

OFFICE OF THE
FIRST SELECTMAN

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TOWN HALL
238 Danbury Road
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**BOARD OF SELECTMEN REGULAR MEETING
MONDAY, MARCH 18, 2013
MEETING ROOM B, WILTON TOWN HALL**

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

GUESTS: Sandy Dennies, Bruce Hampson, Dr. Gary Richards, Karen Birck, Andy Merola (CCM), John Shortsleeve (Bay State), Jean McGillicuddy (Bay State), Brent Eskay (Solar City), Ely Shecter (Solar City), 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. Clark, the consent agenda was unanimously approved as follows:

Minutes

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

B. Discussion and/or Action

Mr. Brennan moved to scramble the agenda and to take up an item under Miscellaneous Business.

1. CCM / Bay State Consultants - Power Purchase Agreement

Mr. Bruce Hampson, Wilton Energy Commission, presented this program to the Board of Selectmen previously at meetings in October and November, involving a power purchase agreement involving installation of solar arrays on schools and public buildings. Bay State Consultants has concluded that the High School Field House and the Comstock building qualify for this program. The Energy Commission has reviewed the contract and endorses it as to energy and

environmental issues. This installation is estimated to produce \$18,958 savings at the High School and a \$7,300 savings at Comstock in the first year.

Wilton is one of 7 Connecticut towns participating, including East Hampton, Hamden, Manchester, West Hartford, South Windsor and Branford. After a competitive bid process, Solar City is the firm chosen for the Wilton installation.

There was a presentation by Mr. Eskay and Mr. Schecter of Solar City, and after a lengthy discussion, it was decided to wait to take action on proceeding until the next BOS meeting on 4/1/13.

2. Miller Driscoll – Review of Revised SOR and Questions for CPF

The revised SOR was presented at the last BOS meeting on 3/4/12. The BOS have had a chance to review and will send any questions for the Council on Public Facilities to the First Selectman. The Building Committee has been formed and their first step will be to choose the architect. The CPF will respond to the BOS questions at the April 15th BOS meeting.

3. FY 2014 Budget – Bonded Capital Projects

Mr. Brennan distributed a copy of the proposed bonded capital projects (attached) that will be presented to the Board of Finance. Selectmen will present the projects at the Annual Town Meeting.

4. Capital Projects – Status and Updates

The RFPs are out for the Middlebrook School and Comstock roofs and the drainage problem is being resolved at Comstock. The Toilet Rooms project is on schedule. The RFPs will be going out next week.

5. Town-wide Fiber Network

This project is on hold. The Board of Selectmen will be revisiting the objectives. Mr. Brennan will also be discussing the project objectives with the BOF and BOE. Once consensus is obtained, the most cost effective implementation plan will be developed.

6. Clean Energy Finance and Investment Authority Grant

Mr. Dubow moved to approve the Wilton Community Innovations Grants MOU for \$2,000. Motion seconded and unanimously carried.

7. State Historic Documents Preservation Grant

Mr. Clark moved to approve the Historic Documents Preservation Program Grant application in the amount of \$4,000. Motion seconded and unanimously carried.

8. Appointment to Historic District and Historic Properties Commission

Mr. Brennan moved to appoint Allison Sanders to the Historic District and Historic Properties Commission. Motion seconded and unanimously carried.

9. Miscellaneous Other Business – None noted

C. Public Comment – None noted.

D. Reports

1. First Selectman's Report – The proposed FY 14 budget will be presented to the Board of Finance 3/20/13.
2. Selectmen Reports:

Mr. Dubow – No report

Mr. Clark – He introduced the C-PACE Program to the EDC. Bruce Hampson, Chair of the Energy Commission, and Jessica Bailey of PACE met with the EDC to explain the program and how it can help with economic development. The Energy Commission will also explain the program to existing businesses.

The Security Task Force has had two meetings. At the second meeting Vice Chairman and Police Chief Michael Lombardo reviewed the security measures that have already been taken. This group intends to produce press releases.

Mr. Hoffstatter – Trackside usage information is being compiled and will be forwarded to the BOS.

Mr. Saxe – No report

E. Adjournment – Having no further business, the meeting was adjourned at 9:15 pm.

Jan Andras, Recording Secretary

att. Bonded Capital Projects

FY'14 Budget

Synopses of Proposed Bonded Capital Projects

1. a) Comstock Boiler and Heating System – The vintage original boiler in this facility is approximately 57 years old and has been identified in prior year Capital Improvement Program plans for replacement. When installed, the boiler fuel would be natural gas. Project costs include access, demolition, soft costs and connection to the main gas line.

2014 Project - \$570,000

b) Comstock Building Renovations – The roof of this facility will be replaced during the late summer of 2013, which will extend the life of this building by an additional twenty or more years. The facility, which supports programs and activities for children 4-5 years old, as well as 80+ year old seniors, is badly in need of health and safety renovations. Comstock is Wilton's primary community center and will continue to function in this capacity for 20+ years more, as plans to build a new community center were cancelled due to the major recession. The Board of Selectmen has agreed that selective renovations to this highly utilized community facility are required. To accomplish this objective, architectural and engineering design funds are needed to develop design plans/schematics that will also include a forensic evaluation of the facility. Some minor renovations to meet immediate needs of the facility are also included in this project proposal.

2014 Project - \$285,000

2. Gilbert and Bennett Cultural Community Center – Replace 40-50 year old boiler, failing steam distribution system and underground oil tank with above ground interior oil tank. Since 2006, this older boiler has been evaluated for replacement and each year stretched for one more year due to budget cost pressures. Professional recommendations now indicate that the boiler and distribution system are corroding and therefore should be replaced as soon as possible to avoid a major failure and costly emergency repairs.

2014 Project - \$220,000

3. High School Gas Conversion Costs – Convert two boilers to operate on natural gas. Project includes access, demolition, connection and soft costs.

2014 Project - \$182,400 *

4. Cider Mill School – Replace two 30-40 year old boilers to operate on natural gas. Project includes access, demolition, connection and soft costs.

2014 Project - \$562,800 *

5. Middlebrook School – Replace two 30-40 year old boilers to operate on natural gas. Project includes access, demolition, connection and soft costs.

2014 Project - \$615,600 *

Notes

- All of the above heating equipment and gas conversion projects have been evaluated with substantial assistance from the Wilton Energy Commission. BVH Integrated Services, an engineering consulting firm, and Turner Construction Company collaborated on the development of these initial cost estimates. Cost assessment work is continuing and therefore, estimates are subject to change. Projects marked with an * will not be bonded until the Town of Wilton / Yankee Gas expansion project agreement is finalized.
- The Comstock Community Center's renovation costs were initially assessed by KG&D Architects and Engineering. Turner Construction Company's estimating department also did a full review to confirm estimates to enable cost estimates for the project to be developed for renovation planning purposes.
- The Gilbert and Bennett Community Center cost estimates regarding the boiler replacement were obtained from Servco Oil Company.