

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

Robert F. Parisi Council Chambers

TUESDAY

SEPTEMBER 27, 2022

6:30 P.M.

AGENDA

- Moment of Silence
- 1. Pledge of Allegiance
- 2. Roll Call
- Congratulations and Presentation of jackets to Lyman Hall School Indoor Track Team winning the 2022 CIAC Class M Indoor Track Championship - Mayor
- 3. Consent Agenda
 - 3a. Consider and approve Tax Refunds totaling \$10,014.06 (#89- #151)
Acct. #1001001- 41020 - Tax Collector
 - 3b. Acceptance of State of CT Dept. of Public Health for infectious disease case management and consider and approve Appropriation of funds in the amount of \$1,291 from Revenue-Misc., Acct. #1009052-47040 to Health Overtime, Acct. #10040050-51400 – Health Dept.
 - 3c. Consider and approve Acceptance of 2021 Small Cities Community Development Block Grant from State Dept. of Housing and consider and approve Appropriation of funds in the amount of \$1,500,000 from Revenue, Acct.# 247-TBD to Expense, Acct. #247-TBD - Mayor
 - 3d. Consider and approve Appropriation of ARPA funds in the amount of \$15,000 from Revenue-Federal, Acct. #2391002-45200 to Expense-Admin., Acct. #23910401-58590 – Comptroller
 - 3e. Consider and approve a Transfer in the amount of \$1,054 from Office Supplies, Acct. #10040100-56100 to Capital, Acct. #10040100-57000-TBD – Y&SS
 - 3f. Consider and Approve Write-offs Uncollectible Accounts in the amount of \$171,145.59 – FY Ending 6/30/22 – Electric Div.
 - 3g. Consider and authorize Police Station Steering Committee to obtain quotes for Electrical Switchgear Bid Waiver Request in the estimated amount of \$80,000-\$100,000 – Mayor

- 3h. Consider and approve Resolution authorizing the Mayor to enter into an agreement with the State of Connecticut Department of Public Health and accept funds in the amount of \$177,960 for the Epidemiology and Laboratory Capacity Supplement (ELC2) Grant and designate the Director of Health as the administrator of the program for the purpose of ELC2 activities – Health Dept.

\$177,960	From: DPH	Acct. #224-TBD
\$177,960	To: ELC2	Acct. #224-TBD

- 3i. Approve Town Council Minutes of September 13, 2022.

4. **Items Removed from the Consent Agenda**

5. **PUBLIC QUESTION & ANSWER PERIOD**

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

An Ordinance Amending “An Ordinance Appropriating \$460,000 for School System Capital Improvement Program Phase IV and Authorizing the issue of \$460,000 Bonds of the Town to Meet said Appropriation and Pending the Issuance hereof the Making of Temporary Borrowings for Such Purpose” To Increase the Appropriation and Bond Authorization therein by an Additional \$438,000.

7. 6:30 p.m. Conduct a Public Hearing and Consider and Act on:

Amendments to Chapter 173, Salon and Personal Service Establishments of the Code.

8. Discussion and Action regarding Resolution authorizing Mayor William W. Dickinson to file application for the State of CT Department of Economic and Community Development (DECD) CT Communities Challenge Grant for up to \$3,000,000 for the rehabilitation of the exterior and interior of the Town’s Historic Railroad Station building, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of CT DECD for financial assistance if offered, to execute any amendments, rescissions, and revisions thereto, to carry out approved activities and to act as the authorized representative of the Town of Wallingford - EDC
9. Discussion and possible action on the process of notifying local nonprofit and business entities of the opportunity and procedure to apply for ARPA funds – Councilor Carmody
10. Review and Consideration of the evaluation of the Fire Department done by Shoreline Associates completed in or around 2011 – Councilor Marrone

11. Executive Session pursuant to GCS Section 1-225(f) and Section 1-200(6)(B) regarding strategy and negotiations with respect to the following pending litigation:
 - (a) *Wallingford Group, LLC v. Town of Wallingford*
 - (b) *350 North Cherry Street Extension, LLC v. Town of Wallingford; and*
 - (c) *Yalesville Properties, LLC v. Town of Wallingford*/Law Dept.
12. Discussion and possible action to authorize settlement in the pending tax appeal matter of *Wallingford Group, LLC v. Town of Wallingford* as discussed in Executive Session – Law Dept.
13. Discussion and possible action to authorize settlement in the pending tax appeal matter of *350 North Cherry Street Extension, LLC v. Town of Wallingford* as discussed in Executive Session – Law Dept.
14. Discussion and possible action to authorize settlement in the pending tax appeal matter of *Yalesville Properties, LLC v. Town of Wallingford* as discussed in Executive Session – Law Dept.

In accordance with Title II of the Americans with Disabilities Act- Individuals in need of auxiliary aids for effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five days prior to meeting date.



Town of Wallingford, Connecticut

JO-ANNE L. RUSCZEK, C.C.M.C.

TAX COLLECTOR

CHERYL BRUNDAGE C.C.M.C.

ASSISTANT TO THE TAX COLLECTOR

DEPARTMENT OF FINANCE

45 SOUTH MAIN STREET

P.O. BOX 5003

WALLINGFORD, CONNECTICUT 06492

TELEPHONE (203) 294-2135

FAX (203) 294-2137

3a.

September 21, 2022

Honorable William W. Dickinson, Jr.
Mayor, Town of Wallingford
Wallingford, CT 06492

Re: Refund - Account #1001001-41020 - \$10,014.06 (#89 - #151)

Dear Mayor Dickinson:

Attached is a list of refunds for your approval and the approval of the Town Council:

Very truly yours,

Jo-Anne L Ruscze
Tax Collector

APPROVED:

William W. Dickinson, Jr., Mayor

Tim Sena, Comptroller

89	Force Home Improvement LLC	2,035.71	2021-10262
90	ACAR Leasing	420.50	2021-50128
91	ACAR Leasing	192.48	2021-50154
92	ACAR Leasing	117.67	2021-50159
93	ACAR Leasing	179.18	2021-50167
94	Honda Lease Trust	431.30	2021-67928
95	Honda Lease Trust	546.18	2021-67978
96	Boczar, Daniel J	11.09	2021-53870
97	Giffin Fengler, Stephanie A	6.88	2021-66264
98	Kangal, Murat	141.71	2021-70252
99	Lewandowski, Cindy L	8.68	2021-72500
100	Lewandowski, David R, Cindy L	89.33	2021-72505
101	Meyer, Thomas J	42.28	2021-75756
102	Williams-Anesi Carol	67.31	2021-91613
103	Hawthorn, William H Trustee	12.00	2021-6648
104	ACAR Leasing	354.87	2021-50271
105	Arami, Stephanie L	188.31	2021-51591
106	B C Bailey Funeral Home Inc	170.17	2021-52069
107	CCAP Auto Lease LTD	220.51	2020-56348
108	CCAP Auto Lease LTD	533.64	2021-56528
109	Cioffi, Sharon	17.51	2021-57435
110	Hansted-Krol, Karen M	90.55	2021-66850
111	Heinrich, David M	11.77	2021-67258
112	Hillocks, Flor M	20.01	2021-67569
113	Honda Lease Trust	229.84	2020-67829
114	Nissan Infiniti LT LLC	365.26	2021-77748
115	Nissan Infiniti LT LLC	282.85	2021-77908
116	Nissan Infiniti LT LLC	196.02	2021-78013
117	Snyder, Rachel A	20.00	2021-86026
118	Toyota Lease Trust	77.97	2021-88551
119	Toyota Lease Trust	306.86	2021-88434
120	Toyota Lease Trust	359.08	2021-88514
121	Toyota Lease Trust	293.07	2021-88519
122	Toyota Lease Trust	204.87	2021-88525
123	Toyota Lease Trust	334.10	2021-88527
124	VW Credit Leasing LTD	72.98	2021-90511
125	Ponder, Holly	- VOID CC	2021-11918
126	USB Leasing LT	101.00	2019-90733
127	Zaccariello, Angela	35.38	2020-16227
128	Allard, Robert R	4.50	2021-50905
129	Barbieri, Albert	174.33	2021-52453
130	Chemu, Constantin	6.62	2021-57079
131	Chen, Xiu	20.50	2021-57096
132	Conkling, John V	115.66	2021-58038
133	Estridge, Aprillynn M	19.84	2021-62913
134	Gomez, Eugenia M	15.04	2021-65747

135	Gunn, David F	51.69	2021-66488
136	FIG Leasing Co Inc	333.19	2021-63405
137	Infante, Tricia	9.87	2021-68934
138	Lavorgna, Christopher J	13.50	2021-72056
139	Lebel, Diane M	72.31	2021-92748
140	Marston, Glenn M	68.13	2021-74193
141	Marston, Glenn M	3.34	2021-74194
142	Marston, Joyce B	23.67	2021-74195
143	Romanchick, Brian J	7.61	2021-83194
144	Tebo, Robert P	31.42	2021-87563
145	Technical Allied Products Inc.	38.62	2021-87567
146	Termini, Richard A	9.38	2021-87647
147	Testa, Ashley E	8.19	2021-87683
148	USB Leasing LT	100.27	2021-90780
149	Ventriglio, Heather J	11.44	2020-90032
150	Walton, James R	13.68	2021-90791
151	Speranza, Madeline S	72.34	2021-86338
		10,014.06	

TOWN OF WALLINGFORD, CONNECTICUT

Honorable William W. Dickinson, Jr.
Mayor, Town of Wallingford

Date: 9-9-22

I. Request for: transfer of funds
appropriation of funds

Fund: General Fund
Other

Title Infectious Disease Control Program

Amount: \$1,291 FROM: Title: Revenue - MISC. Acct No. 1009052-47040

Amount: \$1,291 TO: Title: Health Overtime Acct. No. 10040050-51400

Explanation: PER ATTACHED LETTER AS REQUESTED

Submitted by:

E. Hargrave
Department/Division Head

Certified as to availability of funds:

[Signature]
Comptroller

APPROVED: -- subject to the availability of funds:

W. Dickinson
Mayor

II. CERTIFICATION OF FINANCIAL TRANSACTION:

The transfer/appropriation of \$ _____ as detailed and authorized above and as approved by a vote of the Town Council in session is hereby certified.

I hereby certify that this is the motion approved by the town Council at its meeting of _____, 2022

Town Clerk



Town of Wallingford, Health Department

45 South Main St.
Wallingford CT 06492



Eloise Hazelwood, RS, MPH
Acting Director of Health

22 SEP 12 AM 9:25

Phone: 203-294-2065 Fax: 203-294-2064
Email: health@wallingfordct.gov

MEMORANDUM

To: William W. Dickinson, Jr., Mayor
From: Eloise Hazelwood, Acting Director of Health *EP*
Date: September 9, 2022
Re: Request to Include Item on Town Council Agenda, September 27, 2022

Please include on the Item Agenda, Health Department request to accept funds from the State of Connecticut Department of Public Health for imbursement of services related to infectious disease case management in the amount of \$1,291.

Action Requested:

Please include on the September 27, 2022, Town Council Agenda: Health Department request to accept the amount of \$1,291 from the State of Connecticut Department of Public Health for infectious disease case management and approve the line item as assigned by the Comptroller.

Thank you for your consideration of this matter.

(1) Attachment: Appropriation of Funds



Public Health
Present. Promote. Protect.

TOWN OF WALLINGFORD, CONNECTICUT

30.

Honorable William W. Dickinson, Jr.
Mayor, Town of Wallingford

Date: September 20, 2022

I. Request for: ☐ transfer of funds
☒ appropriation of funds

☐ General Fund
☒ Title: Other

Amount: \$1,500,000.00 FROM: Title Revenue Account No. 247 - TBD

Amount: \$1,500,000.00 TO: Title Expense Account No. 247 - TBD

Explanation: PER ATTACHED LETTER AS REQUIRED

Submitted by: W. Dickinson
Department/Division Head

Certified as to the availability of funds:

[Signature]
Comptroller

APPROVED – subject to vote of the Town Council:

W. Dickinson
Mayor

II. CERTIFICATION OF FINANCIAL TRANSACTION:

The transfer/appropriation of \$_____ as detailed and authorized above and as approved by a vote of the Town Council in session is hereby certified.

I hereby certify that this is the motion approved by the Town Council at its meeting of _____, 20____.

Town Clerk



Town of Wallingford, Connecticut

PROGRAM PLANNING OFFICE

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET, RM. 311
WALLINGFORD, CONNECTICUT 06492
TELEPHONE: (203) 294-2060

September 20, 2022

Wallingford Town Council
Wallingford, CT 06492

Attn: Vincent Cervoni, Chairman

Re: Small Cities 2021

Dear Council Members:

On July 20, 2022, the Town of Wallingford received an executed contract from the State Department of Housing regarding the award of the 2021 Small Cities Community Development Block Grant in the amount of \$1,500,000. These funds are to be used by the Wallingford Housing Authority to make ADA, safety, and needed improvements to the 132 units at the Ulbrich Heights Complex. As in the past, Small Cities grants are fully reimbursable grants with no actual expense to the Town.

In order to proceed with the project, it is necessary to request Town Council approval of the appropriation of funds. Attached is the form as required for Council action.

Should you have any questions, please contact me.

Sincerely,

William W. Dickinson
Mayor

/ss

Attachment
MayorLtrTCAAppropFundsSC2021

3d,

Date: 9/20/2022

Fund: General Fund
 X Other Title ARPA


Amount:	<u>15,000</u>	TO:	Title:	<u>EXPENSE - ADMIN.</u>	Acct. No.	<u>23910401-58590</u>
	<u> </u>			<u> </u>		<u> </u>
	<u> </u>			<u> </u>		<u> </u>
	<u> </u>			<u> </u>		<u> </u>
	<u> </u>			<u> </u>		<u> </u>
	<u> </u>			<u> </u>		<u> </u>

Submitted by: 
Department/Division Head
Timothy Sena, CPA, Comptroller

Certified as to availability of funds:


Comptroller

APPROVED: -- subject to the availability of funds:



Mayor

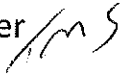
I hereby certify that this is the motion approved by the town Council at its meeting of _____, 2022

Town Clerk

TOWN OF WALLINGFORD, CONNECTICUT

Office of the Comptroller
45 South Main Street
Wallingford, CT 06492
(203)-294-2040

MEMORANDUM

TO: Mayor William W. Dickinson, Jr.
FROM: Timothy Sena, CPA, Comptroller 
DATE: September 20, 2022
RE: Appropriation of funds

I respectfully request an appropriation of \$15,000 from ARPA Revenue-Federal to ARPA Expense – Administration.

The \$15,000 is needed to pay for Consulting Fees for the next phase of the project.

I have included the authorization form with this memo.

Town of Wallingford, Connecticut

3c.

Honorable William W. Dickinson, Jr.
Mayor, Town of Wallingford

Date: 9/20/22

I. Request for: X Transfer of funds
 Appropriation of funds

Fund: _____ General Fund
 _____ Other Capital Account X Youth & Social Services

Amount: \$ 1,054.00 From: Office Supplies Acct. # 10040100-56100

Amount: \$ 1,054.00 To: Capital Acct. # 10040100-57000-01162

Explanation: PER ATTACHED LETTER AS REQUIRED

Submitted by: Amanda Mendi
Department / Division Head

Certified as to the availability of funds:

Comptroller TMS

APPROVED – subject to vote of the Town Council:

W. Dickinson
Mayor

II. CERTIFICATION OF FINANCIAL TRANSACTION:

The transfer / appropriation of \$ _____ as detailed and authorized above and as approved by a vote of the Town Council in session is hereby certified.

I hereby certify that this is the motion approved by the Town Council at its meeting of _____, 20__.

Town Clerk



3e



*Town of Wallingford, Connecticut
Youth & Social Services*

AMANDA B. MIRANDA
DIRECTOR

GARY REDMAN
PROGRAM COORDINATOR

KIMBERLY STEIN
SOCIAL SERVICES CASEWORKER

MARION L. GRACEY
COUNSELOR

KELLER L. SCHAFER
SECRETARY

6 FAIRFIELD BOULEVARD
WALLINGFORD, CONNECTICUT 06492
TELEPHONE: (203) 294-2179
FAX: (203) 294-2703

September 20, 2022

The Honorable William W. Dickinson, Jr., Mayor
Town of Wallingford
45 South Main Street
Wallingford, CT 06492

Dear Mayor Dickinson:

I am writing to request a transfer of funds in the amount of \$1,054.00 from Office Expenses & Supplies into a capital account to cover the purchase of a laptop. This will replace our outdated laptop and will be for staff use and for presentations at programs.

\$1,054.00 FROM: Acct. #10040100-56100 Office Exp. & Supplies
\$1,054.00 TO: Acct. #10040100-57000-TBD Capital

Thank you for your assistance in this matter.

Sincerely,

Amanda Miranda, Director
Youth & Social Services

AM/kl

Enclosure



Town of Wallingford, Connecticut

3f.
MARIANNE DILL
BUSINESS OFFICE MANAGER

DEPARTMENT OF PUBLIC UTILITIES
ELECTRIC DIVISION
BUSINESS OFFICE
100 JOHN STREET
WALLINGFORD CT 06492
PHONE 203-294-2030
FAX 203-294-2027

Memo

To: Public Utilities Commission

Cc: Richard Hendershot, Director of Public Utilities
Tony Buccheri, General Manager
Laura Patterson, Customer Relations Supervisor

From: Marianne Dill, Business Office Manager

Date: August 11, 2022 **Revised September 6, 2022**

Re: Write-offs Uncollectible Accounts - Fiscal Year Ending 6/30/22

The Wallingford Electric Division's accounting practice is to recognize as write-offs any open billings over a year old as of the end of the fiscal year. Accompanying this memo, for your review, is a list of accounts eligible for write-off as uncollectible accounts for the fiscal year ending June 30, 2022. The report marked "22-A" details submissions for write-offs for fiscal year 2022 which are the result of electric usage billings. The report reflects billings from June 2021 and prior.

At this time, an additional report ("22-B") is usually presented. This report would detail miscellaneous accounts receivable submitted for write-off and would relate to billing for expenses associated with pole accidents and similar occurrences. At this time, there is no "22-B" report for this fiscal year.

The electric billing accounts being described as uncollectible for accounting purposes are grouped in categories and the subtotals are summarized below. The first grouping represents categories where our ability to pursue collection activity is limited either by court filings such as bankruptcy or by the inability to contact the customer. However, the second group of categories covers those accounts where further collection activity can continue regardless of our accounting recognition.

Bankruptcy	7,438.39	
Deceased	7,246.09	
Skip Town (mail returned address unknown)	36,105.66	
Small balance	<u>38.91</u>	
		50,839.05
Town Attorney (includes Medical)*	56,138.49	
Internal Collection **	<u>64,168.79</u>	
		<u>120,306.54</u>
		\$ 171,145.59

Efforts will continue to further collect on these accounts.

The above write-offs represent 0.232% of our annual billings. The comparable list of 2021 write offs was \$172,584.99 which was 0.3% of our annual billings.

*- Town Attorney (includes Medical) represents account balances that have been referred to our Town attorney. These account balances include individuals that have moved within the state and accounts which have been certified as medically exempt from shut off by a doctor's note.

** - Internal collection represents account balances related to individuals that have moved outside of the State. Our Town Attorney would need to retain outside counsel to pursue legal action.

Please contact Customer Relations Supervisor, Laura Patterson or me for any further detail you may need regarding the write-offs.



Town of Wallingford
Department of Engineering
45 South Main Street
Wallingford, Connecticut 06492
Tel: (203) 294-2035; Fax: (203) 284-4012

RECEIVED
MAYOR'S OFFICE

22 SEP 15 PM 3:16

39,
Alison M. Kapushinski, P.E.
Town Engineer

MEMO

TO: Mayor Dickinson
FROM: Alison Kapushinski, P.E. – Police Station Steering Committee Chair AMK
RE: Electrical Switchgear Bid Waiver Request
DATE: September 14, 2022

Mayor Dickinson,

The Police Station Steering Committee is requesting a bid waiver to purchase an electrical switchgear for the new police headquarters at 100 Barnes Road. Through the Construction Manager, the Committee has been tracking the ever-growing lead time for the electrical switchgear. The current estimated lead time is 60-70 weeks. The total construction schedule is expected to last 65 weeks. Once the equipment arrives on-site, it will require installation, inspection, testing, and commissioning prior to being fully functional. If purchased with the balance of the electrical package in mid-January, the construction schedule could very likely be extended at least 2 months carrying a Construction Manager General Conditions and General Requirements cost of \$75,300 per month.

The estimated price for the electrical switchgear is roughly \$80,000 to \$100,000. We are requesting a bid waiver to allow the Construction Manager to obtain quotes for the equipment rather than a public bid. With Town Council approval, we will authorize the Construction Manager to pre-purchase the electrical switchgear with bond money previously authorized for spending. As a reminder, the balance of the electrical package (estimated at ±\$3M), as well as the rest of the trade packages, will be publicly bid according to the Purchasing Ordinance.

If you have any questions or require additional information, please let me know.

3h.

TOWN OF WALLINGFORD, CONNECTICUT

Honorable William W. Dickinson, Jr.
Mayor, Town of Wallingford

Date: 9/20/22

I. Request for:

☐ transfer of funds
☒ appropriation of funds

Fund:

☐ General Fund
☒ Other

Title Fund 224

Amount: \$177,960.00

FROM:

Title:

DPH

Acct No.

224 - TBD

Amount: \$177,960.00

TO:

Title:

ELC 2

Acct. No.

224 - TBD

Explanation:

PER ATTACHED LETTER AS REQUESTED

Submitted by:


Department Head

Certified as to availability of funds:


Comptroller

APPROVED: -- subject to the availability of funds:


Mayor

II. CERTIFICATION OF FINANCIAL TRANSACTION:

The transfer/appropriation of \$_____ as detailed and authorized above and as approved by a vote of the Town Council in session is hereby certified.

I hereby certify that this is the motion approved by the town Council at its meeting of _____, 2022

Town Clerk

RESOLUTION

WHEREAS, The State of Connecticut Department of Public Health, is offering to contract with the Wallingford Health Department, for \$177,960.00. This Epidemiology and Laboratory Capacity (ELC2) Supplement Enhancing Detection Cooperative Agreement supports local public health efforts to enhance detection, response, surveillance and prevention of infectious diseases.

WHEREAS, It is in the public interest of the Town to contract and accept funding from the State of Connecticut Department of Public Health to enable the Health Department to fulfill regulatory obligations and obtain tangible supplies in support of infectious disease preparedness and response activities.

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WALLINGFORD that Mayor William W. Dickinson, Jr. is hereby authorized to enter into such agreement and receive funds from the State of Connecticut Department of Public Health, in an amount of \$177,960.00, and designate the Director of Health as the administrator of the program for the purpose of ELC 2 activities.

Adopted by the Town Council of the Town of Wallingford CT on

Date

Deborah McKiernan
Town Clerk
Town of Wallingford

Date

(Municipal seal)




Town of Wallingford, Health Department
45 South Main St.
Wallingford CT 06492



Eloise Hazelwood, RS, MPH
Acting Director of Health

Phone: 203-294-2065 Fax: 203-294-2064
Email: health@wallingfordct.gov

MEMORANDUM

To: William W. Dickinson, Jr., Mayor
From: Eloise Hazelwood, Acting Director of Health 
Date: September 20, 2022
Re: Request to Include Item on Town Council Agenda, September 27, 2022

Please include on the Item Agenda, Health Department request to enter into agreement and accept funds from the State of Connecticut Department of Public Health, Epidemiology and Laboratory Capacity Supplement (ELC2) to support local public health efforts to enhance detection, response, surveillance and prevention of infectious diseases in the amount of \$177,960.00.

The Town Council previously approved the initial and supplemental appropriation for the Epidemiology and Laboratory Capacity Supplement (ELC1) on November 10, 2020 and November 23, 2021 for a total amount of \$179,900.

This grant, ELC2, will be used to as a continuation of the following services which enable us to comply with CT DPH requirements:

Continued partnership with SCOW for COVID-19 testing, clinics, interpretation services to assist our Public health Nurse during infectious disease case management; health aides to facilitate case management with collaboration with the BOE, school nurses; public health grant and programmatic management, staff assist; epidemiologist to generate weekly health statistical reports and assist in case management; and complete a Community Health Assessment (HAS) utilizing Data Haven.

Action Requested:

Please include on the September 27, 2022, Town Council Agenda: Health Department to enter into agreement and accept funds from the State of Connecticut Department of Public Health, Epidemiology and Laboratory Capacity Supplement (ELC2), in the amount of \$177,960.00.

Revenue and expenditure accounts as determined by Town Comptroller.

Thank you for your consideration of this matter.

(2) Attachment: Appropriation of Funds
Resolution



Public Health
Protect. Promote. Prevent.

**TOWN OF WALLINGFORD, CONNECTICUT
TOWN COUNCIL MEETING
TUESDAY
SEPTEMBER 13, 2022
6:30 P.M.
RECORD OF VOTES & MINUTES**

The Town Council Meeting on Tuesday, September 13, 2022 was called to order at 6:32 p.m. There was a moment of silence and the Pledge of Allegiance was said. Councilors in attendance were Autumn Allinson, Samuel Carmody, Craig Fishbein, Thomas Laffin, Joseph A. Marrone, III, Christina Tatta, Vincent Testa, Jason Zandri, and Chairman Vincent Cervoni. Mayor William W. Dickinson, Jr. was also present.

Congratulations and Distribution of Certificates to Wallingford U10 Girls Little League Softball Team winners of the 2022 State Championship.

Mayor and Chairman Cervoni congratulated Wallingford girls' softball team winning the State championship and presented them with certificates.

3. Consent Agenda

- 3a. Consider and approve Tax Refunds totaling \$14,672.88 (#22 - #88)
Acct. #1001001- 41020 - Tax Collector
- 3b. Consider and approve a transfer in the amount of \$1,098 from Office Expenses & Supplies
Acct. #10040100-56100 to Capital Acct - Youth & Social Services
- 3c. Acceptance of funds from Operation Fuel for fuel bank application fees and consider and
approve Appropriation of funds in the amount of \$450 to Expenditure Acct #21340100-
58830 – Youth & Social Services
- 3d. Acceptance of Donations received for Holiday for Giving and consider and approve
Appropriation of funds in the amount of \$390 to Expenditure Acct #21340100-58830 –
Youth & Social Services
- 3e. Acceptance of funds received from Workforce Alliance for the Summer Youth
Employment Program and consider and approve Appropriation of funds in the amount of
\$14,773 to Expenditure Acct #22702023-51000 - Youth & Social Services
- 3f. Acceptance of Federal/State Highway Safety grant 2021/2022 Comprehensive DUI
Enforcement Program and consider and approve Appropriation of funds in the amount of
\$4,910 to Police Overtime Acct #10020050-51400 – Police Dept.
- 3g. Consider and approve a transfer in the amount of \$5,013 from Police Equipment Acct.
#21220050-57000-10221 to Police Vehicle Acct. #21220050-57000-00965 – Police Dept.

Wallingford Town Hall, 45 South Main Street

- 3h. Consider and approve Appropriation of funds in the amount of \$119,330 for new vehicle equipment and graphics – Police Dept.
- \$19,330 from: Rev-Town Recovery Insurance Acct #1009053-46240
\$35,000 from: Rev-Town Sale of Assets Acct #1009052-47020
\$65,000 from: Rev-Fund Balance
- \$99,330 to: Police Cruiser-Capital Acct #10020050-57000-01111
\$20,000 to: Police ATV-Capital Acct #10020050-57000-TBD
- 3i. Acceptance of Donation from Ms. Joan V. Ginter for R Band's supplies and expenses and consider and approve Appropriation of funds in the amount of \$100 to Operating Expenses Acct. #10050050-58735 – Parks and Recreation Dept.
- 3j. Consider and Approve Budget Amendment for FY 2021/2022 and consider and approve Appropriation of funds in the amount of \$133,000 from Electric Sales Acct #4400 to Taxes Acct #408 – Electric Division
- 3k. Consider and Approve Budget Amendment for FY 2021/2022 and consider and approve Transfer of funds in the amount of \$144,000 – Electric Division
- \$72,000 from: Transmission Exp. Maint. of Plant Equip. Acct #570
\$72,000 from: Distribution Exp. Maint. of Plant Equip. Acct #592
- \$144,000 to: Depreciation Expense Acct #403
- 3l. Consider and approve Appropriation of funds in the amount of \$6,900 for new flow transmitter to Maintenance of Treatment Equipment Acct #431-00652 – Water/Sewer Division
- 3m. Acceptance of Donations received for Holiday for Giving and consider and approve Appropriation of funds in the amount of \$550 to Expenditure Acct #21340100-58830 – Youth & Social Services
- 3n. Acceptance of babysitting registration fees received and approve Appropriation of funds in the amount of \$180 to Expenditure Acct #21340100-58830 – Youth & Social Services
- 3o. Acceptance of Donation received from Masonicare Ashlar Village for new Smartboard and consider and approve Appropriation of funds in the amount of \$1,500 to Miscellaneous Donations Acct #Fund 250 – Fire Dept.
- 3p. Acceptance of Donation received from Wallingford Energy LLC for new Paratech Maxiforce Air Lifting Bag and consider and approve Appropriation of funds in the amount of \$11,000 to Miscellaneous Donations Acct #Fund 250 – Fire Dept.

- 3q. Consider and Approve Transfer of funds for purchase of replacement computers in the amount of \$5,974 from Contingency-General Acct #10019000-58826 to Building Dept-Capital-PC & Accessories Acct #10010550-57000 – Building Dept.
- 3r. Consider and Approve a Resolution authorizing Mayor William Dickinson to enter into and/or amend contractual instruments between the Town of Wallingford and the State of Connecticut Office of Early Childhood for a Child Day Care Program from June 27, 2022 to June 30, 2024 - Mayor
- 3s. Consider and Approve an Agreement between Wallingford Community Day Care Center, Inc. and the Town of Wallingford, which authorizes the Wallingford Community Day Care Center, Inc. to carry out funding programs in the amount of \$1,265,019 as provided in the contract between the Town of Wallingford and the State of Connecticut Office of Early Childhood from June 27, 2022 to June 30, 2024 - Mayor
- 3t. Consider and Approve a Resolution permitting the Wallingford Community Day Care Center, Inc. to borrow from the Town of Wallingford amounts necessary to meet the essential operation expenses of said Day Care Center prior to the time its program is approved for funding from the State of Connecticut - Mayor
- 3u. Consider and Approve Town Council minutes of August 16, 2022.

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

MADE BY: LAFFIN

SECONDED BY: FISHBEIN

VOTE: ALL AYE

MOTION: PASSED

4. Items Removed from the Consent Agenda – None

5. PUBLIC QUESTION & ANSWER PERIOD

Bob Gross, Long Hill Road, mentioned the power went down two weeks ago on the east side of Wallingford and wants to know if the town is working on a way to let residents know what's going on. He said he is tired of calling the electric division and there is nothing on the web. The Mayor stated it's difficult to establish how long it will be. Mayor went on to state we have a website, we are not on social media nor will we be. He instructed Mr. Gross to go to a .gov site.

Abby Gilbert, Whitney Drive, Meriden, referred to CHRO lawsuit filed. She feels Council should review process for ZBA applications and stated she was forced to leave her home and sell it. She hopes Council will review her case.

Mr. Gross asked Mayor if he is seeing money from transfer station. Mayor replied contract with Covanta is terminated and nothing other than taxes are being paid.

6. Executive Session pursuant to CGS Section 1-200 6(b) regarding Attorney Roberts' legal opinion on the Town Council's distribution of ARPA funds – Fishbein

MOTION WAS MADE TO MOVE INTO EXECUTIVE SESSION AT 7:02 P.M.

MOTION WAS MADE TO MOVE INTO EXECUTIVE SESSION pursuant to CGS Section 1-200 6(b) regarding Attorney Roberts' legal opinion on the Town Council's distribution of ARPA funds.

**MADE BY: LAFFIN
SECONDED BY: ZANDRI
VOTE: ALL AYE
MOTION: PASSED**

MOTION WAS MADE TO MOVE OUT OF EXECUTIVE SESSION AT 7:50 P.M.

**MADE BY: LAFFIN
SECONDED BY: ALLINSON
VOTE: ALL AYE
MOTION: PASSED**

Time of Executive Session: 7:02 p.m. to 7:50 p.m.

Attendance at Executive Session:

ALLINSON	ATTORNEY RICHARD ROBERTS
CARMODY (TELEPHONE)	
FISHBEIN	
LAFFIN	
MARRONE	
TATTA	
TESTA	
ZANDRI	
CERVONI	

7. Update on new Police Headquarters – Police Steering Committee

*In Attendance: Allison Kapushinski, Town Engineer
Chief Ventura, Police Chief
Brian Humes, Architect*

Ms. Kapushinski provided an update and noted since March of 2022 they hired a construction manager. She stated the latest estimate was \$30.5 million and \$1 million has been spent on design and hiring of construction manager.

Mr. Humes presented plans and discussed local land use permits.

Mr. Humes stated that Chief Ventura planned out for 20 years and everything put in design is needed. He went on to state he was brought on board because of his experience and this facility shows needs similar in other municipalities. Mr. Humes remarked officer safety is priority as well as the safety of the public and detainees. He feels it was a wise decision to purchase the building and noted a new front entrance will be designed and secured with video surveillance. Mr. Humes also stated that all space is being utilized – 45,000 square feet.

Councilor Fishbein inquired about accreditation standards and Chief Ventura responded we are at Tier 3 without modifications.

Councilor Zandri questioned if this design plans for 20 years out and does it use up the entire footprint? The Chief explained we have allowed for change and described workstations for future additional staff.

Councilor Zandri asked Mr. Humes if he was comfortable with that assessment and Mr. Humes stated he was very comfortable and feels there will be no overcrowding. Mr. Humes said he sees this as the last P.D. building we have to build and it has a 50 year growth potential.

Councilor Zandri asked if there is any consideration to a satellite office in the center of town and Chief answered yes, it's up for discussion.

Councilor Tatta asked if \$30.5 million includes the purchase. Ms. Kapushinski stated it does not include purchase price. Councilor Tatta is concerned about the cost and remarked she has not spoken to one person who likes the location.

Councilor Fishbein stated he likes the location but feels the numbers are a concern. He thanked the Committee.

Councilor Testa said he likes what he sees and asked if there is any way to maintain storage in the existing property. Chief replied it's not feasible and stated there is a sign shop and emergency vehicles in there now.

There was discussion with Councilors, Chief Ventura and Mr. Humes.

**MOTION TO ADJOURN
MADE BY: ALLINSON
SECONDED BY: ZANDRI
VOTE: ALL AYE
MOTION PASSED**

The meeting was adjourned at 8:47 P.M.

Respectfully submitted,

Lisa Moss
Council Staff

Meeting digitally recorded

Vincent Cervoni, Chairman

Date

Deborah McKiernan, Town Clerk

Date

RECEIVED FOR RECORD 9-16-22
AT 2:00 p.m. AND RECEIVED BY
Deborah McKiernan TOWN CLERK

6. #1
AN ORDINANCE AMENDING "AN ORDINANCE APPROPRIATING \$460,000 FOR SCHOOL SYSTEM CAPITAL IMPROVEMENT PROGRAM PHASE IV AND AUTHORIZING THE ISSUE OF \$460,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE" TO INCREASE THE APPROPRIATION AND BOND AUTHORIZATION THEREIN BY AN ADDITIONAL \$438,000

WHEREAS, an ordinance entitled "An Ordinance Appropriating \$460,000 For School System Capital Improvement Program Phase IV And Authorizing The Issue Of \$460,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose" adopted by the Town Council on April 27, 2021 (the "Original Ordinance"); and

WHEREAS, the Town of Wallingford (the "Town") would like to amend the project scope of the Original Ordinance to include the furnishing and installing of security vestibules at schools within the Town.

NOW THEREFORE BE IT RESOLVED:

Section I. The Original Ordinance is hereby ratified, confirmed and adopted, is amended to modify the scope of the Project, to increase the appropriation and bond authorization therein by \$438,000, from \$460,000 to \$898,000, and to make amendments to such ordinance as set forth herein.

Section II. The caption of the Original Ordinance is replaced in its entirety as follows:

AN ORDINANCE APPROPRIATING \$898,000 FOR SCHOOL SYSTEM CAPITAL IMPROVEMENT PROGRAM PHASE IV AND AUTHORIZING THE ISSUE OF \$898,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section III. Section 1 of the Original Ordinance is replaced in its entirety as follows:

Section 1. The sum of \$898,000 is appropriated for Town of Wallingford School System Capital Improvement Program Phase IV, consisting of: (i) oil tank removal or replacement at Moran Middle and Lyman Hall High Schools, (ii) remove and replace gas tank and pump at Service Building, (iii) design and build new elevator at Sheehan High School, and (iv) construct and install security vestibules at schools within the Town; or for 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, and capitalized interest to the extent paid therefrom.

Section IV. Section 2 of the Original Ordinance is replaced in its entirety as follows:

Section 2. To meet said appropriation \$898,000 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 (the Town Officials), and the amount of bonds of each series to be issued shall be fixed by the Town Officials. Said bonds shall be issued in the 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 Town Officials, bear the Town seal or a facsimile thereof, be certified by a bank or trust company designated by the Town Officials, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Town Officials, and be approved as to their legality by bond counsel. They shall bear such rate or rates of interest as shall be determined by the Town Officials. 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, that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon and shall be paid from property taxation to the extent not paid from other sources. 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 Town Officials, in accordance with the General Statutes of the State of Connecticut, as amended.

Section V. Sections 3 through 7 of the Original Ordinance remain unchanged and are hereby ratified, confirmed and adopted.



COPY

RECEIVED
TOWN ATTORNEY'S OFFICE
Town of Wallingford, Connecticut

22 SEP -9 PM 1:56

TOWN ATTORNEY
GERALD E. FARRELL, SR.

ASSISTANT TOWN ATTORNEY
GEOFFREY T. EINHORN

CORPORATION COUNSEL
JANIS M. SMALL

DEPARTMENT OF LAW
WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492

TELEPHONE (203) 294-2140

FAX (203) 294-2112

lawdept@wallingfordct.gov

MEMORANDUM

TO: Joseph Marrone, Chairman, Ordinance Committee

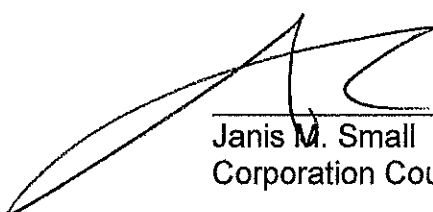
CC: Eloise Hazelwood, Director, Department of Health
Vanessa Bautista, Chief Sanitarian, Department of Health
Vincent Cervoni, Chairman, Town Council
William W. Dickinson, Jr., Mayor
Deborah McKiernan, Town Clerk

FROM: Janis M. Small, Corporation Counsel

RE: Salon and Personal Service Establishments

DATE: September 9, 2022

Enclosed is the ordinance amending Chapter 173. Salon and Personal Service Establishments, of the Code for the Town Council's consideration. It requires a public hearing.



Janis M. Small
Corporation Counsel

JMS/bjc

Enclosure

Chapter 173. Salon and Personal Service Establishments

[HISTORY: Adopted by the Town Council of the Town of Wallingford 12-10-2013 by Ord. No. 592. Amendments noted where applicable.]

§ 173-1 Purpose.

The purpose of this chapter is to define requirements for the inspection, establishment standards, permit fees and penalties for barbershops, hairdressing, cosmetology and nail salons, and tattoo/body-piercing salons in the Town of Wallingford, in accordance with Connecticut General Statutes §§ 19a and § 20-234, et seq. and other applicable law, as amended.

§ 173-2 Definitions.

For the purpose of this chapter:

BARBERING

Includes any and all described practices permitted by state law when performed by a barber licensed in the State of Connecticut upon the head, face, scalp or neck for cosmetic purposes only.

BARBERSHOP

Any establishment engaged in the practice of barbering for the public.

BODY PIERCING

Involves the puncturing of an area on the body, such as the navel area, eyebrows, nose, tongue, lips, nipples and genital regions, but excluding the earlobe, so that a piece of decorative jewelry can be inserted and worn.

CHANGING ROOM

A separate and discrete area, not a toilet facility, where customers may change from their street clothes to a gown prior to receiving services.

DIRECTOR OF HEALTH

The Director of Health of the Town of Wallingford or his or her authorized agent.

DISINFECT

To use a chemical or physical process to destroy harmful organisms, including bacteria, viruses, germs, and fungi.

ESTABLISHMENT

Any premises, building, or part of a building, such as a day spa or similar business, engaged in the practice of any barbering, hairdressing, cosmetology, esthetics, eyelash services, nail technician services, tattoo, permanent make-up or body-piercing activity for the public. The term "establishment" and "salon" shall be used interchangeably.

ESTHETICIAN

Includes any and all described skin care treatment practices permitted by State law when performed by a licensed individual.

EYELASH TECHNICIAN

A person who, for compensation, performs eyelash extensions, lifts or perms, eyelash color tints or any and all practices permitted by State law by licensed individuals.

HAIRDRESSING AND COSMETOLOGY

Includes any and all described practices permitted by state law when performed by a licensed individual upon the head, face, scalp, arms, hands, body, legs and feet for cosmetic purposes only.

INDEPENDENT CONTRACTOR

A person who follows an independent trade, business, or profession in which he or she offers his or her services to the public. They are generally not employees of the company and perform services for another person under an expressed or implied agreement.

NAIL TECHNICIAN

A person who, for compensation, cuts, shapes, polishes or enhances the appearance of the nails of the hands or feet, including, but not limited to, the application and removal of sculptured or artificial nails.

MANAGER

Any person, including, but not limited to, a licensed, hairdresser/cosmetician or barber, independent contractor, or unlicensed person who is performing tasks allowed under the scope of this code and the Connecticut General Statutes.

PERMIT HOLDER

The person who applies and is granted a permit to operate and provide the services of barbershop, hair dressing, cosmetology, nail salon, tattoo, permanent make-up, body-piercing esthetics or eyelash services establishment in the Town of Wallingford.

SHAMPOO STATION

Consists of a shampoo sink (used for no other purpose) with hot and cold running water and a shampoo chair.

TATTOO ARTIST/TECHNICIAN

A person who practices tattooing on another person and shall include any and all described practices permitted by state law performed by a tattoo artist/technician licensed in the State of Connecticut.

TATTOO EQUIPMENT

Any equipment used in the application of ink to the skin, including permanent cosmetics.

TATTOOING

Injecting the skin with a permanent dye or ink.

WORK AREA

A separate room with one or more work stations, or a private room set aside to serve one customer at a time.

WORK STATION

A chair, countertop and floor space set aside for the purpose of serving a customer, including floor space for the operator to stand while serving the customer.

§ 173-3 Plan review and pre-operation inspections.

- A. A plan review application and layout design plan must be completed and submitted to the Health Department for review and approval prior to opening a new salon or the remodeling or alteration of an existing salon.
- B. Prior to the salon's opening, the Director of Health, or authorized agent, shall conduct a pre-operational inspection to determine compliance with the approved plans and with the requirements of this code and the Public Health Code of the State of Connecticut.
- C. The permit holder must obtain a certificate of occupancy (CO) from the Building Department, and zoning approval from the Planning and Zoning Department, if applicable, prior to Health Department permit issuance.

§ 173-4 Permit required; renewal and transfer.

- A. No establishment shall operate without a valid permit issued by the Director of Health. Only an establishment that complies with the requirements of this code and all other applicable regulations, statutes and local ordinances shall be entitled to receive or retain such permit.
- B. Applications for a permit or permit renewal shall be made on the appropriate forms furnished by the Director of Health. Permits are not transferable from owner to owner or from location to location.

§ 173-5 Permit and inspection fees; enforcement; penalties for offenses.

- A. All permits are valid for one year, or a portion thereof, and are renewable on or before March 1 of each year. Permit fees shall not be prorated.
- B. The Director of Health, or authorized agent, after proper identification, shall be permitted to enter, during normal operating hours, any portion of any salon or establishment for the purpose of conducting inspections to determine compliance with this code and the Public Health Code of the State of Connecticut.
- C. The Health Department permit must be posted at the entrance of the establishment.
- D. The establishment must keep a copy of licenses for all employees performing services that require a Connecticut State license posted at the work station or at the front desk.
- E. Permit and repeat inspection fees:
 - (1) For all establishments:
\$50
 - (2) For each repeat inspection conducted as a result of an unsatisfactory inspection or for individual repeat violations that exist for two or more consecutive inspections: \$50
- F. Enforcement interpretation. This chapter shall be enforced by the Director of Health and his/her authorized agent(s).
- G. Penalties. Any person who operates an establishment without a valid permit shall be subject to monetary penalty of \$200.00 per day and further legal action as provided in Connecticut General Statutes § 19a-230. Each day that such violation continues shall constitute a separate and distinct violation.

§ 173-6 Establishment inspections.

- A. The Director of Health, or an authorized agent, shall conduct an annual inspection of each establishment permitted as a barbershop, hairdressing, esthetics, eyelashes or cosmetology establishment and shall make as many additional inspections as are necessary for the enforcement of this code and the Public Health Code of the State of Connecticut.
- B. The Director of Health, or an authorized agent, shall conduct biannual inspections of each establishment permitted as a tattoo, body-piercing and nail salon and shall make as many additional inspections as are necessary for the enforcement of this code and the Public Health Code of the State of Connecticut.

§ 173-7 Permit suspensions.

- A. Failure to comply with the provisions of this code and applicable state regulations shall be grounds for suspension of any permit issued under the provisions of this chapter.
- B. In the event that the Director of Health, or authorized agent, finds unsanitary conditions in the operation of an establishment, the Director of Health may issue an order to correct to the permit holder, citing such conditions, specifying the corrective action to be taken and time frame within which action shall be taken. If correction is not made in the allotted time, the permit may be suspended.
- C. The Director of Health may suspend, without warning, prior notice or hearing, any permit to operate a salon if:
 - (1) The operation constitutes an imminent hazard to public health; or
 - (2) The owner, operator or person in charge has interfered with the performance of the Director of Health's duties, such as prohibiting access to conduct an inspection; or
 - (3) There is an unsupervised and unlicensed individual performing procedures requiring licensure by the State of Connecticut.
- D. An imminent health hazard shall include, but is not limited to, any one of the following:
 - (1) An ongoing outbreak of an infectious, pathogenic or toxic agent capable of being transmitted to clients; or
 - (2) The absence of an approved sanitizer/disinfectant or evidence that sanitizers/disinfectants are not being used properly to thoroughly clean and sanitize equipment after each client; or
 - (3) The absence of potable water, supplied under pressure, at adequate temperature (105° F. to 115° F.) and quantity capable of meeting the needs of the facility; or
 - (4) A sewage backup into the facility.
- E. Suspension shall be effective immediately upon documentation of an imminent public health hazard and/or interference with the Director of Health or authorized agent in the performance of official duties. A written order to cease and desist to the permit holder of the facility from the Director of Health will follow within 24 hours. All operations within the establishment shall cease immediately

and shall not resume until full compliance is verified and written approval to resume has been issued by the Director of Health.

- F. Any permit holder who is aggrieved by such action of the Director of Health may appeal the written order as provided in Connecticut General Statutes § 19a-229. An appeal does not stay the order.

§ 173-8 Permit revocation or nonrenewal.

- A. Revocation/nonrenewal of permit shall be effective immediately for serious or repeated violations of any of the provisions of this code, or for cases where the permit to operate has been obtained through nondisclosure, misrepresentation or intentional misstatement of a material fact.
- B. The Director of Health shall notify the permit holder of the specific reason(s) for such revocation or nonrenewal within 24 hours. All operations within the establishment shall cease immediately. The permit holder who is aggrieved by such action of the Director of Health may appeal the written order as provided in CGS § 19a-229. An appeal does not stay the order.
- C. After a period of 30 days from the date of revocation or refusal to renew, a written application may be made for the issuance of a new permit. This application will be treated as a new application. All appropriate procedures, fees and inspections will be required, including a plan review, prior to the issuance of a new permit.

§ 173-9 Technical standards.

The Director of Health shall have the authority to adopt technical standards and associated inspection procedures to assure proper sanitary maintenance and safe operation of all establishments. Such standards and inspection shall not contravene any of the provisions of this chapter or any state or municipal laws, ordinances or regulations, and may be amended or revised by the Director of Health. Failure of an establishment to achieve and maintain minimum requirements of these technical standards shall constitute a violation of this chapter. A copy of the technical standards shall be available at the Health Department for review and copying.

I HEREBY CERTIFY that this Ordinance was enacted by the Town Council of the Town of Wallingford this day of September, 2022, in accordance with the provisions of the Charter of the Town of Wallingford.

Deborah McKiernan
Town Clerk

APPROVED: _____
William W. Dickinson, Jr., Mayor

DATE: _____



OFFICE OF THE MAYOR
TOWN OF WALLINGFORD
CONNECTICUT

WILLIAM W. DICKINSON, JR.
MAYOR

45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE 203 294-2070
FAX 203 294-2073

September 20, 2022

Wallingford Town Council
Wallingford, CT 06492

Attention Vincent Cervoni, Chairman

Dear Council Members:

The Wallingford Historic Railroad Station project was introduced at a Town Council meeting on January 18, 2022. After discussion, a motion to authorize an RFP to hire an architect for design and cost estimating of improvements to the Historic Railroad Station was approved.

At the March 8, 2022 Town Council Meeting, a motion was made to approve and hire the design firm of Silver Petrucelli and Associates to perform survey and design work for up to \$61,800.

Tonight we are here to discuss and act upon moving the project forward by adopting a Resolution supporting our Connecticut Communities Challenge Grant application. Our goal is to repurpose the Historic Railroad Station as an attractive destination for residents and visitors. The Challenge Grant will provide 50% of the funding needed to bring this project to completion.

The supporting documents reveal the financial impacts of this project. The estimated total cost of the project is \$3.5 million. The Grant requires a 50% match by the Town of Wallingford amounting to \$1.75 million. While this is a significant amount of money, it is important to recognize that the Town will be obligated to make repairs and improvements to the Railroad Station in the future. As shown on the estimate of Silver Petrucelli Associates, the Town will spend \$1.16 million on the Railroad Station exterior at today's prices even if the Town does not receive the Grant. The Challenge Grant is a reimbursement grant and would probably require a Bond authorization of at least \$1.75 million. We will need funding after receipt of the grant.

We believe that the Grant of \$1.75 million will assist the Town in renovating the Railroad Station and will encourage investment and economic vitality in the Railroad Station Downtown Center. Any recovery of money to offset the Town's 50% match will be the subject of negotiations with a developer, and the resulting encouragement of private investment in other properties. Upon receipt of the grant, we will seek Town Council approval to seek a RFP to select a developer to manage the property for economic development and employment opportunities.

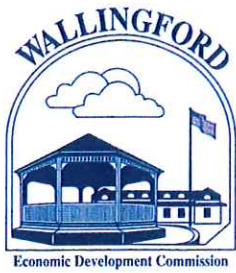
Please review the attached information. The Wallingford Downtown needs the infusion of vision and resources. This project can encourage the enthusiasm, energy and investment that enables our community to thrive.

Sincerely,

A handwritten signature in blue ink, reading "William W. Dickinson, Jr.", with a stylized, cursive script.

William W. Dickinson, Jr.
Mayor

jms
Attachment



Town of Wallingford
Economic Development Commission
45 South Main Street, Room 311
Wallingford, CT 06492

To: Town Council

From: Joe Mirra, EDC Chair

Re: Wallingford Historic Railroad Station Reuse

Date: September 19, 2022

Mission Statement

Smart growth through historic preservation. To breathe new life into Wallingford's Historic Railroad Station and optimize the performance of this town asset. The redevelopment of this historic structure will be an investment in the future of the heart of our community and offer a return on investment for years to come.

Project Summary Narrative

Wallingford's Historic Town Center is often thought of in two sections, upper and lower Center Street, each having unique businesses, restaurants, demographics, and economic development opportunities. The upper Center Street section that intersects Main Street is highly evolved and expanding; anchored by thriving restaurants, successful retail shops, and bustling community activity, which has encouraged recent and ongoing economic development. Access to and parking in the upper portion of Center Street has improved. Historic buildings have been and continue to be renovated making for successful businesses. These improvements are fortifying Wallingford's Historic Town Center as a wonderful destination for the community and neighboring towns to visit.

The lower Center Street section of Wallingford's Historic Town Center has its own feel and rhythm, yet the economic development opportunities are equal in measure. The strategic initiative of the former Economic Development Specialist, the EDC, the Town Planning Department, and the PZC, in combination with Chapter 6 of the Plan of Conservation and Development, has been devoted to "Making the Town

Center a Vibrant Destination”; thus an Incentive Housing Zone was adopted to encourage development in this area. In conjunction with the State of Connecticut, a Transit Oriented Development and Pedestrian Safety & Walkability Study was completed to encourage redevelopment in this area as well. These efforts have enabled great strides in the lower Center Street section over the past few years, in turn, making the renovation of the historic train station a timely, and wise investment.

Restoration of our nation’s historic railroad stations is not unique; it has taken place throughout the United States, including renovated historic railroad stations from neighboring towns like Naugatuck, Connecticut to Pasadena, California. There is even a recently announced plan to renovate our sister-historic railroad station located in Windsor Locks, CT. All of these projects have spurred a neighborhood economic revival through imaginative development.

The restoration of our historic railroad station will improve the livability and vibrancy of the entire lower portion of our Town Center – in a sense connecting both upper and lower Center Street as anchor destinations; between and all around them a vibrant, bustling hub of businesses and restaurants. The adaptive reuse of the historic train station will be at the center of many recent improvements to this area, from the newly renovated Riva’s Plaza and parking area off Quinnipiac Street, to the current public parking lot renovation of the former Brothers property. The beautiful expansion and additions to Parker Place Apartments and the surrounding neighborhood with the new train station, all contribute to the high potential of economic development opportunities in the lower portion of Center Street.

The accessibility to Wallingford’s Town Center by bus, and now even greater access by train, lead to a highly walkable downtown. The proposed renovation to the historic train station will function as a catalyst for revitalization of the lower portion of our Town Center, inspiring multi-million-dollar private developments in surrounding areas that can include housing, office, and retail, not to mention increasing property/sales tax revenues and foot traffic in this area. Wallingford Town Center will become a true destination area, offering a wide range of culturally unique food options- American, Mexican, Italian, Puerto Rican, Vegetarian, and more. It offers local breweries, retail shops, and recreational options in both the upper and lower sections of Center Street, which have potential to be firmly connected and

anchored on each end. Our town gazebo, presently under renovation, is a focal point to our Town Center and deserves the attention that a newly renovated historic train station would provide, giving boost to all the wonderful celebrations that take place at the Johanna Manfreda Fishbein Park. The renovated historic train station in and of itself, regardless of its occupants, becomes a billboard for the town to both passersby on the train and autos as a welcoming community and destination. As our community already knows, the Town Center area is just the tip of the iceberg of what our town has to offer. This area, this project, is at the center of it all, becoming a major hub that will impact the entire town favorably.

It is the goal of the Town to lease the Historic Railroad Station building to the developer providing the best overall proposal for re-development. The Town intends to select a developer utilizing a Request for Proposal (RFP) process that considers the following:

1. The developer's unique re-development plan and overall business plan;
2. The developer's overall qualifications , prior project experience and success with similar projects;
3. The developer's demonstrated capacity to finance, market, manage, and secure tenant(s);
4. The developer's readiness and ability to proceed on the project in a timely manner;
5. The proposed lease term (ideally 10-year minimum with 5-year renewals);
6. The net economic gain for the Town including lease payments and tax revenues.

The supporting documents reveal the financial impacts of this project. The estimated total cost of the project is \$3.5 million. The Connecticut Communities Challenge Grant requires a 50% match by the Town of Wallingford amounting to \$1.75 million. While this is a significant amount of money, it is important to recognize that the Town will spend \$1.16 million on the Historic Railroad Station exterior at today's prices even if the Town does not receive the Grant.

We believe that the Grant of \$1.75 million will assist the Town in renovating the Historic Railroad Station and will encourage investment and economic vitality in the lower portion of Wallingford's Historic Town Center. Recovery of money to offset the Town's 50% match will be the subject of negotiations with a developer, and the resulting encouragement of private investment in other properties.

Attached: *Wallingford Historic Railroad Station Reuse Preliminary Design Study*, prepared by EDC Chair, Joe Mirra, Director of Public Works, Rob Baltramaitis and Silver Petrucelli & Associates Principal, David Stein including:

- Preliminary Plans & Elevations
 - Prepared by Silver Petrucelli & Associates, dated: September 13, 2022
- Construction Cost Estimates
 - Prepared by Silver Petrucelli & Associates, dated: September 13, 2022
- Memorandum
 - Prepared by Wallingford Town Planner, Kevin Pagini
- Resolution
 - Prepared by Wallingford Grants Administrator, Susan Schott

Wallingford Historic Railroad Station Reuse CONSTRUCTION COST ESTIMATE

Town of Wallingford

13-Sep-22

6,000 (SQUARE FEET) EXCLUDES THE BASEMENT

WORK CATEGORIES	QTY.	UNIT	UNIT \$	TOTAL	ALLOWANCE	TOTAL \$
EXTERIOR IMPROVEMENTS						
BRICK REPLACEMENT & REPOINTING	1,400	SF	\$ 50	\$ 70,000		\$ 70,000
BRICK & BROWNSTONE COIN REPAIR/REPLACEMENT	8	EA	\$ 7,000	\$ 56,000		\$ 56,000
WINDOW REPAIR/RESTORATION	42	EA	\$ 1,200	\$ 50,400		\$ 50,400
DOOR REPLACEMENT	7	EA	\$ 5,000	\$ 35,000		\$ 35,000
NEW STANDING SEAM METAL ROOF	6,200	SF	\$ 70	\$ 434,000		\$ 434,000
SLATE ROOF REPAIR/TILE REPLACEMENT	2,000	SF	\$ 90	\$ 180,000		\$ 180,000
NEW FASCIA	800	LF	\$ 18	\$ 14,400		\$ 14,400
PAINT FASCIA/WINDOW TRIM	1,300	LF	\$ 8	\$ 10,400		\$ 10,400
GUTTERS	800	LF	\$ 20	\$ 16,000		\$ 16,000
				\$ 866,200		
INTERIOR IMPROVEMENTS						
DEMOLITION	5,000	SF	\$ 20	\$ 100,000		\$ 100,000
STRUCTURAL (SECOND FLOOR DEMO, ADDITIONAL ANALYSIS)	1	ALLOW	\$ 250,000	\$ 250,000		\$ 250,000
STAIR TOWERS	3	EA	\$ 40,000	\$ 120,000		\$ 120,000
TOILET ROOMS	2	EA	\$ 35,000	\$ 70,000		\$ 70,000
DOORS/FRAMES/HARDWARE	8	EA	\$ 2,000	\$ 16,000		\$ 16,000
RAILINGS	40	LF	\$ 300	\$ 12,000		\$ 12,000
FINISHES	4,000	SF	\$ 20	\$ 80,000		\$ 80,000
NEW PARTITION WALLS	150	LF	\$ 35	\$ 5,250		\$ 5,250
				\$ 653,250		
MECHANICAL/ELECTRICAL/PLUMBING/FIRE PROTECTION						
FIRE PROTECTION - BRANCH PIPING	LS	1	\$ 45,000	\$ 45,000		\$ 45,000
FIRE PROTECTION - BASE COMPONENTS	LS	1	\$ 15,000	\$ 15,000		\$ 15,000
HVAC HEATING, COOLING & VENTILATION						
BOILERS	EA	2	\$ 8,500	\$ 17,000		\$ 17,000
BOILER FLUES	EA	4	\$ 5,000	\$ 20,000		\$ 20,000
EXPANSION TANK/AIR SEPARATOR	LS	2	\$ 4,000	\$ 8,000		\$ 8,000
ROLAIRTROL SEPARATOR	LS	2	\$ 2,500	\$ 5,000		\$ 5,000
AIR HANDLERS (10) / HEAT PUMP UNITS (2)	LS	1	\$ 65,000	\$ 65,000		\$ 65,000
IN-LINE PUMPS	EA	8	\$ 1,500	\$ 12,000		\$ 12,000
LOUVERS	EA	2	\$ 1,000	\$ 2,000		\$ 2,000
REFRIGERANT PIPING	LS	2	\$ 5,000	\$ 10,000		\$ 10,000
HYDRONIC PIPING	LS	2	\$ 12,000	\$ 24,000		\$ 24,000
HVAC DEMO	LS	1	\$ 20,000	\$ 20,000		\$ 20,000
DUCTWORK - SUPPLY & RETURN	LS	1	\$ 30,000	\$ 30,000		\$ 30,000
EXHAUST FANS	EA	6	\$ 300	\$ 1,800		\$ 1,800
EXHAUST GRILLS - SUPPLY & RETURN	EA	25	\$ 300	\$ 7,500		\$ 7,500
CONTROLS	LS	1	\$ 90,000	\$ 90,000		\$ 90,000
TESTING & BALANCING	LS	1	\$ 8,000	\$ 8,000		\$ 8,000
PLUMBING EQUIPMENT AND FIXTURES - incl. toilets, sinks, etc.	LS	1	\$ 70,000	\$ 70,000		\$ 70,000
PLUMBING PIPING - incl. fixture connections, vents, etc.	LS	1	\$ 25,000	\$ 25,000		\$ 25,000
PLUMBING CIVIL RELATED ITEMS	LS	1	\$ 40,000	\$ 40,000		\$ 40,000
WATER SERVICE INCREASE, SEPARATE METERING	LS	1	\$ 15,000	\$ 15,000		\$ 15,000
GAS SERVICE INCREASE, SEPARATE METERING	LS	1	\$ 10,000	\$ 10,000		\$ 10,000
FIXTURES & INSTALLATION	LS	1	\$ 24,000	\$ 24,000		\$ 24,000
CIRCUITING	LS	1	\$ 12,000	\$ 12,000		\$ 12,000
CONTROLS	LS	1	\$ 4,000	\$ 4,000		\$ 4,000
DEVICES	LS	1	\$ 7,500	\$ 7,500		\$ 7,500
NEW SERVICE - incl. panelboards & feeders	LS	1	\$ 80,000	\$ 80,000		\$ 80,000
FIRE ALARM	LS	1	\$ 25,000	\$ 25,000		\$ 25,000
				\$ 692,800		



SILVER PETRUCCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

SUBTOTAL =	\$	2,212,250
OWNER & DESIGN/ESTIMATE		
CONTINGENCY 10.0%	\$	221,225
CONTRACTORS GENERAL		
CONDITIONS 25.00%	\$	553,063
ESCALATION Q2 2023 8.00%	\$	176,980
CONSTRUCTION TOTAL =	\$	3,163,518
CONSTRUCTION MANAGEMENT OVERSIGHT	\$	28,000
DEVELOPER FIT-OUT ALLOWANCE	\$	250,000
TOTAL PROJECT COST	\$	3,441,518

Prepared For

Town of Wallingford
45 S Main Street
Wallingford, CT 06492



WALLINGFORD RAILROAD STATION REUSE

Preliminary Design Summary

September 13, 2022

Silver Petrucelli & Associates, Inc.
3190 Whitney Avenue Hamden CT 06518
silverpetrucelli.com

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DESIGN SUMMARY	
BUILDING EXTERIOR.....	
BUILDING INTERIOR	
BUILDING SYSTEMS.....	

DESIGN SUMMARY

BUILDING EXTERIOR

In review of the existing conditions of the exterior building façade and roofs, the following improvements are recommended to be replaced and/or repaired:

- Replacement of spalling portions of brick veneer and mortar joints due to water infiltration
 - From our visual inspection, the damage at the brick veneer appears to be from water intrusion – adding gutters, which were originally on the building, will aid in preventing future water damage to the façade
- Replacement and/or repair of brownstone coins at multiple corners around the building
- Replacement of standing seam metal roofs (canopy & upper roof) with the insertion of new gutters & leaders
- Addition of gutters & leaders
- Replacement of damaged & missing slate roof tiles
- Addition of gutters
- Replacement of various damaged stone (2) window & (2) door sills
- Restoration of windows (scrape & repaint)
- Replacement of exterior doors & frames
- Replace and repaint damaged fascia and soffits

*All exterior renovation work will be subject to review by SHPO.

BUILDING INTERIOR

The goal of the interior renovations to the building is to create an open core to afford the future tenant a flexible space for potential uses. The work delineated by the proposed plans is outlined below.

The largest components of the interior renovations involve the demolition of the second floor and existing office spaces throughout, the demolition of non-compliant stairs, and the addition of new code compliant stairs and toilet rooms.

To create a more desirable space for any future tenant, the second floor will be demolished to an extent to create a mezzanine that will be accessed by a new code compliant stair from the “Tenant 1” space, the current second floor does not meet ADA compliance, as there is currently no lift provided. By removing a portion of the floor we are creating a double height space in the main room and allowing the existing timber framed structure of the building to be exposed. The newly created mezzanine will act as supplemental space for the tenant, and due to its size will not require an elevator to be installed. As part of this work, the existing offices, toilet rooms, and kitchen will also be demolished.

In the adjacent “Tenant 2” space, the existing non-compliant stairs will be demolished, and a new stair added to access the basement and mezzanine space. By removing the existing stairs we are opening up the room, similar to the “Tenant 1” space, to create a double height space to showcase the existing timber structure. This will also improve the useability and circulation throughout the “Tenant 2” space. As part of this work, two offices will be demolished to allow future flexibility for the tenant. The uppermost mezzanine access will be removed, this space can be used in future for a potential mechanical mezzanine or storage.

To meet code compliance for toilet rooms, two new gang toilet rooms will be created at the center of the building under the newly created "Tenant 1" mezzanine. Due to space considerations, these will be shared by both tenants via a vestibule.

As part of the demolition, all interior finishes (basement, first, second floor & mezzanines) will be stripped to create a blank slate. Existing furred out walls will be removed to expose the brick and begin to return the building to the original interior aesthetic. This will allow any future tenant to design the space as they see fit, including the location of any support spaces they may require.

The existing basement will have limited modifications. These include the demolition of the existing access stair to provide a new code compliant egress stair to the first floor and the demolition of the offices to create a more open space.

BUILDING SYSTEMS

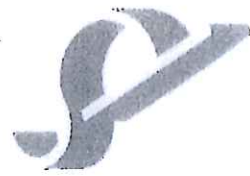
To bring the building to a state where a tenant or tenants could occupy the space and fit it out to their own needs, an enabling phase of M/E/P/FP work will be required. We propose the following items be taken into consideration:

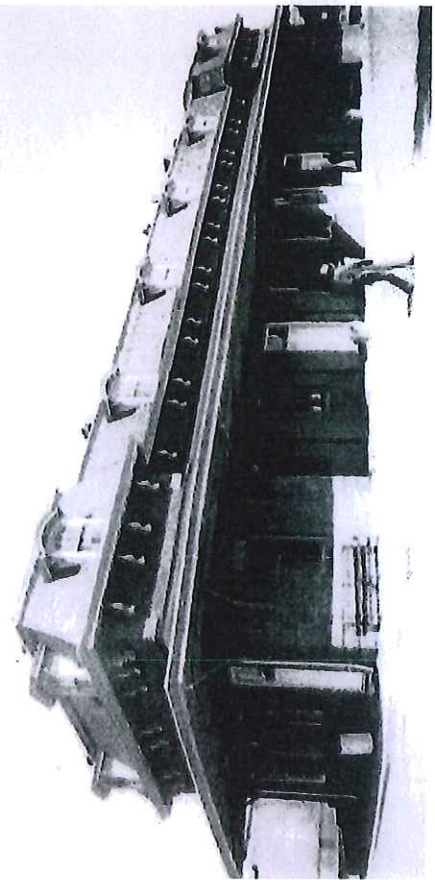
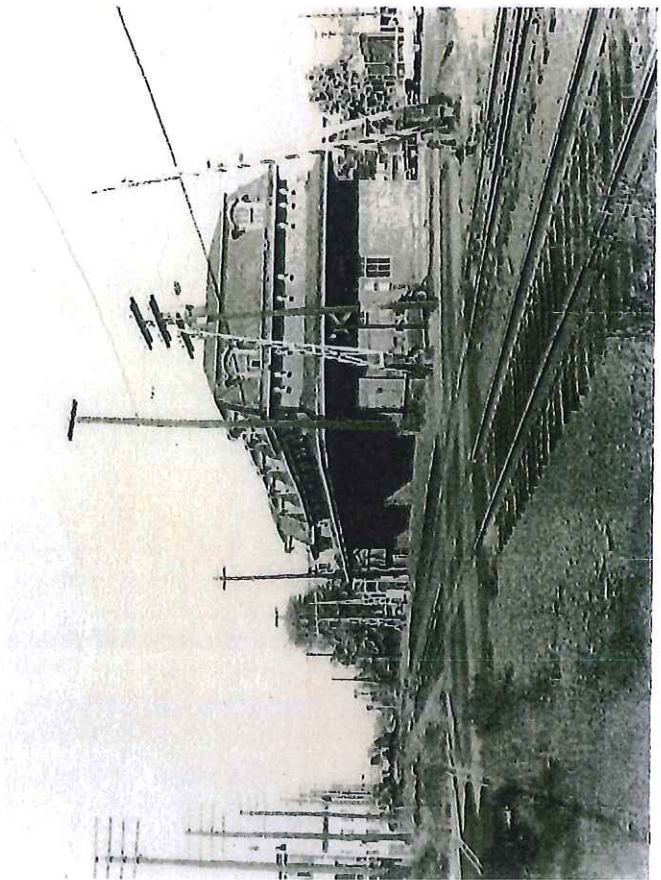
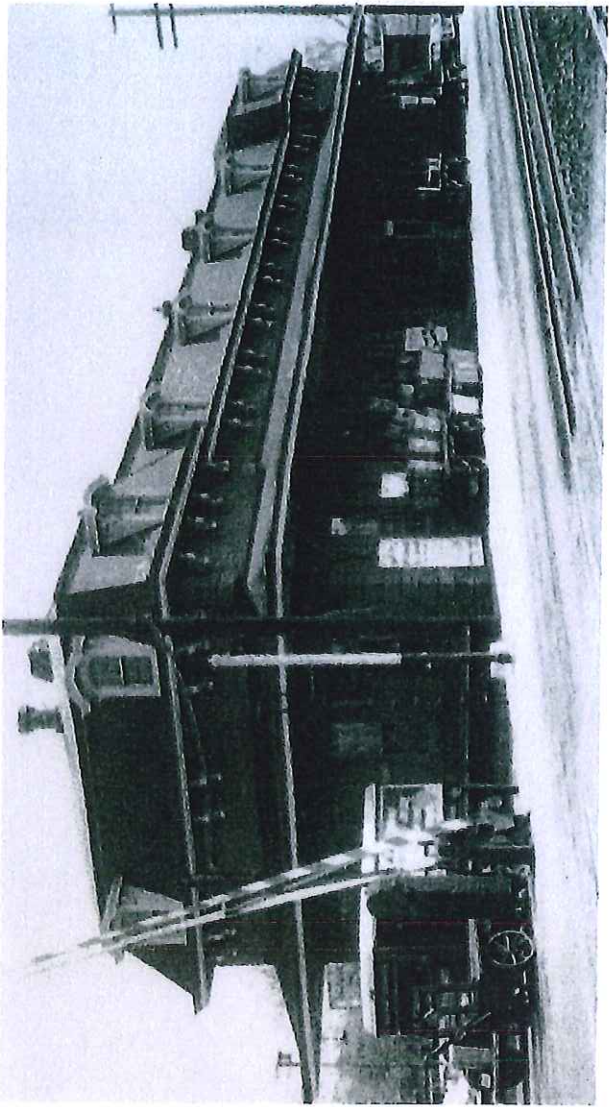
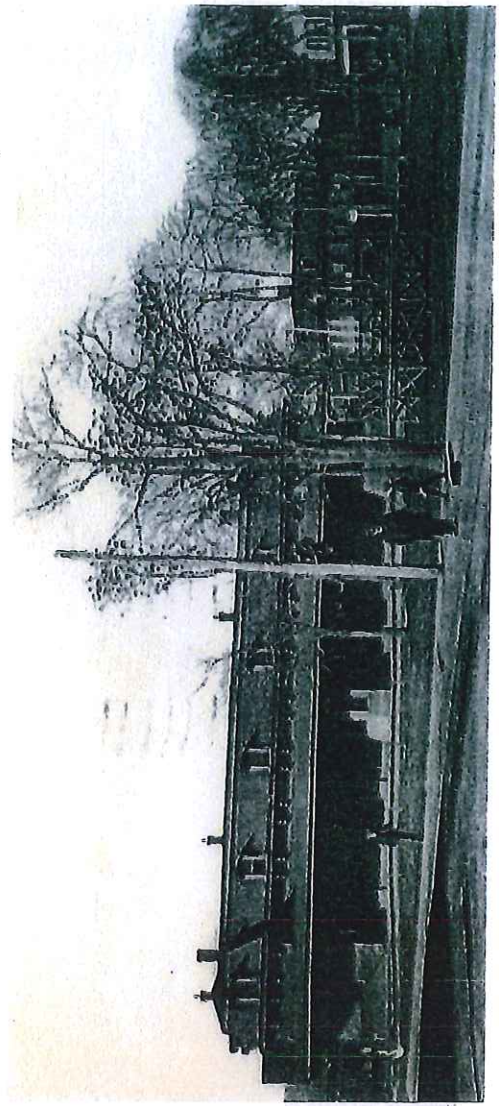
- MECHANICAL
 - Due to the future tenant use being unknown, the HVAC work should remain limited to providing exhaust fans at the new toilet rooms, thus keeping the existing systems in place.
- ELECTRICAL
 - Upgrade the existing service connection from the street into the building – to be sized for a multi-tenant use
 - Provide (3) new panelboards – (1) House panel, (2) tenant panels
 - Upgrade existing fire alarm system
 - Provide generic house lighting
 - Confirm function and code compliance of required egress lighting
- PLUMBING
 - Increase size of existing water service for a multi-tenant use – provide separate metering for tenants
 - Increase size of existing gas service for a multi-tenant use – provide separate metering for tenants
 - Provide new sanitary plumbing, vents, etc. for new toilet rooms
- FIRE PROTECTION
 - The addition of a fire suppression system will be required with the proposed building use change
 - Bring required incoming service to building
 - Install required sprinkler system base components – branch sprinkler line work will be a future tenant responsibility as they will need to tailor it to their space fit out

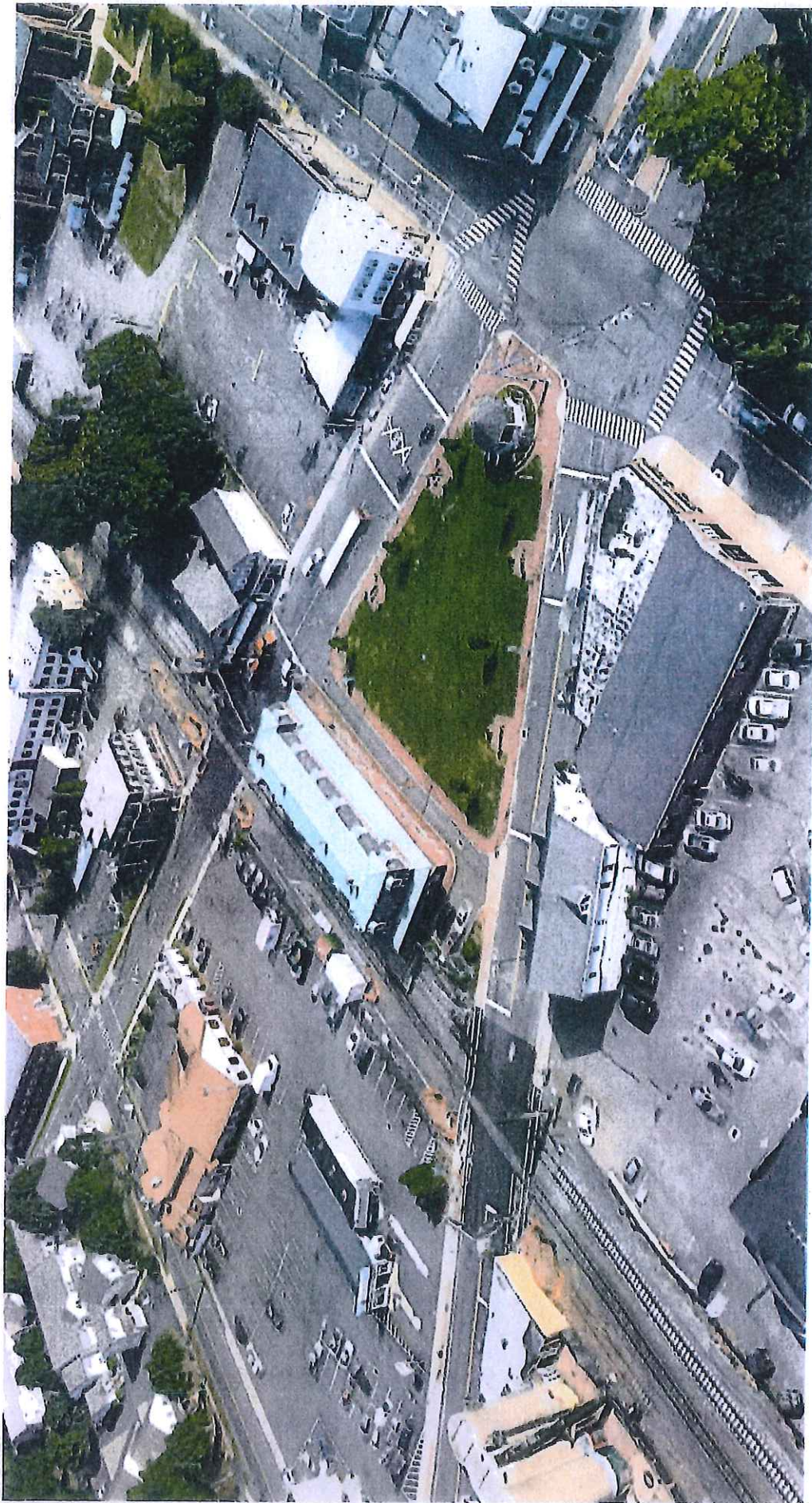
CONCEPTUAL DESIGNS

Wallingford Railroad Station Reuse

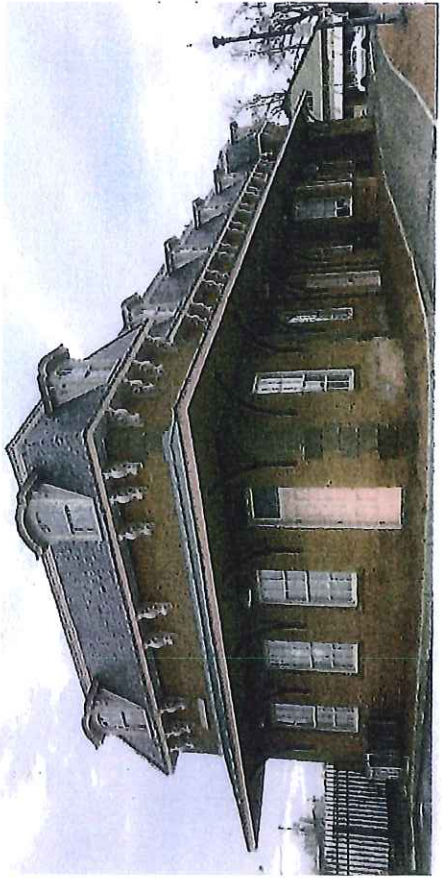
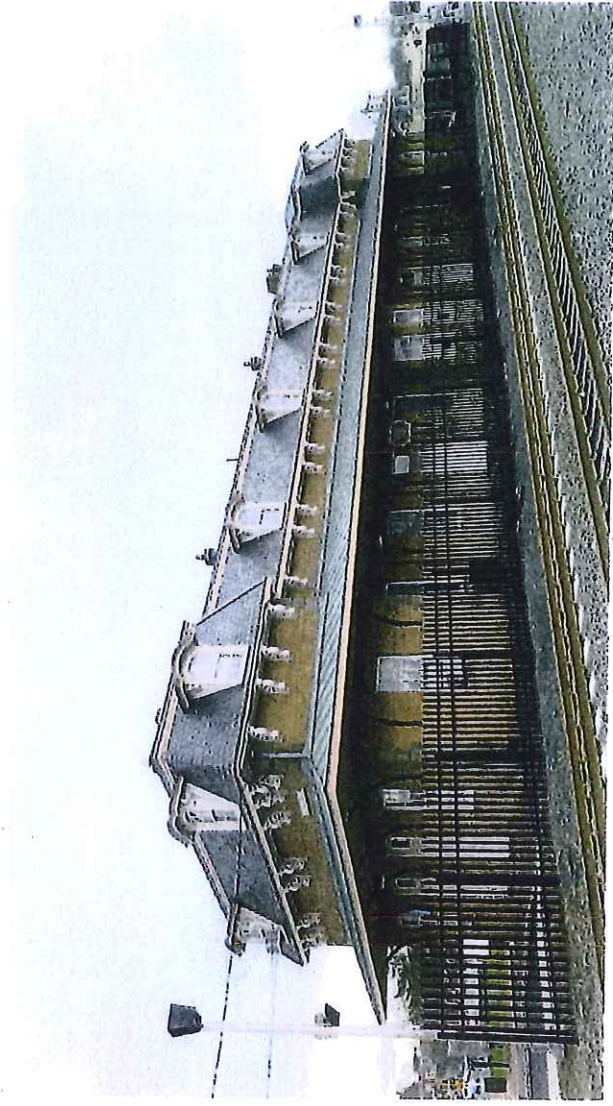
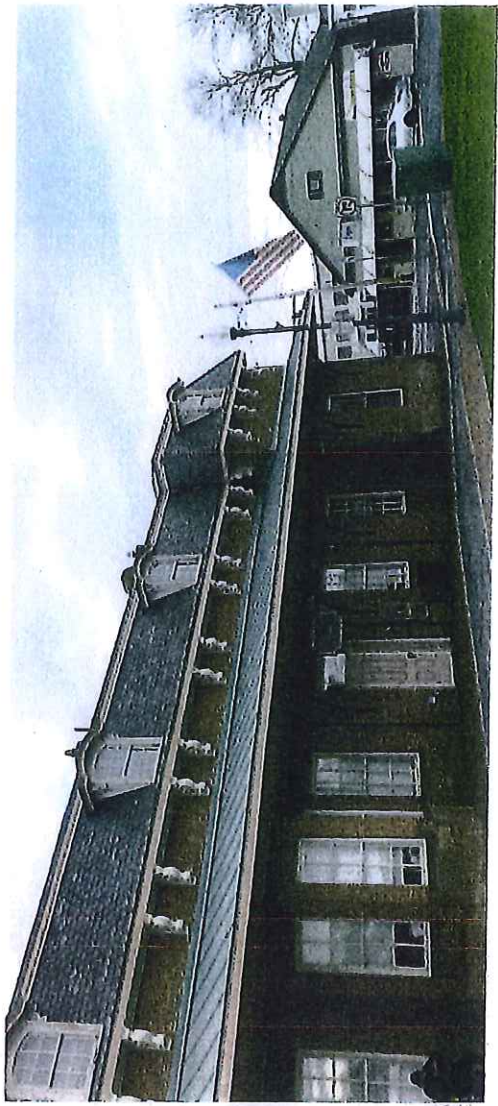
September 13, 2022

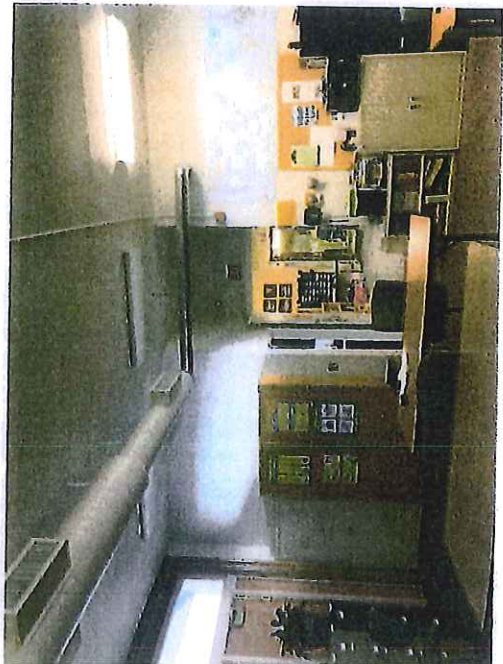
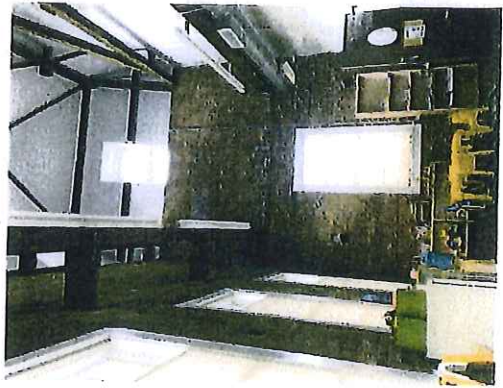
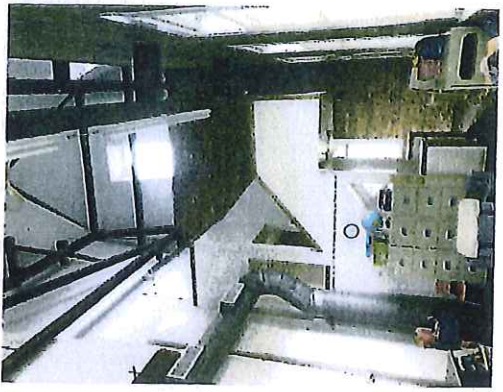


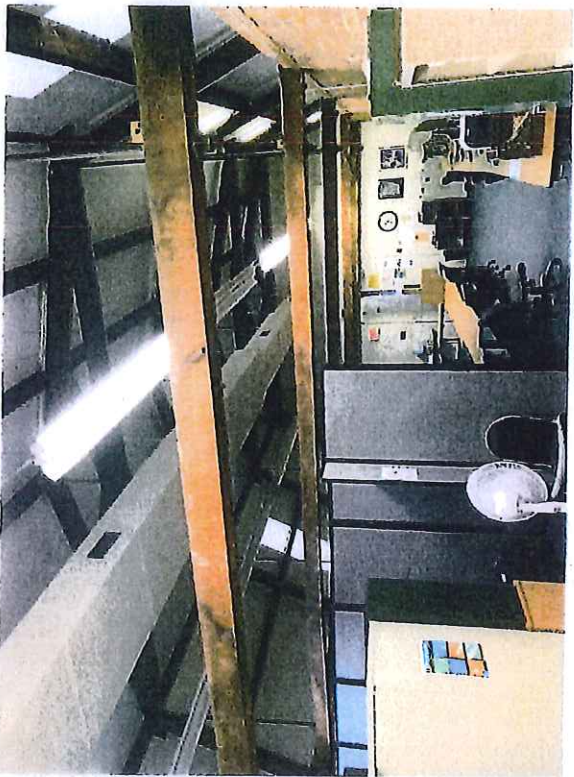
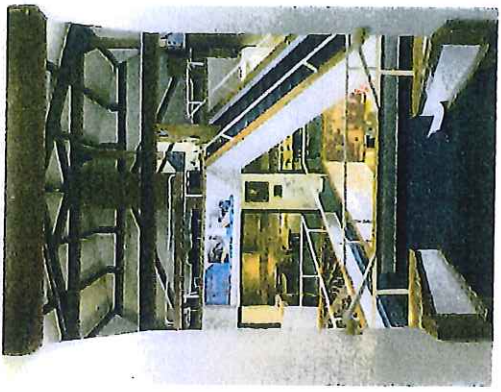




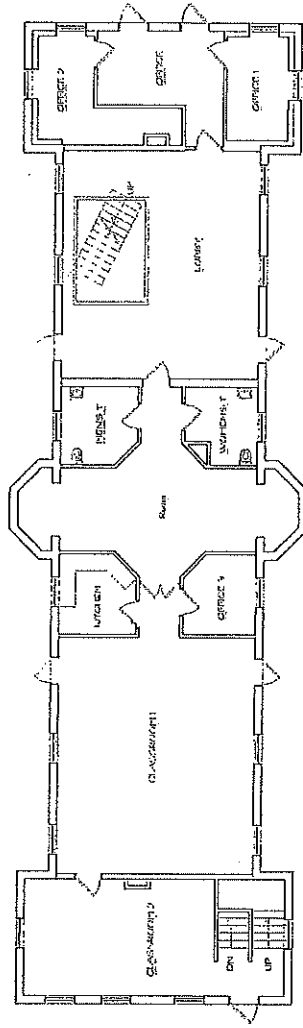
3D AERIAL VIEW



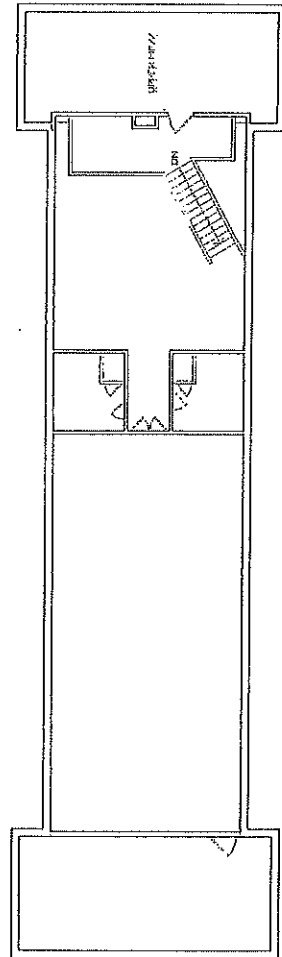




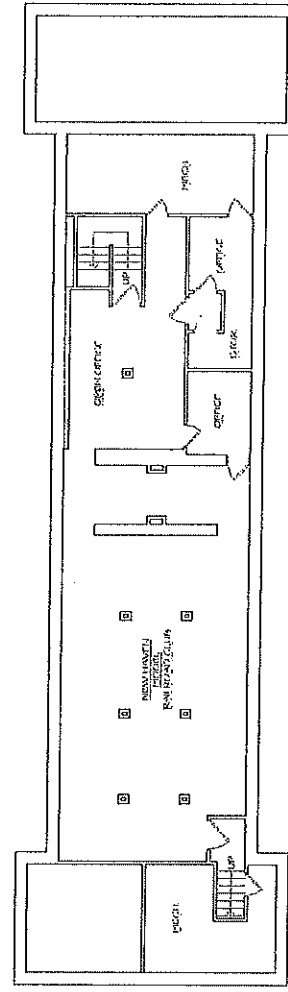
FIRST FLOOR



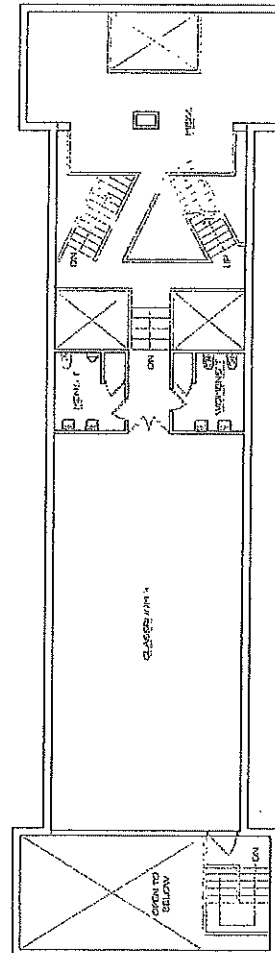
UPPER MEZZANINE



BASEMENT FLOOR

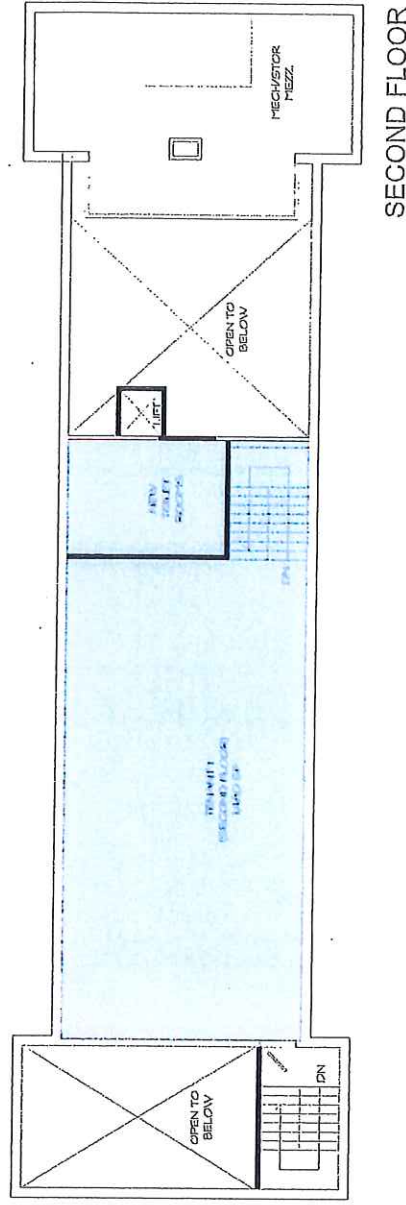


SECOND FLOOR



TENANT 1

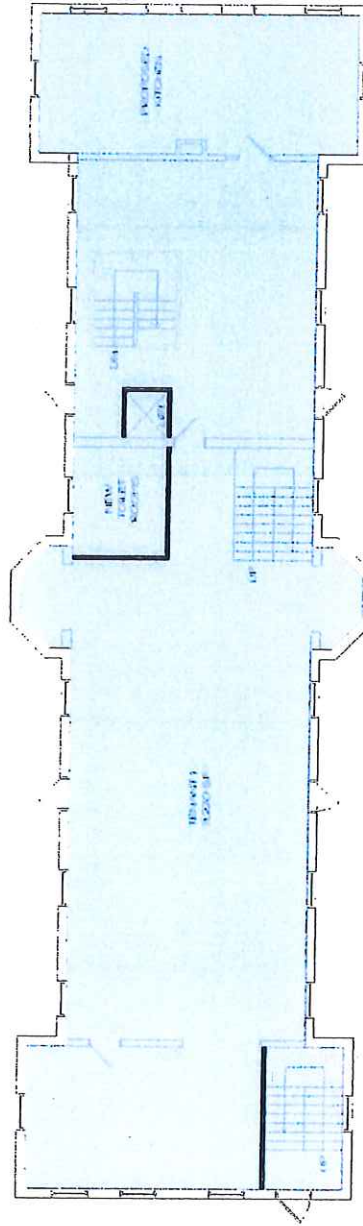
- NEW STAIR & LIFT TO SECOND FLOOR
- NEW TOILET ROOMS ON BOTH FLOORS
- NEW FIRE RATED EGRESS STAIR TO EXTERIOR
- EXISTING LOWER & UPPER MEZZ. FLOORS TO REMAIN – TO BE USED FOR MECHANICAL/STOR.
- EXISTING MEZZ. ACCESS STAIRS & LANDINGS TO BE REMOVED
- INFILL EXISTING OPENING FROM MEZZ. TO FIRST FLOOR
- NEW ENCLOSURE AROUND EXISTING STAIR TO BASEMENT
- NEW OPENING FROM LARGE EXISTING CLASSROOM TO ADJACENT SMALLER ROOM



SECOND FLOOR

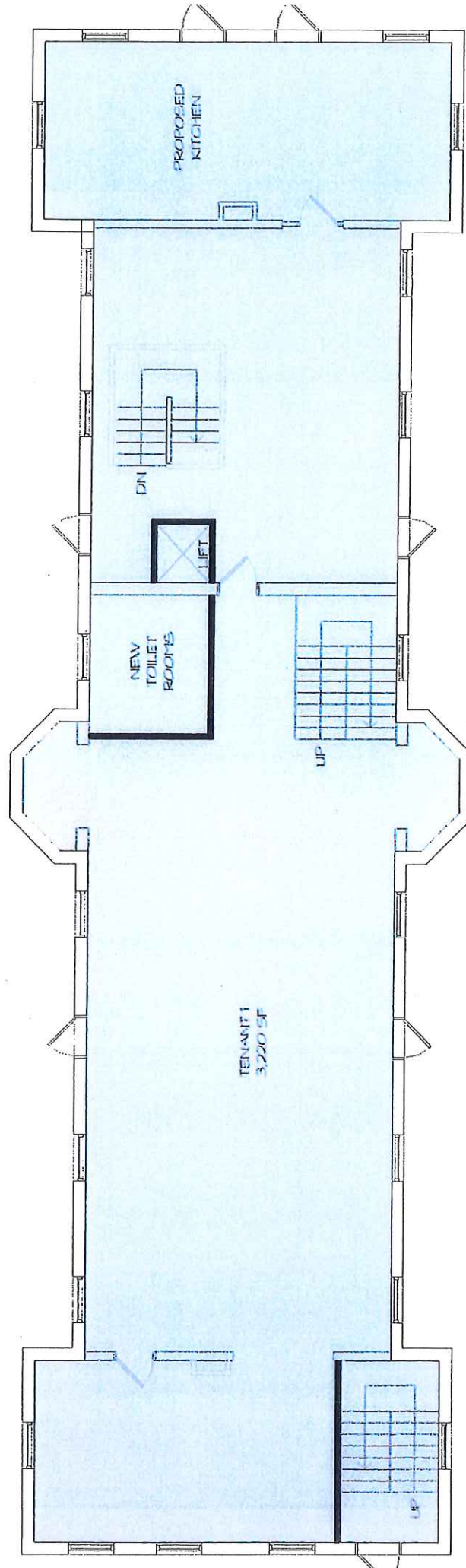
GENERAL M/E/P/F/P

- NEW AIR HANDLERS TO PROVIDE OUTSIDE AIR
- ADD TOILET EXHAUST
- NEW SYSTEMS DEDICATED TO EACH TENANT
- KITCHEN GREASE EXHAUST CHALLENGES
- 400A SERVICE LIKELY INSUFFICIENT
- NEW CAN PROVIDE SEPARATE METERING
- PAD MOUNTED TRANSFORMER
- DEGREE OF NEW LIGHTING TBD
- WATER SERVICE LIKELY INSUFFICIENT
- NEW REQUIRED FOR FIRE PROTECTION ALSO
- CAN SEPARATELY METER WATER & GAS
- SITE GREASE TRAP FOR KITCHEN
- LIKELY REQUIRED FOR NEW USE
- HYDRANT TEST TO VERIFY AREA WATER SUPPLY



FIRST FLOOR

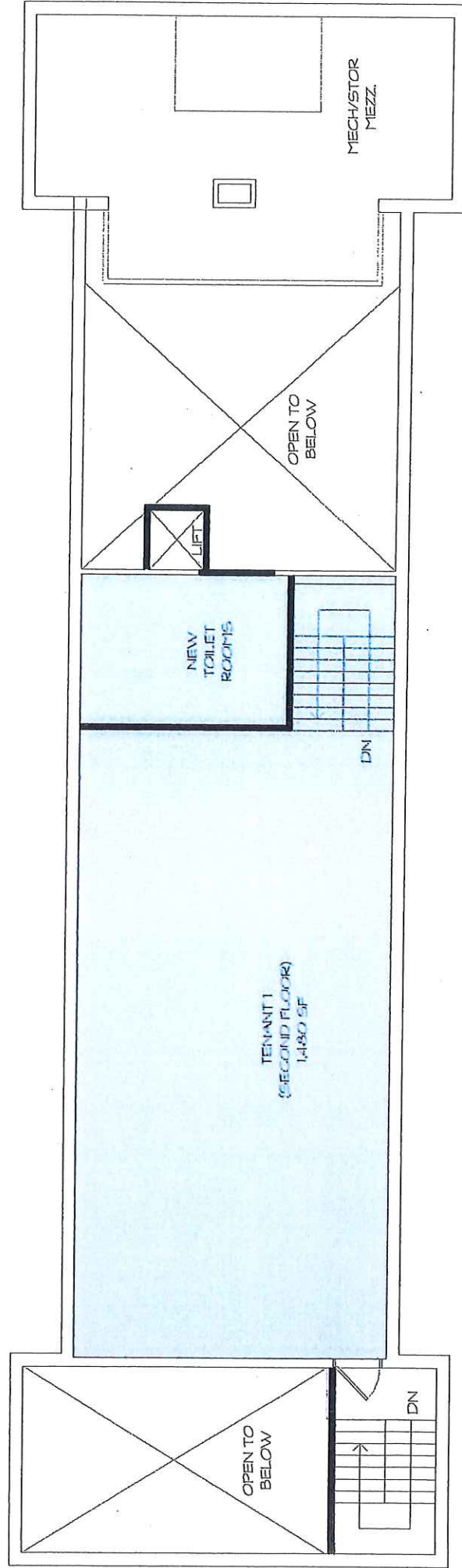
CONCEPTUAL FLOOR PLANS
OPTION 2



FIRST FLOOR

- NEW ENCLOSURE AROUND EXISTING STAIR TO BASEMENT
- NEW OPENING FROM LARGE EXISTING CLASSROOM TO ADJACENT SMALLER ROOM

- TENANT 1**
- NEW STAIR & LIFT TO SECOND FLOOR
 - NEW TOILET ROOMS ON FIRST FLOOR
 - NEW FIRE RATED EGRESS STAIR TO EXTERIOR



SECOND FLOOR

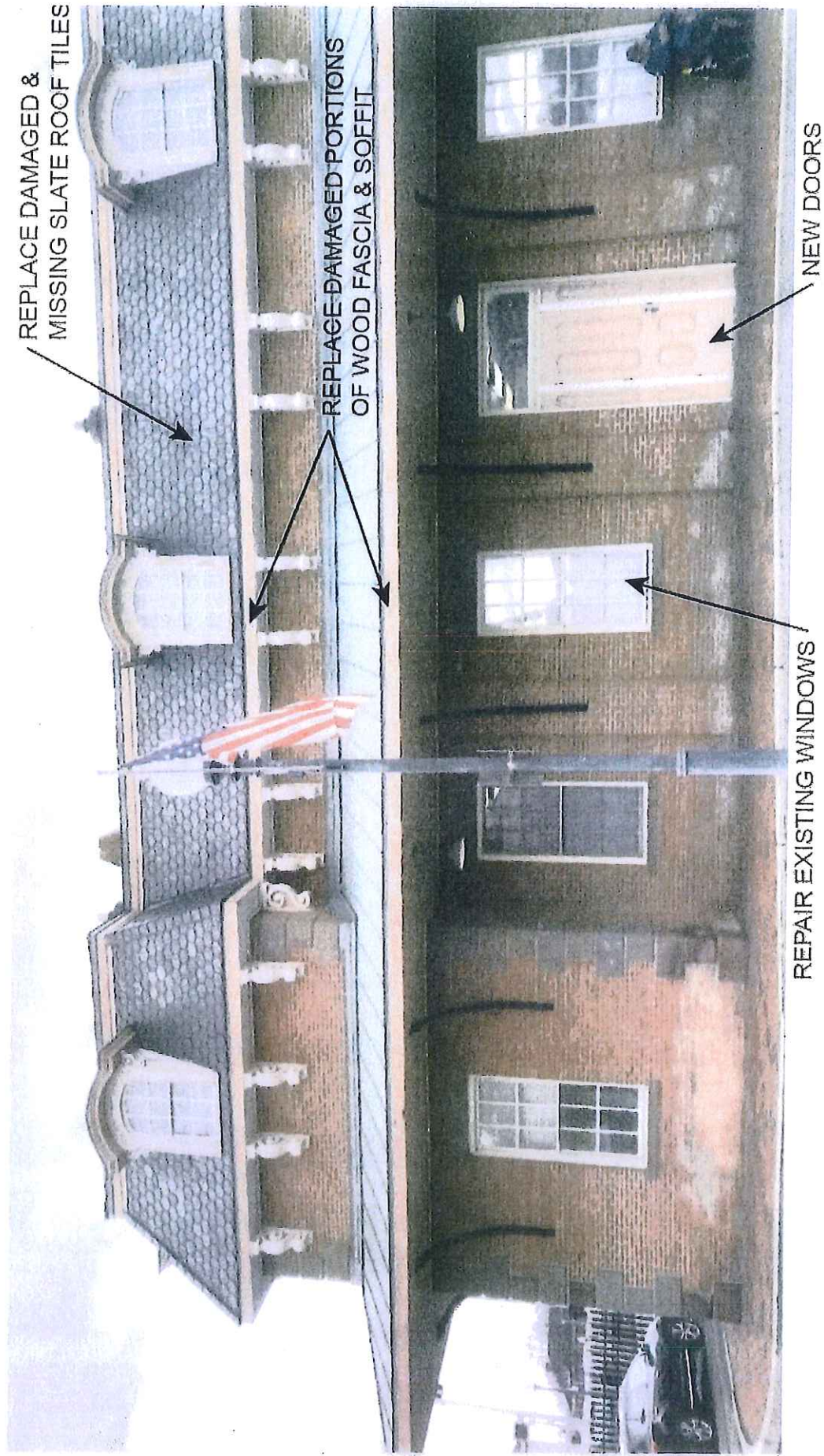
TENANT 1

- NEW STAIR & LIFT TO SECOND FLOOR
- NEW TOILET ROOMS ON SECOND FLOOR
- NEW FIRE RATED EGRESS STAIR TO EXTERIOR
- EXISTING LOWER & UPPER MEZZ. FLOORS

TO REMAIN - TO BE USED FOR MECHANICAL/STOR.

- EXISTING MEZZ. ACCESS STAIRS & LANDINGS TO BE REMOVED
- INFILL EXISTING OPENING FROM MEZZ. TO FIRST FLOOR

CONCEPTUAL FLOOR PLANS
OPTION 2



EXTERIOR OBSERVATIONS



REPLACE EXISTING
STANDING SEAM
METAL ROOFS

REPLACE DAMAGED
STONE DOOR SILLS
EXTERIOR OBSERVATIONS

REPLACE/REPAIR DAMAGED
BROWNSTONE COINS

Southport Railroad Station – Fairfield, CT

Paci Restaurant

The Southport railroad stations in Fairfield, Connecticut, are reminders of the important role of railroad passenger service in the historical development of the town which continues to this day. In Southport, there are two stations, an east-bound and west-bound, one on either side of the tracks. The older east-bound station was built in 1884 to replace a depot destroyed by fire. It is typical of the substantial brick stations built at small-town stops throughout the state in the period. The use of brick was likely to prevent fire destroying yet another station. The stations were commonly large enough to accommodate spacious waiting rooms, ticket counters, offices, restrooms, and a baggage area. The brick station was converted to a restaurant, with a modern addition by Roger Ferris + Partners completed by 2017.





Broken Symmetry – Bethel

Reuse of Historical Station



This week the town will discuss a \$175,000 plan to demolish and restore the canopy using state funds and a loan that will be paid back by the brewery.

“This building is on the historic registry and needs to be preserved in its present form,” First Selectman Matt Knickerbocker said. “It is a centerpiece of downtown Bethel.”

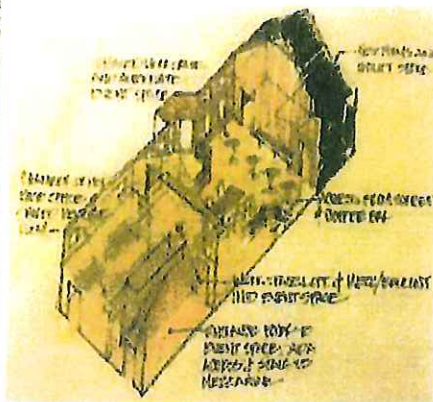
The town recently negotiated with the state to be able to fix it.

The state has promised to pay for \$36,800 of the project, while about \$37,000 in an account for the train station will cover some of the cost. The town will pay the remaining \$101,000 and will be reimbursed by the brewery over the next six years.

Janice Chrzescijanek, Director of Economic Development.

The former station later became home to an arts group, Bethel Cycle and then Broken Symmetry Gastro Brewery, which opened in March.

Historic Train Station Re-use Analysis



05

HISTORIC TRAIN STATION RE-USE ANALYSIS



THE CHALLENGE

The historic train station in Windsor Locks, Connecticut, served for many years as a key transportation asset to a thriving mid town. It ceased to serve its original intended purpose in the 1970s and since that time, it has suffered the wear and tear of the elements and vandalism.

OUR SOLUTION

Working with **POPIAN + YORK**, we developed a clear plan for the restoration and reuse of the building as a collaborative work space. We engaged with elected officials, town staff and the community and we identified a need for improved support of entrepreneurship and small business enterprises. We also stressed an imperative for the town to recruit and retain a younger demographic and to otherwise facilitate the brand, productivity and overall success of businesses. Collaboration space would play a role in creating an active, more pedestrian-friendly and socially connected community. And all of this could be part of a transit oriented development given plans to restore upgraded train service connecting Windsor



3 hours ago

07/19/2022 - HBJ

Walsh Group signs with DOT for Windsor Locks train station project



CONTRIBUTED

A rendering of the new train station in Windsor Locks.

By Hanna Snyder Gambini

Windsor Locks officials are optimistic that long-awaited economic development initiatives are on track now that the state has secured a company to build a new train station downtown.

The state Department of Transportation signed on with The Walsh Group on Friday for the \$65 million train station project.

A municipal study conducted more than 15 years ago suggested that moving the train station downtown would spur massive revitalization efforts.

The state expects a groundbreaking in late August, which should launch other downtown revitalization efforts, Windsor Locks First Selectman Paul Harrington said.

PLANNING AND ZONING DEPARTMENT

MEMORANDUM

TO: Town Council

FROM: Kevin J. Pagini, Town Planner

RE: Historic Railroad Grant

DATE: September 19, 2022

The Town's Planning and Zoning Commission has been working through proposed regulation amendments that would allow for higher density residential development in the specific area of the Town Center near the Johanna Manfreda Fishbein Park. The intent of these regulation changes is to attract more people to the town's center. Therefore, the Historic Railroad Station project could act as a catalyst to attract developers in conjunction with the proposed regulation changes. These recent changes from the Commission, if approved, would increase affordable housing in the Incentive Housing Overlay Zone (IHZ) to 50 units per acre and increase market rate housing in the Town Center (TC) district to 40 units per acre within the specific area in proximity to the Johanna Manfreda Fishbein Park. This area will be known as the Downtown Development Corridor sub-district that would be comprised of 20 parcels with an area of 7.2 acres. This project could bolster the recent changes being pursued by the Planning and Zoning Commission, the intent of which is trying to encourage transit-oriented development and inject vibrancy into this downtown area. The restoration and re-use of the Historic Railroad Station could also be a critical component in fulfilling the goals laid out in the Plan of Conservation and Development which include making the Wallingford Town Center a "vibrant destination" and pursuing the "re-use and re-development of key Town-owned sites". To achieve this goal of becoming a vibrant destination, this area needs investment and development in conjunction with regulation changes to achieve the recommendations of the Town's Plan of Conservation and Development.



Town of Wallingford, Connecticut

AUTHORIZING RESOLUTION OF THE WALLINGFORD TOWN COUNCIL

I, **Deborah McKiernan**, Town Clerk of the Town of Wallingford, do hereby certify that the following is a true and correct copy of a resolution adopted by the **Wallingford Town Council** at its duly called and held meeting on **September 27, 2022**, at which a quorum was present and acting throughout, and that the resolution has not been modified, rescinded, or revoked and is at present in full force and effect:

WHEREAS, it is desirable and in the public interest that the Town of Wallingford make application, on behalf of the Wallingford Economic Development Commission, to the State of Connecticut Department of Economic and Community Development (DECD) CT Communities Challenge Grant Program, for up to **\$1,750,000** in order to undertake the rehabilitation of both the exterior and interior of the Town's historic railroad station building, and to execute an Assistance Agreement, should one be offered.

RESOLVED, that the Town of Wallingford may enter into with and deliver to the State of Connecticut Department of Economic and Community Development any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, That the filing of an application by the Town of Wallingford in an amount not to exceed **\$1,750,000** is hereby approved, and that William W. Dickinson, Jr., Mayor, is hereby authorized and directed to file such Application with the Department of Economic Development CT Community Challenge Grant Program, to provide such additional information, to execute such other documents as may be required by the Commissioner, to execute an Assistance Agreement with the State of Connecticut Department of Economic and Community Development for financial assistance if such an Agreement is offered, to execute any amendments, rescissions, and revisions thereto, to carry out approved activities and to act as the authorized representative of the Town of Wallingford.

The undersigned further certifies that William W. Dickinson, Jr. now holds the office of Mayor and has held that office since January 1, 1984.

IN WITNESS WHEREOF: The undersigned has executed this certificate this **27th day of September, 2022**.

Deborah McKiernan, Town Clerk

SEAL

9.

Subject **Re: Item for Town Council Agenda**
From Vinny Cervoni <vcbluzman@hotmail.com>
To Samuel Carmody <samuelsarmody@gmail.com>, Tom Laffin
<councilor@tomlaffin.com>, townclerk@wallingfordct.gov
<townclerk@wallingfordct.gov>
Date 2022-09-20 09:59

roundcube



Deb,
Please, make sure that this is in my folder for today.
Thanks!
vc

Vinny Cervoni, Chairman
Wallingford Town Council

From: Samuel Carmody <samuelsarmody@gmail.com>
Sent: Tuesday, September 20, 2022 9:56 AM
To: Vincent Cervoni <vcbluzman@hotmail.com>; Tom Laffin <councilor@tomlaffin.com>
Subject: Item for Town Council Agenda

Mr. Chairman and Mr. Vice Chairman,

I respectfully submit the following item for our next meeting's agenda:

Discussion and possible action on the process of notifying local nonprofit and business entities of the opportunity and procedure to apply for ARPA funds.

Please let me know if you have any questions or concerns.

Thank you,
Sam

--
Samuel Carmody
(m) 203.314.5627

Subject **Agenda Item**
From Joe Marrone <joemar3@sbcglobal.net>
To <townclerk@wallingfordct.gov>, Vincent Cervoni
<vcbluzman@hotmail.com>, Tom Laffin <tomlaffin@me.com>
Date 2022-09-15 09:19
Priority Normal



Hi Vinny,

Can we put the following on the agenda:

Review and consideration of the evaluation of the Fire Department done by Shoreline Associates completed in or around 2011.

Thank you,

Joe Marrone



RECEIVED
MAYOR'S OFFICE
Town of Wallingford, Connecticut
22 SEP 19 PM 4:56

11, 12, 13 & 14,
TOWN ATTORNEY
GERALD E. FARRELL, SR.
ASSISTANT TOWN ATTORNEY
GEOFFREY T. EINHORN
CORPORATION COUNSEL
JANIS M. SMALL
DEPARTMENT OF LAW
WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2140
FAX (203) 294-2112
lawdept@wallingfordct.gov

September 19, 2022

William W. Dickinson, Jr., Mayor
Town of Wallingford
45 South Main Street
Wallingford, CT 06492

Dear Mayor Dickinson:

Please place the following items on the Town Council's Agenda for its meeting on September 27, 2022:

1. Executive Session pursuant to Connecticut General Statutes §1-225(f) and §1-200(6)(B) regarding strategy and negotiations with respect to the following pending litigation:
 - (a) *Wallingford Group, LLC v. Town of Wallingford*;
 - (b) *350 North Cherry Street Extension, LLC v. Town of Wallingford*; and
 - (c) *Yalesville Properties, LLC v. Town of Wallingford*

Following the Executive Session, please place the following items on the Agenda:

1. Motion to consider and authorize settlement in the pending tax appeal matter of *Wallingford Group, LLC v. Town of Wallingford* as discussed in Executive Session.
2. Motion to consider and authorize settlement in the pending tax appeal matter of *350 North Cherry Street Extension, LLC v. Town of Wallingford* as discussed in Executive Session.
3. Motion to consider and authorize settlement in the pending tax appeal matter of *Yalesville Properties, LLC v. Town of Wallingford* as discussed in Executive Session.

Thank you.

Very truly yours,


Janis M. Small
Corporation Counsel

JMS/bjc