

# **WOLCOTT TOWN COUNCIL**

Regular Meeting

Tuesday, February 21, 2012

Council Chambers, Wolcott Town Hall

7:30 p.m.

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## **MINUTES**

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**Note:** These are summary minutes; a tape recording of this meeting is on file in Commission Secretary's Office in Wolcott Town Hall.

Chairman Valletta called the meeting to order at 7:30 p.m. with the Pledge of Allegiance, and attendance was taken.

**MEMBERS PRESENT:** Chairman David Valletta, Vice-Chairman Gale Lanza Mastrofrancesco, Francis Masi, James Pape, Roger Picard, Jeffrey Slavin, Rachel Wisler, Charles Marsella, and Donald Charette Sr.

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Mayor Thomas G. Dunn; Attorney Michael Tansley; Pamela Deziel, Assessor; et al.

### **APPROVAL OF MINUTES:**

#### ▪ **Regular Meeting – February 7, 2012**

Upon **MOTION** by James Pape, seconded by Roger Picard, it was unanimously voted to **approve** the minutes of the Regular Meeting held on February 7, 2012.

### **TAXPAYERS' TIME:** (Limited to Items on the Agenda)

No taxpayers came forward.

### **CORRESPONDENCE (on file):**

1. Letters dated February 8<sup>th</sup> to all individuals appointed by the Town Council to Boards & Commissions
2. Memo dated February 8<sup>th</sup> to Pamela Deziel, Assessor, requesting her appearance at the next meeting to discuss the revaluation process
3. Memo dated February 9<sup>th</sup> to Mayor Dunn regarding Sub-Committee for 45 Andrews Road
4. Email dated February 10<sup>th</sup> from the Wolcott High School Parent Action Council regarding Project Safe Graduation
5. Memo dated February 12<sup>th</sup> from Michael Bruce regarding Skye Cable Refusal of 2-7-12 Town Council Airing (additional items attached)

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6. Letter dated February 14<sup>th</sup> to Stephen Mindera Jr., President of Skye Cable 13, Regarding Connection Status for Upcoming Meetings
7. Copy of Memo dated February 15<sup>th</sup> to Mayor Dunn from Michael Bruce regarding a cable issue
8. Board of Education Year to Date Budget Report dated 01-31-12 (separate email attachment)
9. Town of Wolcott Expenditure Report, Revenue Report, & Trial Balance, for month ending 01-31-12
10. Letter dated February 17<sup>th</sup> from Lorraine McQueen, Tax Collector, regarding her resignation effective March 30, 2012
11. Letter dated February 15<sup>th</sup> from Stephen Mindera Jr., President of Skye Cable 13, addressing the Connection Status for Upcoming Meetings
12. Copy of Letter dated February 1<sup>st</sup> to Mayor Dunn from Gaudiosi Hauling Regarding Recycling Increase
13. Proposed Amendment to Gaudiosi Hauling Contract

### **MAYOR'S REPORT:**

Mayor Dunn came forward and referenced Taxpayers' Time at the last meeting, at which time he commented that he is aware that it is difficult as Council members to not comment when people come forward with an issue. He advised that there are so many water issues in town that are brought forward on a regular basis. These issues are investigated by various departments and the Mayor's Office. They do everything they can to help people with their concerns, when possible. There are approximately 6,500 homes in Town and it is not often that people bring an issue to the Council. He noted that his office is always open for taxpayers and for Council members for any issues or concerns.

### **FINANCE OFFICER'S REPORT/TRANSFERS:**

There was no report.

### **SUB-COMMITTEE AND LIAISON REPORTS:**

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Mr. Picard reported that he was invited to a Project Explorers event at the Youth Center last week dealing with how the Town can improve and/or increase the amount of recycling material. It was very productive and he believes there will be an increase in recycling particularly within the schools.

**WOLCOTT VOLUNTEER FIRE DEPT:** Mr. Marsella reported that he spoke with the Chairman of the Building Committee for the Fire Truck. The specifications should be final within the next two weeks, and it will then go out to bid. It will take over one year's time after that for the truck to be built.

**SPECIAL SUB-COMMITTEE for 45 ANDREWS ROAD:** Mrs. Wisler reported that they met and walked the property and also met subsequently. They would like to set up a meeting with the Mayor and the property owners so that they can conclude their findings with them.

### **UNFINISHED BUSINESS:**

There was no unfinished business.

### **NEW BUSINESS:**

#### **1. Revaluation Update from Assessor**

Pamela Deziel came forward at reported the following:

- They are essentially done with the revaluation; the revaluation date is October 1, 2011
- The informal hearings by the revaluation company were held in December and January
- The Board of Assessment Appeals will begin its formal hearing process in the month of March; the deadline was 4:30 p.m. today, which was extended from the 17<sup>th</sup> due to a holiday
- There were 99 applications taken out, of which 80 have been returned; of those returned 78 were for real estate and 2 were for personal property
- The Grand List has decreased by 8.23% from last year
- The Real Estate Median is down 9%; the median is made up of many averages; some real estate decreased by more than 9% and some real estate increased by more than 9%
- There is new construction in town and some properties increased; the last revaluation was in 2006, so any improvements made to properties since then were included in this revaluation

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- Subsidized housing in town is already valued under the market; those values across the board have increased
- Certain types of commercial properties in a down economy increase in value because rentals become more desirable
- This was a statistical revaluation, which means full physical inspections were not done to all properties; they inspected properties that had a change due to permits, certificates of occupancy, properties that were sold in the past year, or properties where the owner specifically requested an inspection
- There were 6,873 parcels, of which 847 were vacant; they did not receive data mailers; data mailers were also not sent to 250 commercial, industrial, apartment, and utility properties
- Data Mailers were sent to 5,771 residential properties; their response rate was 68.5%, which the revaluation company was thrilled with; it is the highest response rate of any town
- There were 3,954 responses of which 70% indicated that all of the information about their property on record was correct; 30% indicated that there was a change; 31.5% did not respond at all
- Across the board, for residential, 89% of the properties decreased in value, 10% increased and 1% saw no change at all
- Special Use or PA 490 (Public Act 490) properties increased by 8% and decreased by 92%
- Commercial & Industrial properties increased by 39% and decreased by 61%
- Exempt properties increased by 33% and decreased by 67%

A brief question and answer period followed after which Ms. Deziel noted the following:

- BAA applications are what she expected; not a high or low number
- The correct process was followed by the revaluation company; there are no follow ups after the informal hearing with the revaluation company; after the informal hearing a written response is sent with notification as to whether their assessment has remained the same, has increased or has decreased
- The next step in the process would be an appeal to the Board of Assessment Appeals

General discussion followed with respect to the process.

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### 2. Discussion & Possible Action on Proposed Amendment Regarding Recycling Pick-Up to Gaudiosi Hauling Contract

Mayor Dunn and Attorney Michael Tansley came forward.

A **MOTION** was offered by Francis Masi, seconded by Rachel Wisler, to **accept** the proposed amendment regarding recycling pick-up to the Gaudiosi Hauling Contract (**see attached**).

Mayor Dunn referred to the letter from Gaudiosi Hauling submitted in the packet (**see attached**). He next gave a brief overview as to how the recycling process has changed and increased. He noted that the tonnage price for recycling is much cheaper than for garbage. He advised that he is recommending that the amendment be approved and that the Town should not go out bid for this as there is already a contract in place for 2 more years and the contractor is already providing this service.

Attorney Tansley concurred with Mayor Dunn and advised that per Section 707 (c) (ii) of the Charter, this would be exempt under public bidding procedures. He added that by approving the amendment, the Council is also accepting the determination of the Mayor based on that Charter section.

A brief question and answer period followed. It was noted that there are enough funds in the budget to cover the small increase for the remaining fiscal year, and there will be a savings in the next fiscal year. General discussion ensued with respect to recycling and getting the word out to more townspeople.

Chairman Valletta called for a vote on the above motion, which **carried** unanimously by voice vote.

### ITEMS FOR NEXT AGENDA:

Mrs. Wisler mentioned that she would like an item added to the March 20<sup>th</sup> agenda that the Building Committee for Road Reconstruction will be taking up soon.

Chairman Valletta advised that if anyone has any items that they should contact himself or the Clerk.

### TAXPAYERS' TIME:

No taxpayers came forward.

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At this time, Mr. Charette noted that there will be a fundraiser for Marilyn Brook's daughter this Sunday from 1:00-4:00 p.m. at the East Street Eatery.

### **EXECUTIVE SESSION:**

No Executive Session was held.

### **ADJOURNMENT:**

Upon **MOTION**, by Roger Picard, seconded by Rachel Wisler, it was unanimously voted to **adjourn** the meeting at 7:56 p.m.

### **APPROVED:**

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Elizabeth Gaudiosi, Secretary  
**WOLCOTT TOWN COUNCIL**

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David Valletta, Chairman  
**WOLCOTT TOWN COUNCIL**

**GAUDIOSI HAULING INC  
394 WOLCOTT ROAD  
WOLCOTT, CT 06716**

February 1, 2012

Town of Wolcott  
Mayor Thomas Dunn  
10 Kenea Avenue  
Wolcott, CT 06716

RE: RECYCLE INCREASE

Dear Mayor Dunn:

As stated in our meeting, the original contract for recyclable materials included Newspapers, Magazines, Corrugated Cardboard, Glass, Metal and Plastic Food Containers ONLY. The Single Stream Recycling Program now in place includes additions such as: Egg Cartons, Milk Cartons, Junk Mail, Cereal Boxes and the like, and Plastic Containers to include #1 to #7. Due to the increase in volume we propose a 5% increase per household. The increase will be \$.12 per household for the remainder of the contract that will expire on June 30, 2014. Please feel free to contact me with any questions you may have.

Very truly yours,



James D. Gaudiosi III  
President

cc: Linda Bruce, MFO

**AMENDMENT TO THE CONTRACT FOR THE CURBSIDE COLLECTION AND TRANSPORTATION OF MUNICIPAL WASTE AND RECYCLABLE MATERIALS FROM RESIDENTIAL AND MUNICIPAL PROPERTY** dated June , 2009 (“Amendment”) entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by and between the Town of Wolcott, a Connecticut municipal corporation, with a principal place of business at 10 Kenea Avenue, Wolcott, Connecticut (“Wolcott” or “Town”), acting herein by and through its Mayor, Thomas G. Dunn, and Gaudiosi Hauling, Inc., a Connecticut corporation, with a principal place of business at 286 Beach Road, Wolcott, Connecticut (“Contractor”), acting herein by and through its President, James D. Gaudiosi III.

**W I T N E S S E T H**

**WHEREAS**, the Town and the Contactor entered into an agreement entitled Contract For the Curbside Collection And Transportation Of Municipal Waste And Recyclable Materials From Residential And Municipal Property dated June, 2009 covering the period of June , 2009 through June 30, 2014 (“Contract”);

**WHEREAS**, in such Contract, the Contractor agreed to collect, deliver and dispose of recyclable materials consisting of aluminum beverage cans, glass containers (all colors - amber, green and clear), tin cans/bi-metallic cans, commingled plastic beverage containers, newsprint, corrugated cardboard, and magazines;

**WHEREAS**, the Town has recently implemented the Single Stream Recycling Program, which now requires the Contractor to collect, deliver and dispose of additional recyclable materials consisting of egg cartons, milk cartons, junk mail, cereal boxes and similar container, and plastic containers (#1 to #7).

**WHEREAS**, the Town and the Contractor are desirous of amending the Contract to account for the additional service required of the Contractor as a result of the Town’s implementation of the Single Stream Recycling Program.,

**NOW THEREFORE**, in consideration of the mutual promises contained herein, the parties hereto hereby agree to amend the Contract in the following manner:

1. Article 2.2.1 of the Contract is hereby amended to include the following materials in the list of recyclable materials that the Contractor will collect, deliver, and dispose of: egg cartons, milk cartons, junk mail, cereal boxes and similar container, and plastic containers (#1 to #7).
2. The existing Schedule C-2A to the contract shall be replaced with the following Schedule C-2A:

**A. RESIDENTIAL DWELLINGS:**

<b>FISCAL YEAR</b>	<b>TOTAL PER DWELLING MONTHLY</b>
Fiscal Year 2009/2010	\$2.35
Fiscal Year 2010/2011	\$2.45
Fiscal Year 2011/2012	\$2.55/ Commencing as of the date of this Amendment, \$2.67
Fiscal Year 2012/2013	\$2.77
Fiscal Year 2013/2014	\$2.87

3. All other terms and provisions of the Contract shall remain the same. In the event of a conflict with the terms and provisions of the Contract with the terms and provisions of this Amendment, the terms and provisions of this Amendment shall control.

**IN WITNESS WHEREOF**, the parties have hereunto set their hands and seals this \_\_\_\_ day of February, 2012.

\_\_\_\_\_  
  
\_\_\_\_\_  
Authorized

Town of Wolcott  
  
By \_\_\_\_\_  
Thomas G. Dunn  
Its Mayor, Duly

\_\_\_\_\_  
  
\_\_\_\_\_

Gaudiosi Hauling, Inc.  
  
By \_\_\_\_\_  
James D. Gaudiosi III  
Its President, Duly Authorized

STATE OF CONNECTICUT )

) ss:

February \_\_\_, 2012

COUNTY OF NEW HAVEN )

On this \_\_\_ day of February, 2012, before me, \_\_\_\_\_,  
the undersigned officer, personally appeared, Thomas G. Dunn, who acknowledged  
himself to be the Mayor of the Town of Wolcott, a Connecticut municipal corporation  
and that he, as such Mayor, being authorized so to do, executed the foregoing instrument  
for the purposes therein contained, by signing the name of the Town of Wolcott by  
himself as such Mayor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

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Commissioner of the Superior Court  
Notary Public

STATE OF CONNECTICUT )

) ss:

February \_\_\_, 2012

COUNTY OF NEW HAVEN )

On this \_\_\_ day of February, 2012, before me, \_\_\_\_\_,  
the undersigned officer, personally appeared, James D. Gaudiosi III, who acknowledged  
himself to be the President of Gaudiosi Hauling, Inc., a Connecticut corporation, and that  
he, as such President, being authorized so to do, executed the foregoing instrument for  
the purposes therein contained, by signing the name of the company by himself as such  
President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

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Commissioner of the Superior Court  
Notary Public