

OFFICE OF THE
FIRST SELECTMAN

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William F. Brennan
First Selectman

Harold E. Clark
Second Selectman

Ted W. Hoffstatter

Richard J. Dubow

James A. Saxe

TOWN HALL
238 Danbury Road
Wilton, CT 06897

**BOARD OF SELECTMEN REGULAR MEETING
MONDAY, FEBRUARY 19, 2013
MEETING ROOM B, WILTON TOWN HALL**

PRESENT: First Selectman Bill Brennan, Hal Clark, Ted Hoffstatter, James Saxe
ABSENT: Richard Dubow

GUESTS: Sandy Dennies, Paul Milositz, Bob Nerney, Steve Pierce, Liz Doty, Bruce Hampson, Richard Creeth, Kevin O'Brien, Ann Richards, Christine Tenore, Jan Andras

OTHERS: 2 members of press

Mr. Brennan called the meeting to order at 7:30 p.m.

A. Consent Agenda

Upon motion by Mr. Saxe, the consent agenda was unanimously approved as follows:

Minutes

- Board of Selectmen Regular Meeting Minutes – February 4, 2013

B. Discussion and/or Action

1. Yankee Gas Project

Mr. Brennan read a statement (attachment #1), adding that the Board of Selectmen are disappointed about events regarding Yankee Gas but options will be reviewed at the meeting with Yankee Gas on 2/28.

Mr. Saxe moved to cancel the Special Town Meeting scheduled for March 12, 2013. Motion seconded and unanimously carried.

2. Comstock Community Center Renovations – Statement of Requirements

A draft Statement of Requirements was prepared by Ms. Judy Zucker with assistance from Parks & Rec and Social Services staff and commission members. The building has some positive aspects, but also some serious deficits, such as the need for a new boiler, sprinkler system and ADA compliance. There are currently plans for a roof replacement this summer. The Board of Selectmen will schedule a special meeting to discuss the Comstock Building and determine the priorities.

3. Security Task Force – Appointment of Citizen Members

The Security Task Force will consist of 9 members, Second Selectman Hal Clark, Police Chief Michael Lombardo, three representatives of the schools and four citizens. The Selectmen have interviewed six highly qualified candidates for the four positions and after discussion, it was decided to delegate the choice of four to the First Selectman and the remaining two would be considered as alternates for future vacancies as they occur. Mr. Saxe moved to appoint Roseann DeSimone, John Suchy, Terrie Schwartz and John Logan to the Security Task Force. Motion seconded and unanimously carried. James Curto and Robert Satterwhite will be considered as alternates for future vacancies. A charge will be drafted by the First Selectman and sent to the other Selectmen for action at the next meeting in March.

4. Capital Projects – Status and Updates

Middlebrook and Comstock Roof Projects – Steering Committee has agreed on designs as submitted by Hoffman Architects and BVH engineers and endorsed by Turner Construction. If camera drainage checks are ok, RFPs will be prepared by Turner. Middlebrook and H.S. Toilet Renovations – Steering committee was advised by the Building Committee that cost estimates on the project were substantially higher than appropriated funds. Steering Committee was advised to revisit the project with the architect and come back with revised plans and costs. Miller Driscoll Renovations – Revised SOR to be presented at March 4 BOS meeting. Comstock Building Renovations – SOR has been presented. Steering Committee reviewed the project and consensus was that health and safety issues should be first priority.

5. Miller Driscoll School Renovations – Building Committee

Mr. Brennan moved to appoint members of the Miller Driscoll School Renovations Building Committee (attachment #2). Motion seconded and unanimously carried.

6. Resolution: C-PACE Property Assessed Clean Energy

Mr. Bruce Hampson, Chairman, Wilton Energy Commission, gave an overview of the C-PACE program, noting that the Energy Commission has unanimously approved it. Mr. Clark moved the Resolution to Approve Commercial Property Assessed Clean Energy (C-PACE) Agreement (attachment #2). Motion seconded and unanimously carried.

7. Authorization to apply for Emergency Preparedness Grant

Fire Chief Paul Milositz explained that this is a Federal Grant, passed through the State, at a rate of 50¢ per capita, to improve emergency management preparedness. Mr. Hoffstatter moved the following: RESOLVED, that the Town of Wilton may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security, any and all documents which it deems to be necessary or appropriate; and FURTHER RESOLVED, that William F. Brennan, as First Selectman of the Town of Wilton is authorized and directed to execute and deliver any and all documents on behalf of the Town of Wilton and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents. Motion seconded and unanimously carried.

8. Appointments

Mr. Brennan moved appointments (attachment #3). Motion seconded and unanimously carried.

9. Miscellaneous Other Business

State Budget – The proposed bill to eliminate the motor vehicle tax, if passed by the Legislature, will have a potential \$3.6 million loss for Wilton! The Town side of the budget is approximately \$31.4 million. Therefore, a \$3.6 million hit equates to 11.5% of Wilton's operating and capital budget. This loss would be impossible to manage by spending cuts and therefore would have to be made up by increasing property taxes.

C. Public Comment – None noted.

D. Reports

1. First Selectman's Report – No report

2. Selectmen Reports:

Mr. Saxe – No report

Mr. Hoffstatter – No report

Mr. Clark – No report

E. Adjournment – Having no further business, the meeting was adjourned at 9:10 p.m.

Jan Andras, Recording Secretary

Attachment 1: Statement regarding Yankee Gas

Attachment 2: Miller Driscoll Renovations Building Committee

Attachment 3: C-PACE Agreement

Attachment 4: Appointments

Yankee Gas Project

In a meeting at Yankee Gas headquarters on February 14th, Town officials were advised that recent Yankee Gas reviews of the Wilton gas line investment project revealed that previous cost assumptions were no longer applicable. Yankee Gas managers indicated that in order for the project to proceed, the Town may be required to absorb some additional costs to meet the regulated investment criteria! In response, Yankee Gas was told that the Town of Wilton will meet the commitments outlined in a Yankee Gas proposed term sheet dated June 6, 2011 and that the utility needed to revisit their financial model to resolve their internal cost issues to enable the project to go forward as planned!

In addition, Town officials were advised that Yankee Gas cannot install conduit simultaneously with the installation of the gas line, as a separate trench would be required to meet utility separation requirements. They stated additional costs for a second trench from Center Street and Route 33 to Wilton's school facilities and Comstock Community Center would substantially exceed the project costs in their financial investment model that must meet State of Connecticut regulatory requirements. It was disappointing to learn that the tightly regulated investment process does not allow the cooperation from Yankee Gas that was anticipated.

Consequently, in view of this information, there is no need for a Special Town Meeting on March 12th to obtain voter approval for funds to install conduits and other town-wide network project costs. Therefore, I recommend that the board cancel this meeting.

Town officials have immediately started a review of alternative network plans to connect Town facilities. All options and relevant costs will be examined and a recommendation presented to the Board of Selectmen, including the most cost effective way to fund this project.

Both Yankee Gas and the Town have invested a substantial amount of effort in the Wilton gas line expansion project. Yankee Gas has completed all required engineering for two bridge crossings; all surveys for easement grants; permit applications and construction planning along with Wilton customer marketing efforts, but there is more work to be done.

Next steps - Town officials will meet again with Yankee Gas on February 28th to review the entire project.

Bill Brennan
First Selectman
Town of Wilton

2-19-2013

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**Miller Driscoll School Renovations
Building Committee**

Members

School Members

Cheryl Jensen-Gerner – Principal Miller Driscoll
Ann Paul – Director, Special Services
Dr. Fred Rapczynski – Director, Pre-School
John Murphy - Supervisor – District Custodial and Maintenance Services

Citizen Members

John Guth
Bruce Hampson
Ray Tobiasson
Rick Tomasetti

Board Members

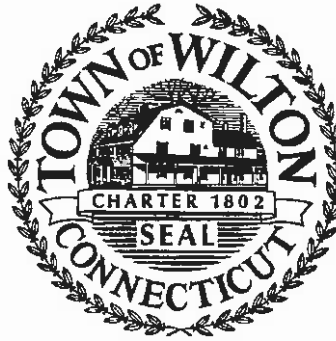
Karen Birck – BOE
Dick Dubow – BOS
TBD - BOF

2/19/13

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**TOWN OF WILTON
RESOLUTION TO APPROVE
COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY ("C-PACE")
AGREEMENT**

WHEREAS, Section 157 of Public Act No. 12-2 of the June 12, 2012 Special Session of the Connecticut General Assembly (the "Act") established a program, known as the Commercial Property Assessed Clean Energy (C-PACE) program, to facilitate loan financing for clean energy improvements to commercial properties by utilizing a state or local assessment mechanism to provide security for repayment of the loans; and

WHEREAS, the Act authorizes the Clean Energy Finance and Investment Authority (the "Authority"), a public instrumentality and political subdivision of the State charged with implementing the C-PACE program on behalf of the State, to enter into a written agreement with participating municipalities pursuant to which the municipality may agree to assess, collect, remit and assign, benefit assessments to the Authority in return for energy improvements for benefited property owners within the municipality and for costs reasonably incurred by the municipality in performing such duties; and

WHEREAS, the Commercial Property Assessed Clean Energy ("C-PACE") Agreement ("the C-PACE Agreement") between the Town of Wilton and the Authority, as attached hereto, constitutes the written agreement authorized by the Act.

NOW, THEREFORE, BE IT RESOLVED:

- a) that we, the Board of Selectmen, constituting the legislative body of the Town of Wilton, hereby approves the C-PACE Agreement, and
- b) that William F. Brennan, First Selectman, is hereby authorized and directed, on behalf of the Town of Wilton, to execute and deliver the C-PACE Agreement, substantially in for the form attached to this Resolution, for the purposes provided therein, together with such other documents as he or she may determine to be necessary and appropriate to evidence, secure and otherwise complete the C-PACE Agreement.

February 19, 2013

**Board of Selectmen Meeting
Tuesday, February 19, 2013**

Appointments

Fire Commission – Richard McCarty

Wilton Energy Commission – Gilmore Bray

Wilton Energy Commission – Debra Thompson-Van

Commission on Social Services – Christine Tenore