

PLANNING AND ZONING COMMISSION PUBLIC HEARING TRANSCRIPT

Edward J. Kalita, Chairman; Eric G. Lowry, Vice-Chairman; Cos Giuffrida, Secretary; Commissioners: Dr. Christie E. McLeod, Paul P. Parisi, Seb Passanesi, Ralph Shaw, Robert Chamberlain, George Augustine and Conrad Tyaack; also Mayor Anthony Marino.

COMMISSION
MEMBERS
PRESENT

Thomas E. Lineberry.

MEMBERS ABSENT

George Reif, Director; Althea Rinaldi, Recording Secretary.

STAFF MEMBERS

Phil Bauer, Engineer, Public Works Department; Kim Smith, reporter, Middletown Press; ten members of the public at large.

OTHERS

CHAIRMAN KALITA

I want to call this meeting to order. All the regular commissioners are present; therefore, the alternates will not sit in at this particular time. This is a public hearing. I'll ask the Secretary to read the call of the meeting, as published.

SECRETARY GIUFFRIDA

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING APRIL 13TH, 1977, STARTING AT 7:30 P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DE KOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

A proposal to adopt a Capital Improvements Program (CIP). Authorized by Section 8-23 of the Conn. General Statutes and by City Ordinance. The CIP is a supplementary document to the Plan of Development. It inventories existing community facilities and makes recommendations concerning future community facilities, based on proposals filed by City agencies.

PROPOSAL TO
ADOPT CAPITAL
IMPROVEMENTS
PROGRAM

The proposal, which consists of a text and map, has been filed in the office of the Town Clerk.

CHAIRMAN KALITA

You heard the call of the meeting and the above legal notice appeared twice in the Middletown Press on Saturday, April 2nd, and Saturday, April 9th, 1977. Prior to the public meeting, I would like to read from a prepared text concerning the Capital Improvements Program.

"The Capital Improvements Program is part of the P & Z's Commission's planning for a better Middletown. It is a technique for coordinating community facilities so that investments needed to be made by Middletown's government will be the most effective possible in terms of overall objectives of a better city. The Capital Improvement Program, when adopted, becomes part of Middletown's Comprehensive Plan of Development. The Capital Improvement Program we are considering at this public hearing will supersede the one adopted last year at the Commission's meeting held September 27, 1976. We feel this year's document demonstrates progress towards an even more sophisticated planning tool which can only

come when the Common Council demonstrates that they will not finance any project that is not included in the Capital Improvement Program. The CIP is authorized by State Statute and City ordinance. Section 8-23 of the statute authorizes the Planning and Zoning Commission to adopt a schedule of a budget for a public capital project. However, practical experience in the affairs of cities has shown that without the active support of the mayor, the Common Council Finance Committee and the Council itself, there's no chance of a CIP being more than a dust collector. In Middletown, we have developed a procedure which, when fully implemented, will assure us that capital improvements are properly evaluated before the investment of tax dollars in them. The procedure is an annual continuous process. There are six parts to it:

1. Agencies become aware of particular needs in Middletown.
2. P & Z Commission makes preliminary studies of these identified community needs
3. The Planning & Zoning Commission analyzes individual proposals against community-wide needs. The Planning Commission is the prime City agency interested in all the future needs of all Middletown.
4. The Planning and Zoning Commission adopts the Capital Improvement Program as part of the Plan of Development. The CIP makes the recommendation to the Common Council on priorities for Middletown's future spending.
5. The Common Council approves the expenditures for projects.
6. Municipal agencies develop the community facilities.

The six parts are not separate, but blend together. The process requires that all City agencies work together. The result is a single document - the CIP - which compiles considerable data on Middletown's finances and the proposal for community facilities. One point must be emphasized about the current document. Information is from proposals filed by municipal agencies on official CIP forms. In some cases, the forms were filled out after a discussion with agency heads. No project or supporting information was included independently by the Planning and Zoning Commission. Unfortunately, some of the information is vague or incomplete. In some cases, there is - because projects are too preliminary even for cost estimates. In other cases, agency heads have not provided information and their motivation can only be guessed at by this commission. This public hearing is an opportunity for citizen participation in planning for community facilities. It is to learn first-hand public reactions to the CIP as an opportunity for agency heads to make further comments on their proposals. In conclusion, on behalf of the Planning and Zoning Commission, I would like to thank the department heads that participated in this program. I would like to thank the Honorable Mayor for forwarding a letter requesting that department heads be present at this meeting to answer any questions to the commission or to the public and, lastly, I would to congratulate our Director of the Planning and Zoning and his assistants for taking the time and compiling this data which I think is an important piece of information for the city. As we proceed in our public hearing, anyone wishing to speak on this issue please come to the microphone, state your name and address and proceed. Thank you. Meeting is now open to the public.

MR. REIF

It might be a good technique to go down that list that we have - second or third page-where every proposal is listed in alphabetical order. This maybe will stimulate some comments.

CHAIRMAN KALITA
Quick reference?

MR. REIF

Yes, the Quick Reference. Since I don't have a copy - rest of sentence inaudible.

CHAIRMAN KALITA

The CIP Program that has been put together by the Director and the Assistant Director has in its foreword a Quick Reference to Capital Improvement Proposals and I will read down the projects as they are listed: Aerial Mapping; Annual Road Maintenance; Bicentennial Center, Renovation of; City School Field; Conn. River Interceptor; Coordinate Network System; Elderly Housing; Emergency Alarms System; Expansion of Municipal Office Space, Extension of Coginchaug Interceptor; Extension of DeKoven Drive - North; Filter Plant at Mt. Higby; Fire Station Downtown; Golf Course; High Street; Kennedy Tract; Long River Village; Low Level Collection System; Main Street Sidewalk Modernization; Metro South; Monumentation of City Boundary; Music Room at Middletown High School; Palmer Field; Public Works Annex; Public Works Storage and Maintenance Yard; Repairing and Reconstruction Road Improvement Bond; Riverfront Improvement; River Road Upgrading; Road Improvement Bond, 1974-1975; Road Improvement Program, 1978; Russell Library, Children's Library Connector; Russell Library, Exterior Renovations; Russell Library, Renovation of; Schools, Renovation of; Senior Center, Renovation of; Sewer Extension, Allison Street; Sewer Facilities Plan; South Farms Play Area; State Historical Museum; Storm Drainage Master Plan; Water Pollution Control Plant; TOPICS, Early Implementation (DeKoven Project); Westfield Water Development; West Silver Street and Zoar Pond.

MR. REIF

While the people are waiting to get up to the microphone, it might be worthwhile reporting that this document has been filed as required in the Town Clerk's office and, of course, the public has had an opportunity to see it there. It's also been available in the Planning Office. Since I'm not watching the desk all the time, I have no idea how many people came in and looked at it but along with each of the names of the project on our list for quick reference, we have the page number that leads you to the paragraph or so that further explains what each of these projects are and of course there's a place in the document that breaks down the - all the information that we've received about the cost.

CHAIRMAN KALITA

Any comments from the Commission? Public? Commissioner Shaw?

MAYOR MARINO

Very briefly, Mr. Chairman, thanks for the thanks but I guess it didn't work out. (inaudible first part of sentence) didn't work

out too well, because only one of our directors came. The Board of Education did write and say they could not make it because it conflicts with their regularly scheduled Board of Education meeting. Clem Green was good enough to write.

Someone in background talking to Mayor.

MAYOR MARINO

(inaudible two or three words) is here, Public Works is here - oh boy, laughter, (inaudible first part of sentence) departments, three did show up, and one writes and excuses himself. I feel that the document is an important one. The effort has been put into it by the department - by the director and his assistant is well worth it. Eventually it will get through, I hope, down to the Council and be utilized in planning of expenditures and that's what the idea of this whole program is is to give the Council to establish the spending program for the City the ability or the opportunity to know exactly what is being proposed and what else is required to be done in the entire community. It allows them to make a better judgement as to when something should be - when a project should be undertaken. It is unfortunate that the public and the departments are not interested in reviewing this document and making comment on it so that we - you and I - could make a better judgement when we deliberate upon this CIP. I would like to comment briefly on some of the things that I saw as I went through it - not all of it has to do with planning. For the members of the Council who are here, Table I goes a long way in explaining what I've been trying to say in any fragmented public releases that I've made and statements that I've made about the school budget. If you look at that Local Government Expenditures and Population Figures figure your first column should be a - public school enrollment should be a 5% decrease - should it not be? Instead of 5% increase? Percentage change? It doesn't make any difference. Minus 5, right?

MR. REIF

Yes, yes. All right.

MAYOR MARINO

There has been a fact in the last five years or so - last four or five years - a 5% decrease and a greater decrease is projected. This is a little bit off the subject matter of CIP but while the information has been so well put together by the department, I thought I'd take advantage of it, but there has been a 5% decrease in the school population and there's a greater one predicted for the future. At the same time, school expenditures have gone up from \$6,612,000 to \$9,379,000 - a 42% increase. If you check this, the - what do you call - the consumer price index, I think, for that period you will find it's (nothing or something) less than 40% so that our expenditures have greatly - have somewhat greater - are greater than what the consumer price index has increased in the last four or five years so just to support somewhat the position on the budget.

On Municipal Government Revenue - Table 2 - I think the years - aren't they fiscal years with the ending date?

MR. REIF

They must be fiscal years, right.

MAYOR MARINO

The last one - 76 - would be 75 to 76.

MR. REIF

Yes.

MAYOR MARINO

OK. (inaudible word) in 1975 tax rate. Did it go down 2 mills?
It went down? O.K.

Table 3 - This does not include debt service, right? So we'll know
what we're talking about. Table 3.

MR. REIF

These charts were taken directly from the --

MAYOR MARINO

All right. It does not include debt service so that the big
disparity between expenditures and revenue is because of the fact
that we're not including debt service. I'm pretty sure that's the
difference. We don't end up with a \$3,000,000 surplus each year.
The inventory is very interesting, I thought. So many of our school
facilities are listed in the condition of being excellent. It speaks
well for the community - that we could list all these schools and
on Page 1 of Table 4 - 1,2,3,4,5,6,7,8,9,10,11 facilities and they're
all listed as excellent. Go on the second page and the same thing is
true for the first four items. All the schools are listed as
excellent in the City of Middletown.

MR. REIF

Sounds like the schools are in good shape.

MAYOR MARINO

The schools should be in good shape. Public Safety - the Fire
Station - is listed as good. Surprised, it's a new fire station.
The fire station downtown, on Main Street, the renovation required
that's in our CD program to, in fact, do some repair work on that
building. The other one is marked as excellent. That's the one
- that's South District. Now, Westfield, of course, is a brand new
one. That should be excellent too. What this points out is that
we've got capital-wise or property-wise, this city is rich and we are
rich with some excellent facilities, and the taxpayers are, for the
most part, have borne the burden of having that kind of - that kind
of a situation. I don't have too much more. I think it's a good
report and I'm sorry that there's not more interest from the public
and more questions being asked.

CHAIRMAN KALITA

I would like to just comment on one item that it's been my personal
feeling for the past couple of years is that the Public Works is
forecasting approximately \$4,000,000 bonding for road improvements
again, so again when we're talking about a \$4,000,000 bonding, we're
talking about an expenditure of \$6,000,000 at today's rates. I feel
this way - I think we all realize our roads are not in tip-top shape
in the town and I would like to see come forth a proposal of a tax
rate set aside just for road improvement with hands-off type of a
procedure on it that that money can accumulate and we handle the road

improvement program as the Public Works sees fit, with this type of money and expenditures rather than pay out the extra money for the cost of the bonding.

MR. REIF

It might be appropriate. We have received one piece of mail and it happens - I think you've introduced the topic of roads. I think it might be appropriate to read it, if I may. It's from a gentleman on Atkins St. It says "The front page of the March 24th issue of the Middletown Press had an article that solicited public comments in regard to City spending proposals. The purpose of this letter is to suggest some of the money be used for the repaving of Atkins St.

I won't dwell on the present condition of the road. I would like to say that my two cars accumulate over 30,000 miles each year, a large percentage of time driving through desolate parts of New Hampshire. Without exception, the worst road conditions occur on Atkins Street, especially near the Berlin town line.

Up to this point the residents on Atkins Street have been powerless to improve the road conditions. The only consolation we have is that each time a bond issue goes to vote, we get together and help defeat it. City officials, like yourselves, keep wondering why citizens won't approve spending proposals for the downtown area. Try riding over our potholes at least twice a day.

Thank you for your interest." Signed: Howard W. Nelson who lives at 732 Atkins Street.

I might, since we have the opportunity here, say that at least one member of the Commission did a great service for us. He gave us a - he had obviously looked through the document with some detail - and did point out a number of what I'd like to consider relatively minor typos and he did ask for some additional information. We have gathered that together and at your place you'll find information - finds financial information about Middletown's three fire districts in terms of revenues, expenditures and mill rates and I think that one of his questions, at least, has spurred us on to gather some information about the Parking Authority and the Sanitary Disposal District. Now, even though these are parts of the document, the key emphasis on tonight's public hearing is to get a reaction on these proposed physical improvements. We will add this information, which happens to fit very nicely, into the Table 1 and 2, so we'll add that. There are some typos that we've even picked up on our own.

most part, have borne the burden
CHAIRMAN KAEITA
Commissioner Tyaack? that there are
and more questions being asked.

COMM. TYAACK

I don't want to lose the opportunity to make some criticism here tonight. I did go over this this year and I know it's the one thing we requested was a little definition after each project to explain what was being planned and the way it was presented, it was put in another table and I had quite some time going through the document - looking at a project on a particular page, then cross references to a table that explained what it was, so I took the time of putting each project on a sheet of paper by itself with the explanation. I found, in doing that, I could shuffle this to any manner in which I wanted to look at the capital improvements. I could put it by

types such as Sewer and Water or if I wanted to look at what was being done on a certain census tract within the City, I could group those projects together that was effective to a certain census group. I was able to put it on regular size paper other than the legal and I didn't come out much thicker. I don't want to tell you --

MR. REIF

Ironically, we started at the very beginning with cards. We agree that that's a better way to do it.

COMM. TYAACK

So I find out to get discussion on this at a public hearing, it's a little difficult. Whoever is looking at the program, if they're smart enough mentally, they probably can go through this process mentally. I had a little difficulty to do that and I had to reprocess it to discuss any one issue, so I'm not saying that the manner I did it is, you know, what you'd be interested in, but I think it might be worthwhile looking at the - putting it together so that a person can pick up an issue without having to go through too many pages. I found Table 4 was good that way - the way you listed the assets of the City such as schools and sewers and everything. That was in sequence so I had no difficulty there, but with the proposed plans I did have some difficulty putting them together to see what each department was doing and what area of the City was affected.

COMM. SHAW

I think one of the mysteries of this whole thing is that no one really knows what to do when you've got -- there are two or three representatives of agencies and they're reluctant to speak because they are not too sure what it is we're looking for from them and I think it's very hard for anybody to articulate exactly what we hope to get back from various agencies once this document is put together. I don't know that - I sort of can't state it to them. I don't know that anyone can and to help them out and to help us in future years in getting more response. I think the reason we're not getting response is no one received any - You know, what's going to happen if they do make public response to this?

MR. REIF

You mean the public or the departments?

COMM. SHAW

Well, the public response by some like Frank Opalacz who is here. I'm sure he doesn't know what to say.

MR. REIF

Well, let me say this. Frank Op ---

COMM. SHAW

(inaudible one or two sentences). I don't blame him.

MR. REIF

Frank, of course, demonstrated by his presence here tonight has been one of the most helpful people. I doubt that there's any

other document in the City - it's already been said many times - that has brought together all the information we - which those of us who worked on it know - it's all been in Frank's mind and on some of his maps. We - many of us now know, including people who have this document, know a lot more about his proposals and, of course, what we're looking for in the planning field is how his proposals fit together with the rest of the City. So, he may not want to get up and explain them because he knows them but - he does - OK, get up and (inaudible few words).

MR. FRANK OPALACZ

I'm Frank Opalacz, the Water/Sewer director and some of the sizeable items here pertain to water and sewer so actually if there are any questions, I might tell you as - as a beginning - is to say that the bulk of the work has been in the water pollution field because that's where the money has been. That's where the grants from the Federal and State government have come in. Now we're getting into the water field too, but there is still no money in there. You'll probably notice there's one project on filter. Say, for instance, the filter plant at Mt. Higby. That's brand new. That came about because of the fact that a new federal law was passed. They call it the Safe Drinking Water Act, and we are now not in - we are not in obedience. We can not conform to the new regulations but, so I'd say any other community in the State is in the same fix as we are. Any water company that has a surface water supply and doesn't have a filter plant cannot meet the new regulations, so there are no funds available as yet and our Board has taken the position - well, it's sort of a "wait and see" attitude and we hope that there will be some funds available. The only funds that have been made available was to the State to monitor the program. In other words, to tell us what's wrong but there are no funds available to actually - for construction even for seed money and this is a sizeable - I mean, our engineers threw out an amount something like \$12,000,000 or something, you know, overall expansion and including \$4,000,000 for a filter plant and now \$4,000,000 - by the way - anything pertaining to water has to be paid by water users. This really doesn't affect the tax rate but that means that that's an added load on the water users and even \$4,000,000 that's a big load to put on the water customers of the City of Middletown so, as I said, the Water Commission has taken sort of a "well, let's take a good hard look at this - see if there is an easier way out". I would say that's the most recent thing that we have on there. Of course, still a small project there will take care of the pollution of the wells. That's also on the program. That's already been funded and we'll go ahead but the rest of this is all pertaining to the water pollution field and, of course, we're in the midst of this mess of programs. \$90,000,000 program. We're just about reaching the end of it. Some of those projects in there are part and parcel of that program. If - I mean, there's so many things, I don't know what to tell you. I'll be glad to field any questions if I can. I'll give it a try.

CHAIRMAN KALITA

Does anyone have any questions of the director? Guess not, Frank.

MR. REIF

I'll ask one. Frank, all the projects that you are going to work on that are know are in this document, so there's no mystery. You're not going to come up with any surprise projects, that's --

MR. OPALACZ

There's one overall. It's called a Facilities Plan, which is a study. It's in there - study of our overall sewer system which means that right now in the inner core area we have what they call a combination sewer. One sewer takes care of the storm water and also the sanitary wastes. Now, some way has to be found to separate them, which is a very costly procedure. Costs have been estimated anywhere between - oh, I don't know - \$30,000,000 and \$50,000,000 for Middletown alone, if we were to separate all the sewers in Middletown. Now the Federal Government has taken another look at this and they're saying "Study all the alternatives. Is there some other way of doing this?" So the engineers are studying this- coming up with different -- One suggestion was made that perhaps, instead of separating this combined flow, that we put little mini-plants at the end of each line and give us some minimal treatment every time it rains. In other words, as to maybe have such large lagoons and let this flow go into these lagoons and then gradually take this combination flow and feed it into the plant and -- because right now our plant can take as much as maybe 15,000,000 gallons a day during a storm but we probably get anywhere from - oh, it's an unknown quantity - probably 50, 75 million gallons when we have a real large storm like we've had a couple of weeks ago. It's impossible to build a plant large enough to treat all of this flow, but the government realizes this and they're taking another look at this. The figures they're throwing around is - if its (sounds like "damage") for Middletown, it could be a quarter of a billion dollars for Hartford alone, see; so it's a massive figure and I don't know what the ultimate solution would be on that, but this is something that's in there. It doesn't give the entire -- and, of course, Middletown at the stand we've been taking is that we only will proceed as fast as money is made available and, of course, right now it's a 90% reimbursement so the City doesn't get socked too hard in this case, but if the money is available and the same federal level, naturally we'll participate if at all possible.

CHAIRMAN KALITA

Commissioner Tyaack?

COMM. TYAACK

Yes, I just had a question (inaudible few words ask, Frank. Now, the City separates the Water and Sewer Department from Public Works and you're talking about facility plants separating storm drainage. You're also talking about a plant for bringing City water to Westfield. Public Works has a plant for storm drainage master plan. I wonder - does the Federal Government look at these departments involved being separate entities or is there some way of coordinating this type of project when you apply for Federal funds?

MR. OPALACZ

There are no funds available for storm water right now. Actually,

but once we separate it, we would pass on -- actually storm water isn't our responsibility. It's Public Works'. That's part of the road, see? But since it carries both (sounds like "we're to be") taking over the responsibility. Once it's separated, then storm water goes with the road and we just take care of the sanitary waste. Hopefully, once - if it does reach a point where it's separated, we'll just pass on the storm water portion of it to Jack and that's part of the road, really. See? But, as long as there's - it's a constant flow right now. Public Works could say Well, there's no storm water going through those pipes, now - it's not raining, see, and our sewage flows all the time so somehow or other we've taken on that responsibility.

CHAIRMAN KALITA

Mrs. Rotondo. Do you want to come forward so we'll get you on tape. This is a public hearing.

MRS. ROTONDO

I would like to ask the format. Are you allowed to ask questions or (inaudible rest of sentence).

CHAIRMAN KALITA

It's a public hearing.

MR. REIF

You may not get an answer, but you may ask.

CHAIRMAN KALITA

Right.

and they're taking another look at this.

MRS. ROTONDO

I've just been through that hassle -- you better state your guidelines. I would just like to ask if all this money is coming in from the Federal government for the sewers, will neighboring communities like area-wide regional communities be able to tie in to our sewer line because they have been paid for largely by the Federal government?

reimbursement so the city doesn't get socked too hard in this case.

MR. OPALACZ

Well, there's one sewer line - the so-called Coginchaug Interceptor - it is large enough to take care of Middlefield and Durham if they choose to connect into it sometime. We're the sole owner now and if they want it, they'll have to pay us - they'll have to come to some - the - in - may I just add that the difference in cost is very minimal - say, for instance, we're paying 10 - it'll wind up the City paying 10%. The difference in cost is again about 10% of that 10%. You're talking probably 1% differential that the City is picking up now of that cost and there's no question that this will be a valuable asset to us in our dealing with these communities in the future.

MAYOR MARINO

The answer to the question is that because of Federal funding automatically they cannot tie into our sewer system.

MRS. ROTONDO
They cannot automatically --

MAYOR MARINO
It can be done only on a request basis. We have to grant the permission to do so. They pay a separate charge for doing this.

MRS. ROTONDO
But do you have the say - locally, do you have the complete say as to whether - ?

MAYOR MARINO
Yes, sireee. Complete

MR. OPALACZ
We're the owner and I think that was brought up -

MAYOR MARINO
We own that sewer. We own that sewer plant even though it was paid for by Federal funds. We determine who puts their sewer into that plant.

MRS. ROTONDO
And, as far as the water, I understand that act that went through is going to be quite demanding for the water filter. Now, that is going to have to come from the local taxpayers?

MR. OPALACZ
From the water users.

MRS. ROTONDO
From the water users.

MR. OPALACZ
Does that affect the tax rate?

MRS. ROTONDO
I'm sorry I didn't get down to get this booklet. We were busy with other budget items and I'm sorry I didn't get down there, but was 4-5 million dollars?

MR. OPALACZ
Yes. The filter plant that has been recommended by engineers is \$4,000,000. We --

MRS. ROTONDO
What kind of standard is that that - you know - would demand that kind of outlay. That must be quite a stringent federal standard.

MR. OPALACZ
The whole thing started with this carcinogenic scale, you know, in New Orleans they found out that the chlorination - chlorine causes chloroforms. Chloroforms form carcinogenic agents and so everybody is all uptight about this now and actually we - well, I shouldn't say this because maybe the government has gone overboard on this - but I think it's an entire field of cancer scare.

MRS. ROTONDO
Will fluoride be put in that water now?

MR. OPALACZ
Fluoride is being put - but that really doesn't have anything to do with the purity of water. That's just an additive that's supposed to help your teeth. It's mandatory in Connecticut anyway. Everybody has to use it.

MRS. ROTONDO
Then it would be strictly Federal standards even though the local taxpayers are paying.

MR. OPALACZ
That's true. I think I mentioned that here we are. We're being mandated to do something but there's no funds available to put this into, which is a little different. In water pollution field, they're mandating a program, but they're also making funds available.

MRS. ROTONDO
That's what I mean, but this program - the local taxpayer is going to have to pick up for their stringent --

MR. OPALACZ
Right. And were sort of hoping that something -. I think there's one or two bills in the State Legislature right now that would offer some help but with the austerity measures they have there I doubt very much if anything will come of it this session. So we've already applied for this so-called exemption to this rule and I think we'll get it - give us another year's time to kind of study this and see if we can come up with something that's probably -- It need be - - My own personal feeling is to put in perhaps a smaller filter plant right now and hope that funds will be available in the not-too-distant future when it can be enlarged at the - when funds are available.

MRS. ROTONDO
Well, how will this \$5,000,000 be paid. It will have to be paid over --

MR. OPALACZ
It would be a bond issue.

MRS. ROTONDO
Wow! You mean a \$5,000,000 bond issue (inaudible 2 or 3 words).

MR. OPALACZ
Yes, and then, of course, the water rates would perhaps have to go up 40, 50%.

MRS. ROTONDO
I'm glad I have a well. Thank you very much.

CHAIRMAN KALITA
Thank you, Mrs. Rotondo.

MRS. ROTONDO
I have some other things later on. You know, I don't know -

CHAIRMAN KALITA
Concerning the CIP?

MRS. ROTONDO
Yes.

CHAIRMAN KALITA
Might as well sit right at the table.

MRS. ROTONDO
I'm sorry that I am very unfamiliar with this procedure and your manner in which you delineate all these different items. Do I read you correctly that all these are just put into the booklet from all the agencies and you are to pick priorities and then this goes to the Council for their approval? I'm sorry. I don't really understand, you know, you've listed so many items and at so much cost. This is long-range planning that the City of Middletown is going into?

CHAIRMAN KALITA
Yes. This is to cover a large - projects that are seen by the different departments for the future; in fact, it includes some of the projects that are presently funded and going on now, but the projects for the future - the figures to them are best guesstimates to date on them.

MRS. ROTONDO
But you will not fund any other item that is not listed.

MR. REIF gave us another year's worth of projects to look at and so on. That is the goal - the objective of this system.

MRS. ROTONDO
So if an item is not listed in this set of measures, or whatever you want to call them, then you will not fund these in future years? In other words, it has to be shown now?

MR. REIF

Well

MRS. ROTONDO

I mean, is it that strin -- I don't know, you know, the way I gathered it, it would be -- a \$57,000,000 bond issue (I think) or something like that.

CHAIRMAN KALITA

I would say at this point here, my answer to that question - I wouldn't say a flat "no" to that because this is the second time it's gone before the Commission. The first issue was taken up last year and only adopted by the Commission. This year we got all the department heads involved in it and I feel the stronger people get involved in it, the more meaningful document it is going to be. I would hope in the future that it's taken to heart according to the Statutes and your answer would be yes then - that the projected projects would have to be here unless it's a case of an emergency.

MRS. ROTONDO

Well, I would like to address myself to the school guards.

CHAIRMAN KALITA

Do you have a different answer to that?

MR. REIF

No. It's perfect. What you've said is absolutely perfect. I was going to say a little more humorous vein that if the people of Middletown don't want any additional community facilities, then there'll be no need to do it, but the history of the way communities go is that there'll be a lot of people who want more things and there will be more things to be added.

COMM. SHAW

Also, the document is recreated each year (inaudible few words) an addition.

MR. REIF

It gives us an opportunity --.

MRS. ROTONDO

Oh. It sounded like this was a - you know.

CHAIRMAN KALITA

No. This is this year's.

MRS. ROTONDO

This year. Oh.

MAYOR MARINO

For a year. Planning for a year.

CHAIRMAN KALITA

This will be a regular procedure year after year. Each year the Planning and Zoning Director and Assistant will have to start the format going requesting the data from the department heads, compile it, and each year there'll be a public hearing just the way there is this evening on it.

MRS. ROTONDO

I see. Oh. All right.

CHAIRMAN KALITA

There'll be deletions and additions to the CIP program.

MRS. ROTONDO

Are you going to set up priorities from this list and send it to the Council? The items that you feel are top priority? This is what I don't quite understand. What is your job as a commission? To set up the priorities of the item and then --?

MR. REIF

That is another objective. Whether or not the commission at this session or future sessions want to come to that point is something I'll find out. However, that is one of the ultimate goals - to be able to recommend to the Council which projects are the most needed in the community. Obviously, we also in the document talk in terms of public safety and what-have-you. Obviously, the things that are associated with public safety and absolute unquestionable need are the

ones that are going to get the most attention. At some point, there are projects which, if the community has the money and there's enough interest in them, they will be funded. If they - if there is not enough money and not enough interest, they will be dropped.

MRS. ROTONDO
(inaudible few words) looking for public input?

MR. REIF
That is correct. There some that - you know, sewer lines and what-have-you, that obviously we're going to have. We need them whether local people want them or not. We've got to clean up the streams and have healthy water and what-have-you.

MRS. ROTONDO
Well, I would like to address myself - I haven't looked at the book but just looking at the renovations, I have been a little bit involved in that area and I know the Board of Education has approximately \$600,000 in capital outlay and practically all the schools are new or have been renovated and that item is really - you know - it's almost \$500,000 - four hundred and something -

MR. REIF:
Well, that's why we've stressed the - the chairman has stressed at the beginning that all this information has come down from different agencies. There's no input so far this year from anybody except the agencies. This is the agencies wish list, if you will. This year I am sure it will be tempered and as time goes on I am sure it will be tempered more.

MRS. ROTONDO:
But will the public get a chance to speak at the Council meeting when these items are brought up there? What kind of format, do you know, in a format -

MAYOR MARINO:
Whenever any one of these becomes an actual appropriation, you'll have a chance to speak at a public hearing for that appropriation, whether it's a bond or whether it's expenditure for (inaudible few words) fund, or whatever the case might be.

MRS. ROTONDO:
But as far as this list - the hearing you're having tonight is kind of the final hearing as far as going down the list and speaking on all of them?

MAYOR MARINO:
The idea of tonight's hearing is to get input from the public as to what they feel about all or certain of these projects as listed.

MRS. ROTONDO:
I don't know what your waterfront project, as I say, I'm sorry I didn't get down.

MAYOR MARINO:
You know what the waterfront project is all about?

MR. REIF

He may be the liaison (inaudible few words) all the community.

CHAIRMAN KALITA

That's on-going.

MRS. ROTONDO

It's on-going. How is it on-going? How much is the figure in there for the waterfront? I remember when we fought that bonding we said it was only the tip of the iceberg so I was just wondering what the other bottom layer is.

MR. REIF

We have a note here that the bond is going to be \$1,250,000.

MRS. ROTONDO

But there's no additional.

MR. REIF

Not that we have here.

MAYOR MARINO

There's a downriver project for about \$61,000.

MRS. ROTONDO

I know that.

MAYOR MARINO

There's a Phase 3 (sounds like "let's be truthful") they list a Phase 3 which was what the initial study and they say \$2,000,000 is the cost but that is the marina and all the other niceties.

MRS. ROTONDO

About 3.7 million dollar project altogether.

MAYOR MARINO

3.7 yes. We are only committed and we have approval only for one point -- one and a quarter million dollars. That's all that's approved and you'll have a chance as a member of the public to speak for or against it at any time more appropriation is requested.

MR. REIF

And that is basically for, as it says here, shoreline stabilization. You know, the bulkhead.

MRS. ROTONDO

And the golfcourse that is going to be proposed is going to be out in Westfield?

MR. REIF

Let me say again, if you look at this document, it's the first time people like you who have taken an interest in government can see on a printed page all these things.

MRS. ROTONDO

I apologize.

MR. REIF

Don't apologize. We really were going to get down --
(inaudible few words) Mrs. Nemececk. Blame you this time.
Thank you very much.

CHAIRMAN KALITA

Thank you, Mrs. Rotondo. Is there anyone else who wants to speak
on this public issue? If not --

MR. REIF

I would like to add one more thing. Talking about grouping these
together, there are probably five big groups and just to say something
about the people who came and at least told us they weren't going to
come. One you've heard from - Frank Opalacz of Water and Sewer.
That's one big group. Another one - another big group that are
associated with the Public Works. Phil hasn't said anything, but
he's here. Another big category - you can pick out a lot of these -
would be associated with the Municipal Development Committee and,
of course, Bill Keuhn has been very helpful in providing a lot of
information about projects here and he dropped in this afternoon
and explained that he couldn't come tonight. He's exhausted. He's
been, I think, up in Boston today. The other large category that's
been talked about more than once are schools and the Mayor has a
letter from Mr. Green, and then there are others - and they are a
large range - there's an item about the Long River Village. I don't
think that's being done by anybody except the Housing Authority;
there's the Emergency Alarm System - for those five major categories
we've either heard from by letter or verbally from two people why
they can't be here even though they've provided a lot of assistance
and we actually have either the director or a representative here
for the other two, so the turnout based on the request is not too
bad.

About 3.7 billion dollar project altogether.

CHAIRMAN KALITA

No further comments? I'll close the public hearing.

3.7 Yes. ... and only ...

MAYOR MARINO ...

To be of help maybe to the rest of the commission and to the ...
if they're reviewing this they'll understand what it's all about.
On page 30 that TR-STR 10 High Street, that's the railroad bridge
repair which the State is undertaking with Federal funds. This
\$70,000 local - I don't think that's a -- I think that's there if
we need land acquisition, but we hope there's none required.
(inaudible few words).

CHAIRMAN KALITA ... that is going to be proposed is going to be ...
\$70,000.

MAYOR MARINO
\$70,000 local, what did I say? 7 million? ...

CHAIRMAN KALITA ... all these things.
Seven thousand.

MR. REIF
Now, our Appendix does further identify that.

MAYOR MARINO

Does it? OK. I didn't go into the appendix part of it. I just saw the first part. What does the appendix say? Does it identify it?

MR. REIF

Yep. High Street. Page 38. The last one. "This project is to improve the span of High Street over the railroad tracks".

MAYOR MARINO

OK. That's a State project they recently funded.

CHAIRMAN KALITA

I'll close the public hearing --

COMM. PARISI

I would suggest that if we're going to sit down and put priorities on this that perhaps we have a special meeting in which to sit down and do this type of thing rather than try to do it through the course of normal business. When does this have to go to Council?

MR. REIF

We hope it will go in May.

COMM. PARISI

May Council meeting?

MR. REIF

Yes. We have a -- there's a time table here and the goal of what we're doing right now is to have the public hearing at the first April meeting and then during April evaluation of input and modifications, and then at the first meeting in May adopt the plan and forward it to the Common Council.

CHAIRMAN KALITA

The June Council meeting.

MR. REIF

The June Council meeting, right.

MR. PHIL BAUER

I just want to say one thing. You mentioned something about tax structure being set up for road maintenance and so on. We do have a program where we ask for a road - continuing road maintenance type of thing and this is how you actually bond (inaudible 2 words - sounds like "this or") tax structure, we kind of left this out - whether it be an annual bond or the tax structure, we didn't know how you'd do this, but we do have it in the program for this type of thing.

\$70,000 local, what did I say? 7 million?

CHAIRMAN KALITA

I realize, but I'm saying it's listed in the program as a bond issue and I made my personal comments to it that I'd rather see an assessment of a tax rate rather than go to large bonding because of the interest payments we're paying on that money and not getting roads repaired whereas through taxation we could accumulate the dollars and get the repairs done. I'll officially close the public hearing.

MAYOR MARINO
That's not a new idea, you understand.

CHAIRMAN KALITA
I realize that.

MAYOR MARINO
The need far outstrips our ability to pay on a pay-as-you-go basis.

CHAIRMAN KALITA
I realize -

MAYOR MARINO
(Inaudible first few words) bond, you know, to get the roads done because you got one letter from Atkins St. (inaudible word) pay-as-you-go program, you have maybe 25 of those letters and just unable with taking it out of tax dollars to accomplish any kind of road program of merit - let me tell you right now.

CHAIRMAN KALITA
I think you could develop a program that could be workable. I think the Public Works is doing a great job right now the way the handling of the present 2.9 million dollars is going, so if you set up a tax fund and, as I put it, "hands off" type of a fund, that it would be strictly used and monitored for road improvement programs the way the present bond issue is being monitored. I think we could make it work rather than go into a large debt-paying project.

MAYOR MARINO
You have to figure at least 2 to 3 mills a year.

CHAIRMAN KALITA
I don't know what the figure is.

MAYOR MARINO
OK.

CHAIRMAN KALITA
Well, again, when you go into debt services you're adding millage too.

MAYOR MARINO
(Sounds like "postponing").

CHAIRMAN KALITA
Right. Yes, Phil.

MR. BAUER
The letter - Atkins Street is one of the streets listed under the 2.9 million dollars thing for payment.

CHAIRMAN KALITA
Right.

MR. BAUER
So, it's -

CHAIRMAN KALITA
But they can't wait fast enough up there. They were complaining last year.

COMMISSION MEMBER
(inaudible first word) voted against it, so it doesn't make any difference.

MR. BAUER
We've got to do Country Club Road. When we do Country Club Road we are realigning the Atkins Street/Country Club Road intersection. We don't want to do anything on Atkins St. and leave a gap there so we want to program it so when we get done it will be (sounds like "continuous").

CHAIRMAN KALITA
I would suggest to the director that he take and forward that copy to the Public Works Commission for their evaluation and comment back to the private citizen as to the time table or repairs of Atkins St. I officially close the public hearing on the CIP.

Edleen Rogers

Edleen Rogers
Transcribing Secretary

Edward J. Kalita, Chairman
Planning & Zoning Commission

Approved at meeting of: April 27 1977

MAYOR MARINO

CHAIRMAN KALITA

MR. BAUER

The letter - Atkins Street

2.9 million dollars