$335,000 TO PURCHASE REAL PROPERTY KNOWN AS 75 TYLER MILL ROAD AND AUTHORIZING THE ISSUE OF \$335,000 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 \$335,000 is appropriated for the purchase of 75 Tyler Mill Road consisting of approximately 2.64 acres, and improvements thereon (the "Property"). The appropriation may include expenses for demolition, appraisal, testing, environmental remediation, surveying, title insurance and such other expenses necessary or appropriate for such acquisition and the closing costs associated therewith, and including administrative, printing, legal and financing costs related thereto.**

**PUBLIC COMMENT**

Gina Morgenstein, South Main Street, stated that she is in favor of the project but expressed concerns with regard to property clean-up. Mayor Dickinson stated that there is an inquiry into the state of the property. The Town Attorney reported that the estimate for demolition is \$30,000 and the environmental estimate is \$35,680, including Phase I and Phase II through investigation of subsurface soil. Upon receipt of those results, both parties will have an option to terminate the contract depending on what is discovered. Exact language is still being refined.

Mrs. Morgenstein asked price. Mayor Dickinson said that has not been determined. Mrs. Morgenstein stated her position on how the town should spend their money.

Robert Gross, 114 Long Hill Road, wanted to know if this will be bonded. Mr. Bowes responded saying that we probably will bond for a short period of time.

Larry Morgenstein, Main Street, was interested in the cost breakdown, which was repeated for him.

Jeff Borne, 20 Sylvan Avenue, Commissioner, Conservation Commission, stated that the Conservation Commission has always supported this acquisition and hopes that the town can resolve a very difficult management issue of having this private land that is surrounded by the Tyler Mill Preserve.

Mayor Dickinson stated for the record several attributes of the area in question. He said that this is approximately 800 to 1,000 acres. The Town purchased the water company preserve in the 1970s. It boasts the Muddy River which has drinking water quality; it feeds reservoirs in Wallingford; it is considered a Class AA stream; the area is historic and has always been part of the Town's water plan with priceless outdoor space.

Robert Gross, 114 Long Hill Road, asked if this project will be bonded.

Chairman Cervoni called the Public Hearing adjourned at 7:05 P.M.

**Councilor Parisi moved, and the motion was seconded by Councilor Letourneau, that the Ordinance entitled:**

**AN ORDINANCE APPROPRIATING \$335,000 TO PURCHASE REAL PROPERTY KNOWN AS 75 TYLER MILL ROAD AND AUTHORIZING THE ISSUE OF \$335,000 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.**

**COUNCIL COMMENT:**

Councilor Letourneau asked who will pay for testing. Attorney Farrell said that the town would pay for the testing.

Councilor Fishbein expressed his concern about the property's condition. Mayor Dickinson stated that the seller has offered to pay \$1,250 to remove the debris.

Councilor Testa talked about Phase I & II and what could be done, topsoil discovery and asked what had changed since the last time the Council discussed this item when we heard that the seller would pay.

Attorney Farrell said that the Council may decide to accept this purchase even knowing the property needs remediation. The Council may also reject.

Mayor Dickinson pointed out that this property is very important to the whole preserve even if it needs remediation.

Councilor Sullivan asked for the appraised price; \$265,000 is the purchase price.

Chairman Cervoni added his support to the purchase even if the town needs to clean it up.

**ROLL CALL VOTE:**

<b>FISHBEIN:</b>	<b>YES</b>	<b>MANSFIELD:</b>	<b>YES</b>	<b>SULLIVAN:</b>	<b>YES</b>
<b>LAFFIN:</b>	<b>ABSENT</b>	<b>PARISI:</b>	<b>YES</b>	<b>TESTA:</b>	<b>YES</b>
<b>LETOURNEAU:</b>	<b>YES</b>	<b>RUSSO:</b>	<b>YES</b>	<b>CHAIRMAN CERVONI:</b>	<b>YES</b>

**AYE-8; ABSENT-1(LAFFIN)  
MOTION PASSED.**

**Chairman Cervoni declared the ordinance adopted.**

**5. PUBLIC QUESTION AND ANSWER PERIOD**

Gina Morgenstein presented the Council with a rotten plank of wood from the bus stop area. She said that we can do better than this. Chairman Cervoni asked her if she called Public Works.

Robert Gross, 114 Long Hill Road, asked why can't we replace these benches in town. The cost is \$750. Mayor Dickinson recalled all of the work that Public Works has done on the benches.

Larry Morgenstein, Main Street, stated that the Public Hearing on the removal of street trees was unfair. He asked what other trees are slated for removal and what about the Parade Grounds. Mayor Dickinson stated that only trees that are along the curb are involved.

Robert Gross, 114 Long Hill Road, asked about the Town's contract with AT & T.

**8. 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*

Mr. Bowes made comments with regard to upcoming bond opportunities. He wanted the Council to be aware of this since he may have some agenda items.

**MOTION TO ADJOURN WAS MADE BY COUNCILOR PARISI AND SECONDED BY COUNCILOR FISHBEIN.**

**VOTE: 8-AYE; 1-ABSENT (LAFFIN)  
MOTION PASSED.**

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

Respectfully submitted,

Sandra Weekes  
Secretary to the Town Council  
Meeting digitally recorded.

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Chairman Vincent Cervoni

Date

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Town Clerk Barbara Thompson

Date