

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, DECEMBER 17, 2012
MEETING ROOM B, WILTON TOWN HALL**

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

GUESTS: Sandy Dennies, Erin Aichler (Hoffman Arch.), Steve Pierce, Karen Birck, Kevin O'Brien, Mark Ketley

OTHERS: 4 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 – December 3, 2012

Tax Refunds

- Motor Vehicle Tax Refunds as per Tax Collector's Memo of 12/13/12

Gifts

- Donation of \$800 to Senior Newsletter from Realty Seven
- Donation of \$50 to the Senior Center from David Waddle and Denise Lene

These gifts to the Senior Center are most appreciated.

First Selectman Bill Brennan read a statement (attached) regarding the recent tragedy in Newtown, CT which was followed by a moment of silence.

B. Discussion and/or Action

1. Middlebrook School and Comstock Community Center Roofs

Ms. Erin Aichler of Hoffman Architects distributed copies of the report on the roofs. Her firm will assist Turner Construction in developing the schematics for the designs.

2. Town-wide Network Capital Project

On 5/11/12, the Board of Selectmen agreed to remove this project from a vote at the ATM. Blum Shapiro was hired to conduct an objective assessment of need. A Network committee was formed and after holding a public information meeting, voted to approve the project, which has also been approved by the Board of Education and Library Trustees. Mr. Dubow moved to recommend to the Town the funding for the Town-wide Network Fiber Optic project as recommended in the BVH Report and affirmed in the Blum Shapiro consultant report and supported by the Board of Selectmen, Board of Education and Library Trustees. Motion seconded and unanimously carried.

3. Parks and Recreation Commission Recommendations

Mr. Pierce and Mr. O'Brien gave a report with recommendations for repairs to the municipal tennis courts, replacement of 1,800 feet of wooden guardrail and synthetic turf fields (attached).

4. Capital Projects – Status and Updates

Middlebrook and High School toilets project – On 1/7/13, the Steering Committee will have names to recommend to the Board of Selectmen for appointment to the Building Committee for this project. Miller Driscoll Project – Selectman Dubow prepared a Statement of Purpose and Objectives. After discussion, Mr. Brennan moved to approve the Statement of Purpose and Objectives for the Miller Driscoll School Project with amendments (copy attached). Motion seconded and unanimously carried. Ms. Birck agreed that the revised SoR for Miller Driscoll will be ready for the first BOS meeting in March. The Building Committee will be appointed at that time. Middlebrook School and Comstock Roof projects – Board members requested to submit questions for CPF. Next step – forward Hoffmann Architects report with BOS questions to CPF.

5. Appointments and Reappointments

Mr. Brennan moved to approve all reappointments as outlined on attachment. Motion seconded and unanimously carried. Mr. Brennan moved to appoint David Graybill to the Commission on Social Services and Mr. Frank Oliveri to the Board of Assessment Appeals. Motion seconded and unanimously carried.

6. Miscellaneous Other Business

SWRPA – The First Selectman distributed copies of a letter of testimony from the Towns in SWRPA to PURA with regard to the CL&P response after Storm Sandy.

C. Public Comment – None noted.

D. Reports

1. First Selectman's Report: Regarding the Alarm Ordinance revisions discussed at a previous meeting, Mr. Brennan pointed out that those with alarms that are currently registered do not need to re-register and pay the \$100 fee. The fee is for new registrations only.

2. Selectmen Reports –

Mr. Dubow – No report

Mr. Clark – Regarding the pathway on Wolfpit Road, he spoke with Police Chief Lombardo who will ask the Police Commission to have a safety study done along that road.

Mr. Hoffstatter – Was teaching at Miller Driscoll School last Friday during the Newtown tragedy and was glad to see police officers on site at Wilton schools.

Mr. Saxe – No report

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

Jan Andras, Recording Secretary
Minutes taken from video recording



STEVE PIERCE
Director

SCOTT KIERAS
Assistant Director

JIM LEWICKI
Program Coordinator

BEVERLY HODGE
Administrative Secretary

Report to the Selectman regarding replacement cost for approximately 1,800 lineal feet of wooden guardrail. The commission reviewed several alternatives for this replacement. They were as follows:

- The guardrails similar to those recently installed on the Merritt Parkway are rated for impact from a truck driving at 60 miles an hour and materials cost would be about \$40.00 a lineal foot, including posts. Total material costs would be \$72,000. Install would bring this cost over \$100,000.





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- An alternative would be to install southern yellow pine with 4 x 8 rails and 6 x 8 posts. This product is treated and has a life of 30 – 40 years. Costs for materials only on this option would be \$18.00 a lineal foot, or \$32,400 for materials only. Costs installed would double this quote.

+ 64,800



- The third option would be to install metal I beams and cut the existing wood to 8 foot lengths. The cost installed for this would be \$14.00 a lineal foot installed, or \$25,200. This is using existing material, If additional boards were required they would run about \$56.00 per board. If all boards were replaced the cost would be an additional \$12,600, bringing this option to \$37,800 installed.



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Report to the Selectman regarding repairs to municipal tennis courts. The commission reviewed a complete replacement of the courts, an overlay system as recommended by a resident, and two types of repairs.

Dalton

- Completely renovate the courts, mill the blacktop, level, pave and resurface, including removal and installation of net posts, \$500,000 (12 courts) x
- Install Titan Trax Shield, a free floating overlay system on 8 courts \$150,000
CIA 75,000 (hio)
- Clean and seal cracks using a fabric overlay system on 8 courts \$28,000 225,000
(Three year guarantee) (expensive)
- Clean and seal cracks with crack sealant and leveling compound on 8 courts \$5,775

Done 7 years ago

*Cracks - at Mid Sch etc.
to be done in Spring 2013*



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December 17, 2012

Report to the Board of Selectman Regarding the care and costs of natural turf fields vs synthetic turf fields. The budgetary numbers were based on a 60,000 square foot field. Budgetary numbers were based on current actual expenses and expenses provided from private vendors. There are no escalation cost considerations factored into these numbers over years.

	Natural Grass Field	Synthetic Turf Field
Materials		
Sod \$2.75 Square foot	220,000	
Synthetic Turf \$4.50 per square ft		360,000
Irrigation System	20,000	0
Operating Maintenance		
Labor Cost - Mowing/Grooming	500	250
Fertilization/Herbicide	3,000	0
Sodding	55,000	0
Top Dressing	2,000	0
Irrigation Servicing	1,000	0
Water Cost	5,400	0
Annual Operating Total	66,900	250
Ten Year Operating Total	669,000	2,500
Mowers/Groomers	30,000	10,000
Total Ten Year Cost	939,000	372,500
Total Twenty Year Costs	1,878,000	945,000

The ten year operating total is total cost of field install, operating maintenance and equipment needed for the fields.

The Twenty year total cost includes the same as the ten year, but also includes a \$218,000 removal of synthetic turf and proper disposal of infill material for the synthetic turf field.

Costs that would be the same for both types of fields, such as design, site prep, excavation, or ongoing maintenance such as trash pickup, were not included.



MILLER DRISCOLL SCHOOL

Overall Purpose of the Project:

Consistent with current educational standards and the BOE's revised Statement of Requirements, , the overall purpose of the project is to renovate and upgrade Miller-Driscoll School in order to extend the useful life of the building and site as Wilton's only Pre-K and K-2 school for the next 25 to 30 years.

Statement of Objectives:

The BOS's objectives for the Miller-Driscoll project are to:

1. Provide sufficient and appropriate space for instructional and support services that can accommodate 880 K-2 students (a projected average of 765 students over the next eight years plus a 15% margin for error).
2. Dedicate approximately 10,000 square feet of contiguous space for another 75 preschool students, many of whom have special needs that require increasingly more complex and individualized services.
3. Rehab and improve both the Miller Driscoll building and site in order to:
 - o Meet current code requirements for occupants' health, safety and access.
 - o Provide a proper 21st century classroom environment including appropriate infrastructure to support increased use of technology.
 - o Allow Pre-K and K-2 students to share facilities and services.
 - o Lower overall operating and maintenance costs plus conserve energy.
 - o Improve traffic flow and safety for cars, buses and pedestrians visiting the site.
 - o Recapture underutilized space for instructional purposes and improve access to common areas wherever feasible and cost-effective.
 - o Provide sufficient flexibility to account for future growth in enrollment.
 - o Unify and enhance the exterior appearance and overall functioning of the building.
 - o Allow for easy connection to the new sewer line on Wolfpit Road.
 - o Ensure the boiler and HVAC system are convertible to natural gas.

4. Address deferred maintenance issues in order to preserve the structural integrity of the building and extend its useful life another 25 to 30 years.
5. Remedy issues and concerns identified in the 2012 forensic analysis conducted by TCC.
6. Create a single main entrance to the building with enhanced security.
7. Plan to utilize the building as an emergency shelter for the Town.
8. Consider options --- including temporary classrooms and phasing of construction --- that minimize disruption to the educational program and mitigate exposure to hazardous materials during the construction period.
9. Explore opportunities for reimbursement from the State of Connecticut.
10. Accomplish all of the above in a manner that gains the support of Wilton voters.

APPOINTMENTS/REAPPOINTMENTS
Board of Selectmen Meeting
December 17, 2012

REAPPOINTMENTS

Council on Ethics

Gini Benin (D)

Julianne Higgins (R)

Inland Wetlands Commission

John Hall (D)

Fire Commission

Troy Ellen Dixon (D)

Police Commission

David Waters (D)

Social Services Commission

Peg Koellmer (D)

Energy Commission

Bruce Hampson (D)

Council on Public Facilities

Trevor Huffard (R)

Historic Properties and Historic District Commission

Helen Whitten (D) from alternate to full member

NEW APPOINTMENT

Commission on Social Services

David Graybill (D)

Board of Assessment Appeals

Frank Oliveri (R)