

OFFICE OF THE  
FIRST SELECTMAN

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William F. Brennan  
*First Selectman*

Harold E. Clark  
*Second Selectman*

Alice L. Ayers

Richard F. Creeth

Susan A. Bruschi

TOWN HALL  
238 Danbury Road  
Wilton, CT 06897

BOARD OF SELECTMEN'S REGULAR MEETING  
June 18, 2007

MINUTES

- Present: William F. Brennan, Harold E. Clark, Alice L. Ayers, Richard F. Creeth, Susan A. Bruschi
- Others: Joe Dolan, Chief Financial Officer; Sarah Taffel, Director of Human Resources, Labor Relations & Administrative Services; Paul Milositz, Fire Chief
- Guests: Kevin Quinlan, Architect; Rich McCarty, Fire Commissioner; Judy Zucker, resident; Jerrod Newman, The Villager; Brian Shea, The Bulletin

First Selectman Brennan called the meeting to order at 7:34 p.m.

A. Consent Agenda

A MOTION was made by Ms. Ayers, seconded by Mr. Clark and unanimously carried to approve the consent agenda as follows:

Minutes

- Board of Selectmen's Regular Meeting – June 4, 2007

B. Discussion and/or Action

A MOTION was made by Mr. Brennan, seconded by Mr. Clark and unanimously carried to add two items to the agenda (item 7 and item 8) pertaining to the team room, concession stand and lavatory capital project and the development of a capital project process.

1. Consideration of approving the trust agreement concerning the Other Post Employment Benefit Trust for employees of the Town of Wilton and employees of the Board of Education.

Mr. Clark questioned the meaning behind section 3.6(c) of the trust agreement. Mr. Dolan explained that state law limits the investments to short term, money market

type investments and that this section allows the investments to be more than just short term, money market type investments.

Mr. Creeth asked how this trust agreement differs from the pension trust. Mr. Dolan replied that the pension trust is subject to IRS qualifications and that the pension trustees have many other authorities than the OPEB trustees do.

A MOTION was made by Mr. Clark, seconded by Mr. Creeth and unanimously carried to approve the trust agreement concerning the Other Post Employment Benefit Trust for employees of the Town of Wilton and employees of the Board of Education.

2. Consideration of appointing a Selectman to serve as a trustee to the Other Post Employment Benefit Trust.

Mr. Clark offered to serve as a trustee.

A MOTION was made by Mr. Brennan, seconded by Ms. Bruschi and carried 4-0-1 (Mr. Clark abstained) to appoint Harold Clark as a trustee to the Other Post Employment Benefit Trust.

3. Library appointees.

Ms. Ayers explained that due to vacation schedules, she and Mr. Clark have not had an opportunity to meet with the candidates. She commented that she hopes to be able to vote on the appointees at the next Board of Selectmen's meeting.

4. Review of Cost of Living increase to pensions.

Mr. Brennan referred to the spreadsheet provided in the packets and reminded the Selectmen that the Board did not vote for an increase last year. He noted that the Selectmen are obligated to discuss a cost of living increase to pensions but not obligated to increase it.

Mr. Brennan suggested a 1.98% increase, based on the change in the CPI-W between May 2006 and April 2007. This would increase pension costs on an annual basis to \$1,756m, slightly below actuarial assumptions.

Mr. Creeth expressed his concern on how the Board of Selectmen decides when and when not to give a cost of living increase. He stated that the retirees have a right to understand the basis of how the Board makes its decision. Mr. Creeth added that the pension trustees need to look at the long term rather than basing their decision on one year's performance. Ms. Bruschi stated that the Board must be careful not to "bind the hands" of future Boards. Mr. Brennan agreed that in future years, the Selectmen will be given additional data prior to voting on the cost of living increases to retirees.

A MOTION was made by Mr. Brennan, seconded by Ms. Bruschi and unanimously carried to give a 1.98% cost of living increase to pensions effective July 1, 2007.

5. Consideration of increasing the rent on town owned houses.

Mr. Brennan explained that the current rates are well below the market rates. He stated that the rents were not increased for the last two years and proposed a 9% increase (4.4% for each year, compounded).

Mr. Clark stated that the town is subsidizing the tenants substantially and suggested the town look into selling the properties. Mr. Creeth commented that if the rents are subsidized for a strategic reason, then the Board should accept the responsibility for the retention of these properties, but increase the rents to market levels, adjusted for individual property conditions.

Ms. Bruschi questioned why the discounts vary from house to house.

Mr. Clark requested a current market value for each property before the town provides more subsidies to the tenants.

Mr. Brennan suggested that Mr. Clark and Ms. Ayers do a comparable market analysis and also visit each house. Mr. Creeth asked to tour the houses also. Mr. Dolan commented that market rents include the owner's costs including taxes which town rents do not have.

Mr. Brennan stated that the main question is what the town's policy is.

Mr. Dolan reported that many of the properties were part of a site when the parcel was acquired by the town. He explained that while no formal policy is in place, the houses were offered to employees who would not be able to live in Wilton otherwise. Mr. Dolan stated that the tenants were chosen on a needs basis. Ms. Ayers added that the low rents also assumed sweat equity of the tenants.

Mr. Clark and Ms. Ayers agreed to tour the houses and do a comparable analysis.

6. Consideration of approving the Employee Handbook amendments and pension amendment for non-union employee benefits.

Ms. Taffel reported that the employee handbook pages reflect the proposed changes reviewed at the last Board of Selectmen's meeting. She noted that two revisions concerning regular part-time employees were also being proposed. The first revision is to document the current policy that part time employees regularly scheduled for 14 hours or more per week are eligible for paid sick and vacation leave. The second revision is to make regular part-time employees scheduled for 14 hour or more per week entitled to pro-rated holiday pay. Ms. Taffel stated that the pension amendment memorializes what was negotiated with the AFSCME union. She explained that new hires will be enrolled in an employee contribution pension plan rather than a defined benefits pension plan.

A MOTION was made by Mr. Clark, seconded by Ms. Ayers and unanimously carried to approve the Employee Handbook amendments and pension amendments for non-union employees.

7. Review of team room, concession stand and lavatory capital project.

Mr. Brennan explained that the contracts for this project are almost complete and asked for authorization to execute the contracts. He reported that construction of the sewer line will begin on approximately June 19.

Ms. Bruschi asked if there have been any substantial changes to the drawings. Mr. Quinlan replied “no” and added that the plans have been reviewed with town departments and school officials resulting in very minor changes.

Mr. Brennan explained that the project’s progress will be communicated to the schools and various booster clubs and that a back up contingency plan will be in place in case the entire project is not completed in time for the early scheduled games this fall.

A MOTION was made by Ms. Bruschi, seconded by Mr. Clark and unanimously carried to authorize First Selectman William Brennan to execute documents related to the team room, concession stand and lavatory capital project.

8. Development of a capital project process.

Mr. Brennan reported that Dick Dubow, David Stern and Malcolm Whyte have prepared a draft capital project process. This draft outlines each step of the process along with the roles and responsibilities of the various groups involved.

Mr. Brennan stated that he will be meeting with Mr. Dubow, Mr. Stern and Mr. Whyte to review the document and resolve several issues, plus clarify several proposals. He agreed to forward the revised document onto the Selectmen in the near future.

C. Public Comment

No comment.

D. Reports

1. First Selectman’s Report

Storm Damage

Mr. Brennan reported on storm damage in the area. Pictures of the storm damage to Memorial Stadium were passed around.

Senior Population

Data has been received that confirms that the number of seniors in town is projected to increase in future years.

Ethics Public Hearing – June 28th

Ms. Bruschi has advised Mr. Brennan that the Board of Education has a Board meeting on June 28<sup>th</sup>. Mr. Brennan suggested that anyone unable to attend the

hearing submit in writing their comments. It was the consensus of the Selectmen to keep the public hearing scheduled for June 28<sup>th</sup>.

2. Selectman's Report

Trackside

Mr. Creeth reported that the Trackside held its annual meeting, elected new Board members and is excited for the upcoming year.

A MOTION was made by Mr. Brennan, seconded by Ms. Bruschi and unanimously carried to adjourn to executive session at 9:12pm.

Mr. Brennan reconvened to open session at 9:38pm.

A MOTION was made by Mr. Clark, seconded by Ms. Bruschi and unanimously carried to set the salary of Fire Deputy Chief Mark Amatrudo at \$90,000.

F. Adjournment

A MOTION was made by Mr. Brennan, seconded by Ms. Ayers and unanimously carried to adjourn the meeting at 9:47 pm.

Respectfully submitted,

Sandra Lund  
Recording Secretary