WOLCOTT TOWN COUNCIL

Regular Meeting
Tuesday, October 7, 2014
Council Chambers, Wolcott Town Hall
7:30 p.m.

MINUTES

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, Joseph Del Buono, Francis Masi, Rachel Wisler, Charles Marsella, Roger Picard, and Jeffrey Slavin

MEMBERS ABSENT: Donald Charette Sr.

ALSO PRESENT: Mayor Thomas G. Dunn; Linda Bruce, Municipal Finance Officer; Town Attorney Brian Tynan; Citation Hearing Board Members: Chairman James Fryer, Gloria Gubitosi, Joan Kane, Frank Perazzella; et al.

APPROVAL OF MINUTES:

- **Regular Meeting – September 16, 2014**

Upon **MOTION** by Jeffrey Slavin, seconded by Joseph Del Buono, it was unanimously voted to **approve** the minutes of the Regular Meeting held on September 16, 2014, with two abstentions; one from Chairman Valletta and one from Mr. Picard.

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

No taxpayers came forward.

CORRESPONDENCE (on file):

1. **Year End Finance Office Transfers for FY 2013-2014 & Finance Office Transfer for FY 2014-2015, submitted by Linda Bruce**

2. **Letter dated October 2nd from Town Attorney Tynan regarding the Citation Hearing Board**

3. **Board of Education Year to Date Budget Report dated 09-30-14**

4. **Submitted at meeting, Town of Wolcott Presentation to Standard & Poor's- September 24, 2014**

MAYOR'S REPORT:

Mayor Dunn came forward and reported the following:

- October is Breast Cancer Awareness Month; Farmingbury Women's Club held a ceremony in the Council Chambers last Wednesday
- Congratulations are due to the Board of Education; Wolcott High School ranked one of the top 500 schools in the country
- Marlene A. Tosun will be the Italian Mayor for the Day tomorrow morning at 11:30 a.m. in the Council Chambers
- The Exchange Club will be holding the Denis Y. Desaulniers Charity Wine Tasting Event at the Aria Banquet Hall, 45 Murphy Road, Prospect, on Tuesday, October 28th; the donation is $30.00

Mayor Dunn next advised that they had a conference call on September 24th for their credit rating and next reviewed the Town of Wolcott Presentation to Standard & Poor's **(see attached).**

Mayor Dunn advised that they were contacted this past Friday by Standard & Poor's and advised that Wolcott's rating has been upgraded. He noted that the following information is contained in the report that they received from Standard & Poor's:

- Wolcott has been upgraded from A1 to AA Stable for long term bond rating.
- Wolcott has been upgraded two (2) steps
- "SP-1+" for short term rating – highest rating from S & P
- Budgetary flexibility with available reserves projected to increase to 6.9% of general fund expenditures
- Very strong liquidity, providing sufficient cash to cover debt service and expenditures
- Strong economy based on location to major cities
- In March of 2014 Wolcott adopted a Fund Balance Policy with 7% target for an unassigned fund balance
- There has been evidence of management's commitment to this policy Although the reserve policy is new, S&P feels they have witnessed their commitment to growing the unassigned fund balance over the past three (3) fiscal years
- Strong budgetary performance-Despite a challenging budgetary environment over the past few fiscal years, Wolcott maintained what S&P considers a strong budgetary performance. In general, management has tight oversight of departmental budgets with almost daily surveillance. In addition, if revenue lags expenditures, management has demonstrated the ability to make adjustments through freezing expenses and cutting costs.
- Very strong liquidity – available cash to meet obligations

- Very strong debt and contingent liabilities – S&P's statement – "Overall net debt is 1.7% of market value, and officials plan to retire approximately 79% of debt over 10 years, these factors bolster our view of the town's debt profile."
- The town has met 100% of the annual required contribution to the defined benefit pension plan which was $1.4 million in fiscal 2013
- Outlook – The stable outlook reflects S & P's opinion of Wolcott's strong liquidity and low debt. S & P believes financial performance will likely remain stable since state credit conditions are stable and because management remains focused on increasing reserves up to its newly adopted policy targets (7%). A stable budgetary environment would be critical to a higher rating. While unlikely to happen within the next two year outlook period a substantial decrease to budgetary reserves could lead to S & P lowering the rating.

Mayor Dunn stated that this is great news for the Town which can save over $300,000 on the $6.9 million bond that the Town is going out for next Tuesday. Mayor Dunn congratulated all of the employees, Department Heads, and the Town Council for a job well done.

Mr. Slavin thanked the Mayor and congratulated him and all of the staff in getting this accomplished.

Vice-Chairman Mastrofrancesco also thanked the Mayor and commented that he did an excellent job. She added that she also wanted to thank all of the Council members. They all work very well together and with the Mayor for the best interests for the Town of Wolcott.

FINANCE OFFICER'S REPORT/TRANSFERS:

Linda Bruce came forward and reported the following:

- They are still working with their pension actuary regarding the new GASB 67 & GASB 68 requirements which encompasses both General Government & the Board of Education
- The new standards require that the net pension liability be placed on the Town's balance sheet; it never appeared on the balance sheet before; it was a report within the financial statements that elaborated on the pension
- The information required by the actuary is very detailed; the calculation will be completed within the next several weeks and then they will be able to complete the Management Discussion & Analysis for the FY 2013/2014 audit
- Transfers were submitted for approval; one for FY 2013/2014 and one for 2014/2015

A brief question and answer period was held during which the following was noted by Mrs. Bruce:

- The majority of the $538,000.00 that will be placed in the fund balance came from over collected revenue; approximately $498,000.00 was over collected
- Expenditures were unexpended by $39,349.00
- The auditors may have a minor adjustment of $20.00 to $30.00
- The major accounts that were over collected were the following: Taxes by $116,044.00, Pupil Transportation by $25,413.00, Special Education by $137,441.79, Medicare Reimbursement by $30,729.43, Town Clerk Fees by $8,418.50, Recycling Permits by $6,848.00, Unanticipated Revenues by $142,859.38, Building Permits and Planning & Zoning Fees by $26,773.47, and Gun Permits by $12,670.00

Upon **MOTION** by Gale Mastrofrancesco, seconded by Charles Marsella, it was unanimously voted to **approve** the year-end transfers for FY 2013-2014; Fund 35: to #4410 Sewer Usage $102,967.66, from various line items within the same department totaling $102,967.66 **(see attached).**

With respect to the above transfer, discussion transpired regarding the increase in sewer usage fees by Waterbury. It was noted that there have been increases over the past three fiscal years; Wolcott cannot control their rates and Waterbury's expenses have increased dramatically. Mrs. Bruce noted that she is not aware of a planned increase by the Sewer & Water Dept. to residents. There is a small discrepancy with regard to the Town's flow figures versus Waterbury's. If the administrator can get it worked out they will be asking for a credit.

Upon **MOTION** by Francis Masi, seconded by Jeffrey Slavin, it was unanimously voted to **approve** the following transfer for FY 2014-2015; Fund 31: from #4210 Outside Centers Refuse Disposal $1,582.34 to #4410 Maint-Carts $1,582.34 **(see attached).**

With respect the above transfer, it was noted that the majority of the repairs are for the three or four carts that they own.

SUB-COMMITTEE AND LIAISON REPORTS:

Sub-Committee for Road Reconstruction: Mrs. Wisler reported that the sub-committee met last Tuesday. About 30 roads have been completed this year and about $1.5 million of the bond money has been spent.

She advised that the following roads have been completed: BEECHER RD, BOULDER, CLARK, CRYSTALBROOK, ERICA, IDLEWOOD, MICHAELS TERRACE, STANLEY, WINTERBROOK, SUSAN, GLEN, GIANNI, BARCLARE, CARRAIGE HILL, FENTON, MOUNTAINVIEW, CATHERINE, KNOLLWOOD (2 parts), LYNWOOD, SPLIT ROCK, SEERY,

WOODWARD, FOREST, VALCOURT, SPINDLE HILL (Forestview to Beach), WALLER, CLAUDIA, JUNE, CASSANDRA, IDLEWOOD, and a reclaim on WINTERBROOK and MICHAELS TERRACE

They have also worked on Brooks Hill Road but it is not yet complete.

Mr. Slavin requested that a list of the completed roads be published on the website, at which time Mayor Dunn stated that they can do that.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

1. Citation Hearing Board Update

Town Attorney Tynan and James Fryer came forward, at which time Attorney Tynan advised that Mr. Fryer is the Chairman of the Citation Hearing Board. Attorney Tynan noted that he submitted a letter in the Council packets outlining their activities **(see attached).** Attorney Tynan advised that this Board was established about three years ago per the blight ordinance that was adopted by the Town Council. In addition to Mr. Fryer, Gloria Gubitosi, Joan Kane, and Frank Perazzella are also members of the Board and in the audience this evening. The Vice-Chairman is Nick Ozkan who is not present this evening. Officer Frank Schippani was the Blight Officer and did a great job, and now it is Officer Pat Malloy who is also doing a good job. The group of volunteers that make up the Board have been meeting every month sometimes under very frustrating circumstances; many of the people who own the properties are upset. The Board has opened and closed over 60 files. He commented that the Board has done an excellent job over the past three years.

Mr. Fryer stated that the objective of the Board from the beginning was really to help people clean up their properties. One property in particular took over two years and ultimately it was that property that was fined. One area where there is a concern is the properties that are in foreclosure. Attorney Tynan works closely with the banks in those cases. Overall, people have been pretty receptive with respect to addressing the particular violation.

Attorney Tynan mentioned that the Board has no budget at all, at which time he suggested that perhaps when budgets come up next year, some seed money can be allocated to the Board. He noted that the Town should not be mowing people's lawns or clearing their brush, however, sometimes they may need to get those things done and then they can recoup it through fines or by receiving payment for it.

A brief question and answer period was held and discussion followed with regard to the procedure to file a complaint and the role of the Blight Officer.

At this time, Joan Kane came forward and commented that Mr. Fryer has done a great job as Chairman. She further commented that the Board really works with people in trying to find solutions to the problems. She stated that she disagrees with how the ordinance is written. The ordinance requires that all complaints must be in writing and signed; anonymous complaints are not accepted. She commented that she would like to see that change and feels that everyone should have a right to file one and not use their name. Lastly, she stated that she is proud to be a member of this Board.

The Council thanked the Board for all of their hard work.

ITEMS FOR NEXT AGENDA:

Chairman Valletta advised that if anyone has any items to please contact the Chairman or the Secretary.

TAXPAYERS' TIME:

No taxpayers came forward.

EXECUTIVE SESSION:

No Executive Session was held.

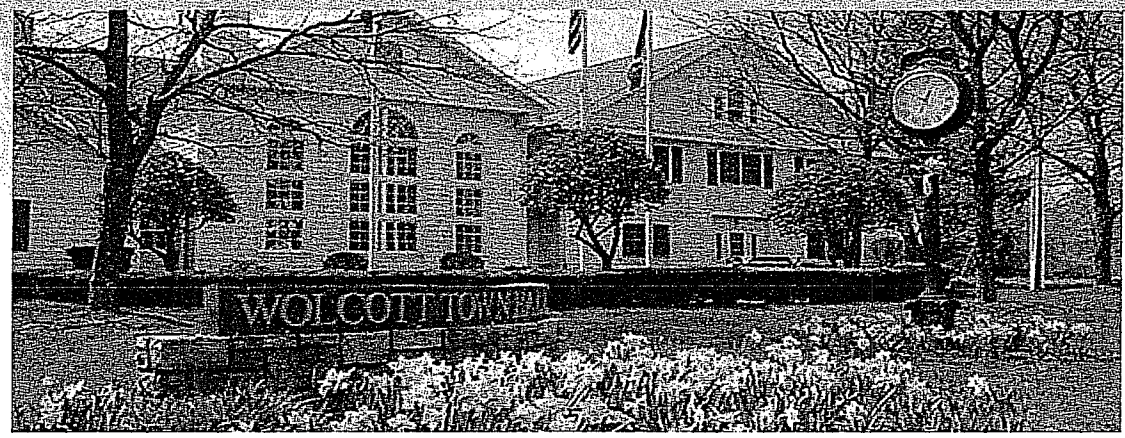
ADJOURNMENT:

Upon **MOTION,** by Gale Mastrofrancesco, seconded by Charles Marsella, it was unanimously voted to **adjourn** the meeting at 8:16 p.m.

APPROVED:

Elizabeth Gaudiosi, Secretary
WOLCOTT TOWN COUNCIL

David Valletta, Chairman
WOLCOTT TOWN COUNCIL



Town of Wolcott, Connecticut

Presentation to Standard & Poor's

September 24, 2014

Introduction

Honorable Thomas Dunn
Mayor

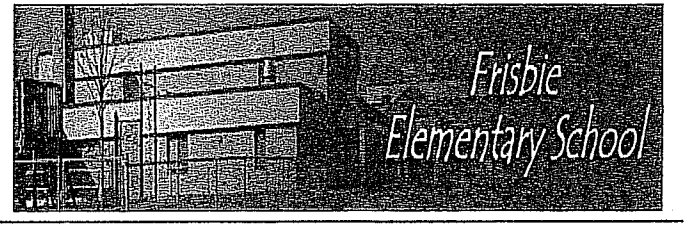
Linda Bruce
Finance Officer

Anthony Marino
Treasurer

Janette J. Marcoux
Financial Advisor, FSC

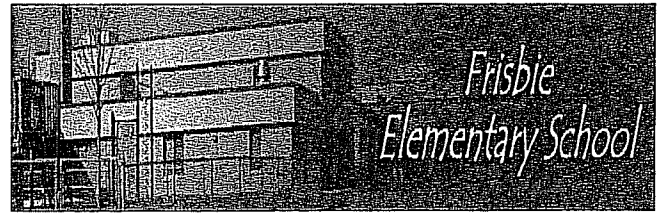
Town of Wolcott

- **Local Economy**
  - Population growth
  - Located near larger employment centers
  - Recent/ongoing building projects
    - Building renovated to house Dollar General Store – 9,000 square feet- estimated renovation costs of $750K
    - 1585 Meriden Road- 4 businesses relocated to this site
    - 945 Wolcott Road – permit approved for renovations to a building that was unoccupied for several years. A retail store for kitchen cabinets and granite countertops, with a backroom for warehousing and processing materials, will open soon
    - Wolcott View Manor expansion for Assisted Living Facility – approximate value of $3.5 million
    - Pembroke Hill and Oaken Gate developments - 25 single family homes selling for approximately $425K
    - Watercreek Estates – 59 age-targeted single family units – price range $280-300K



Administration

- **Labor Contracts**
- **Fund Balance Policy**
  - Adopted March 18, 2014
  - Maintain a minimum ***unassigned fund balance*** of 7% of following year's revenues
  - Restore within a four-year period if fund balance falls below 7%
  - Mandates an appropriation of 25% of shortfall during the next annual budget process until minimum is restored to 7%
  - Excess of maximum balance of 10% may be used for one time capital projects or to reduce the following year's taxes
- **Reserve Funds –** *estimated balances at June 30, 2014*
  - Unassigned Fund Balance – $3,449,415
  - Capital Nonrecurring Fund - $119,256
  - Internal Service Funds - $995,687
- **Pension Plans**
  - Town Charter provision – "Town **shall** contribute the Annual Recommended Contribution (ARC) to the Pension Plan"
  - Defined Benefit to Defined Contribution plan for non-union employees
- **OPEB**
  - Currently funding approximately 40% on a pay-go basis



Financial Operations

- **Audited Fiscal Year 2012-13**
  - Original budget had an increase of $790K or 1.6%; mill rate increase (*revaluation)*
  - **Revenues: $438K over budget** *(budgetary basis)*
    - Increases in tax revenues; state revenue sharing; FEMA grants; miscellaneous revenues
    - Decrease in ambulance service fees
  - **Expenditures: $180K under budget** *(budgetary basis)*
    - Decreases in general government, public safety and parks and recreation expenditures
  - **Results from operations: $373K surplus**
  - Transfer of $250K to Capital and Nonrecurring Fund
  - No fund balance appropriation

  Unassigned fund balance at June 30, 2013 was $2.911 million or 5.4% of expendirures and transfers out

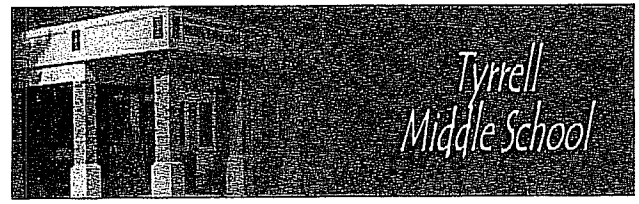
- **Estimated Unaudited Fiscal Year 2013-14**
  - Original budget had an increase of $888K or 1.8%; tax increase of 2.5%
  - Increases in healthcare costs and pension expense
  - **Estimated Revenues: $50,475,864**
  - **Estimated Expenditures: $49,937,803**
  - **Estimated Operating Surplus: $538K**
  - No Fund Balance appropriation

  Unassigned fund balance at June 30, 2014 is estimated to be $3.449 million or 6.8% of expenditures and transfers out

Financial Operations

- **Approved Budget Fiscal Year 2014-15**
  - Budget has an overall increase of $1.497 million or 3.0%
  - Tax increase of 4.9%
  - Revenues
    - decreases in intergovernmental funds; other revenues; ambulance service fees
  - Expenditures
    - Increases in police; public works; assessor's office *(revaluation)* ; debt service; healthcare costs; and education
  - No appropriation from Fund Balance

No fund balance appropriations in the last six (6) fiscal years



Town of Wolcott

- **Capital Improvement Projects**
  - ❑ These Issues

Project	Bonding Authorization	Paydowns	BANs Maturing 10/23/14	The Bonds	The Notes	Authorized But Unissuec
Road Reconstruction Program- Phase I..	$9.187.424	$225,000	$9.187.424	$6,960,000	$2,002,424	$0
Wolcott Schools Upgrades.....	1.800,000	90.000	1.800.000		1,710,000	-
Woodtick Road Waterline.....	162.685	18.000	162.685		144.685	-
Walking Trail at Scovill Reservoir.....	350.000	5.000	350.000		345,000	-
Fire Truck Purchase.....	499,891	25,000	499,891		474,891	-
Issuance Costs.....	325,000	2.000	325,000		323,000	-
Road Reconstruction Program- Phase II.	10.500.000	-	4,000.000		4,000.000	6.500,000
						-
Total.....	$22.825,000	$365,000	$16,325.000	$6,960,000	$9,000,000	$6,500.000

- **Other Recently Approved Projects**

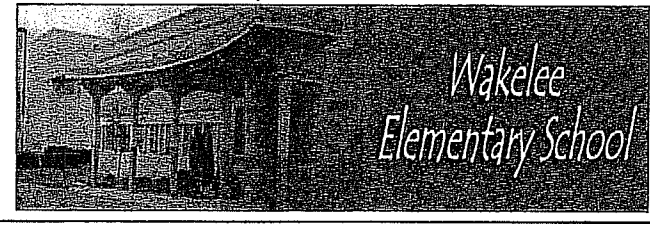
Project	Authorization
Public Works Building.....	275,000
School Facilities Upgrades.....	863,700
Issuance Costs.....	271,300
Total.....	$1,410,000

- **Completed Projects**
  - ❑ Funded $360K in various capital improvement projects on a pay-go basis
  - ❑ Road improvements in Industrial Area — *use of ARRA monies*
  - ❑ Long Swamp Road improvements - *ARRA monies secured*
  - ❑ Waterline extension to Wolcott High School
  - ❑ Waterline extension to lower Woodtick Road — *funded with Federal Grant*

Town of Wolcott

- **Debt Service Requirements** – *Fiscal Year 2014-15*

	Principal and Interest
Gross	$3,948,820
School Construction Grants	(765,357)
Water Assessments	(393,004)
Golf Course	(62,738)
NET TOWN SHARE	**$2,727,721**
Net Debt Service as % of Operating Budget	**5.3%**



Population, Per Capita and Family Income

Population, 2000 Census	15,215
Population, 2010 Census	16,680
% Growth	9.63%
Per Capita Income, 2000	$25,018
% of U.S. Median	115.89%
% of State Median	86.97%
Per Capita Income, 2010	$33,572
% of U.S. Median	122.82
% of State Median	91.29%
Median Family Income, 2000	$67,582
% of U.S. Median	135.04%
% of State Median	103.15%
Median Family Income, 2010	$90,061
% of U.S. Median	142.99%
% of State Median	107.00%

Miscellaneous Fiscal Indicators

Equalized Net Grand List per Capita – *FY 2012*	**$119,574** *Ranking: 104 of 169*
Equalized Mill Rate – *FY 2012*	**15.49 mills** *Ranking: 131 of 169*
Rate of Debt Retirement – *proforma*	**79.0%** *(within 10 years)*
Estimated Net Debt Per Capita – *pro-forma*	**$1,731.52**
Ratio to Estimated Full Value	**1.60%**
Net Debt Service as % of Expenditures - *proforma*	**5.30%**

TOWN OF WOLCOTT

TOWN HALL • 10 Kenea Avenue
Wolcott, Connecticut 06716
Tel. (203) 879-8100 • Fax: (203) 879-8105

October 2, 2014

David Valletta, Chairman
Wolcott Town Council
10 Kenea Avenue
Wolcott, CT 06716

RE: TRANSFERS WITHIN/BETWEEN DEPARTMENTS - FISCAL YEAR 2013/2014 and FISCAL YEAR 2014/2015

Dear Mr. Valletta:

In accordance with the provisions of the Wolcott Town Charter, I am hereby notifying you of the following transfers for Fiscal Year 2013/2014 contained in Schedule A (Fund 35) and Fiscal Year 2014/2015 contained in Schedule A (Fund 31) which are attached hereto and made a part hereof.

If you have any questions, please feel free to contact me.

Sincerely,

Linda R. Bruce

Linda R. Bruce,
Municipal Finance Officer

LRB/sh
Enclosures

MAYOR'S ACTION:
DATE: October 2, 2014 APPROVED BY: .....
Thomas G. Dunn, Mayor
Town of Wolcott

COUNCIL'S ACTION:
DATE: October 7, 2014 APPROVED BY: .....
Chairman, Wolcott Town Council

SCHEDULE A
YEAR END TRANSFERS- SEWER

2013-2014 FISCAL YEAR - FOR REVIEW BY TOWN COUNCIL ON OCTOBER 7th, 2014

DEPARTMENT	ACCOUNT	DESCRIPTION	DEBIT	CREDIT
SEWER USAGE - FUND 35				
TO	35-3-321-4-4110	SEWER USAGE	102,967.66	
FROM	35-3-321-1-1140	WAGES-OPERATIONS		7,718.41
	35-3-321-1-1200	WAGES-PART TIME		5,940.50
	35-3-321-1-1400	OVERTIME		2,782.42
	35-3-321-2-2200	SOCIAL SECURITY		3,101.56
	35-3-321-3-3200	LEGAL & CONSULTING		8,500.00
	35-3-321-3-3600	DATA PROCESSING SERVICES		900.00
	35-3-321-4-4100	ELECTRICITY		2,833.16
	35-3-321-4-4105	FUEL,HEATING		615.69
	35-3-321-4-4400	MAINT.-EQUIPMENT		778.02
	35-3-321-4-4450	MAINTENANCE SEWER		11,171.26
	35-3-321-4-4600	CONTRACT SERVICES-OTHER		1,131.24
	35-3-321-4-4710	TELEPHONE		1,693.35
	35-3-321-4-4951	GAS/DIESEL		1,970.26
	35-3-321-5-5100	OFFICE SUPPLIES		826.26
	35-3-321-7-7300	CAPITAL OUTLAY		53,005.53
		TOTAL FUND 35	102,967.66	102,967.66

TOWN of WOLCOTT
REQUEST FOR TRANSFER

DATE: 9/19/14

REQUESTOR: Phil Olmstead FUND 35

The following budget transfer(s) is requested:

	ACCOUNT NUMBER	DESCRIPTION	AMOUNT
TO	35-3-321-4-4110	Sewer Usage	102,967.66
FROM	35-3-321-1-1140	Wages-Operations	7,718.41
	35-3-321-1-1200	Wages-Part Time	5,940.50
	35-3-321-1-1400	Overtime	2,782.42
	35-3-321-2-2200	Social Security	3,101.56
	35-3-321-3-3200	Legal & Consulting	8,500.00
	35-3-321-3-3600	Data Processing Services	900.00
	35-3-321-4-4100	Electricity	2,833.16
	35-3-321-4-4105	Fuel,Heating	615.69
	35-3-321-4-4400	Maint.-Equipment	778.02
	35-3-321-4-4450	Maintenance Sewer	11,171.26
	35-3-321-4-4600	Contract Services-Other	1,131.24
	35-3-321-4-4710	Telephone	1,693.35
	35-3-321-4-4951	Gas/Diesel	1,970.26
	35-3-321-5-5100	Office Supplies	826.26
	35-3-321-7-7300	Capital Outlay	53,005.53

ALL REQUESTS FOR TRANSFERS MUST BE PRESENTED TO THE TOWN COUNCIL FOR APPROVAL - PLEASE ENSURE THAT ALL INFORMATION IS COMPLETE & ACCURATE

The reasons the "to" account(s) are exhausted:

Inncrease cost from the City of Waterbury

Transfer is needed for:

To pay the Waterbury Sewer Bill

The effect on the "from" account(s):

No effect.

APPROVAL L. Bruce ..... FINANCE OFFICE USE DATE:..... 9/19/2014

REPRODUCE THIS FORM AS NECESSARY

SCHEDULE A
TRANSFERS WITHIN / BETWEEN DEPARTMENTS FUND 31
2014-2015 FISCAL YEAR - FOR REVIEW ON OCTOBER 7, 2014

DEPARTMENT	ACCOUNT	DESCRIPTION	DEBIT	CREDIT
FARMINGBURY HILLS COMMISSION - FUND 31				
TO:	31-5-801-4-4410	MAINT - CARTS	1,582.34	
FROM:	31-5-801-4-4210	OUTSIDE CENTERS REFUSE DISPOSAL		1,582.34

Reason: To pay for repairs to maintain carts we own and repairs needed on leased carts.

TOTAL TRANSFERS - FUND 31	**1,582.34**	**1,582.34**

TOWN of WOLCOTT
REQUEST FOR TRANSFER

DATE: 9/23/14

REQUESTOR: Paul Garland **DEPT.#** 801

The following budget transfer(s) is requested:

	ACCOUNT NUMBER	DESCRIPTION	AMOUNT
TO	31-5-801-4-4410	Maint - Carts	1,582.34
FROM	31-5-801-4-4210	Outside Centers Refuse Disposal	1,582.34

ALL REQUESTS FOR TRANSFERS MUST BE PRESENTED TO THE TOWN COUNCIL FOR APPROVAL - PLEASE ENSURE THAT ALL INFORMATION IS COMPLETE & ACCURATE

The reasons the "to" account(s) are exhausted:

Account was never funded for this fiscal year budget.

Transfer is needed for:

To pay for repairs to maintain carts we own and repairs needed on leased carts.

The effect on the "from" account(s):

Account will have a zero balance.

APPROVAL ..L. Bruce..... FINANCE OFFICE USE DATE:..... 10/2/2014

REPRODUCE THIS FORM AS NECESSARY

TYNAN & IANNONE
Attorneys at Law
250 Wolcott Road
Wolcott, Connecticut 06716-2634

WILLIAM F. TYNAN
MARK IANNONE
BRIAN TYNAN
CLIFFORD COMERFORD

TELEPHONE
(203) 879-1431
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(203) 879-9152

October 2, 2014

Chairman David Valletta
Wolcott Town Hall
10 Kenea Avenue
Wolcott, CT 06716

RE: Citation Hearing Board aka Blight Commission

Dear Chairman Valletta and Members of the Wolcott Town Council:

I have asked the Chairman to allow Members of the Hearing Citation Board to give you a brief update on the Board's actions since it first met in July 2011. The Commission members should be commended first and foremost for doing an excellent job addressing various blighted properties throughout the Town of Wolcott. The Commission and Officer Francis Schippani and now Officer Patrick Malloy acting as Blight Officers, have opened and closed over 60 investigations of blighted properties in Wolcott in the course of the last three years. These properties are all over the Town of Wolcott and have ranged from Meriden Road to Kilmartin Avenue. I am happy to report that considering over sixty properties have been successfully addressed, only one property has been fined.

A central theme throughout these blighted properties deals with homeowner's inability to financially address the conditions. Many of the properties that the Commission has addressed have been in various stages of foreclosure.

The State Statutes and the Blight Ordinance allows municipalities such as Wolcott to place a lien on the property which is superior to any mortgages which are recorded after July 1, 1997. We have used this provision of the State Statute to the Town's advantage in coordinating with mortgage holders to address the properties. Many times when the property goes into foreclosure, the mortgage company will assign a property preservation team which addresses the blighted condition. Many times the Blight Officer, along with various members of the Commission, will personally inspect the properties a few days before the monthly meetings and meet with the homeowners to address the conditions.

Again, I wish to stress that the Commission Members both in past and currently have done an outstanding job encouraging the homeowners to correct these problems. This certainly has been a team effort with the Commission members, the Blight Officers and myself. These efforts and by at large have been successful.

Thank you very much for your attention to this matter.

Very truly yours,

Brian Tynan

BT/an
#6711