

THESE MINUTES ARE SUBJECT TO APPROVAL BY BOARD OF SELECTMEN

The Board of Selectmen held a regular meeting Monday, October 15, 2012 in the Council Chamber of the Municipal Center, Newtown. First Selectman Llodra called the meeting to order at 7:30 pm.

PRESENT: First Selectman Llodra, Selectman William F.L. Rodgers, Selectman James Gaston, Sr.
(7:35pm)

ALSO PRESENT: Finance Director Robert Tait, Public Works Director Fred Hurley, Water & Sewer Authority Chairman Richard Zang and members George Hill, Carl Zencey, and Gene Vetrano; Edmond Town Hall Board of Manager Chairman James Julian and Margot Hall; Parks and Recreation Director Amy Mangold and Parks and Recreation Chairman Ed Marks; Fairfield Hills Authority Chairman James Bernardi and Director of Economic and Community Development Elizabeth Stocker, six members of the public and three members of the press.

VOTER PARTICIPATION: none.

ACCEPTANCE OF THE MINUTES: Selectman Rodgers moved to accept the minutes of October 1, 2012 as presented. First Selectman Llodra seconded. All in favor.

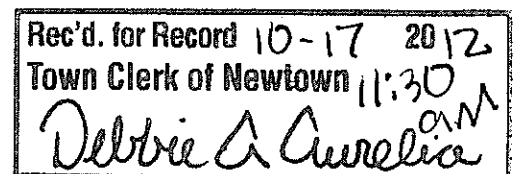
COMMUNICATIONS: First Selectman Llodra sent a letter to Board of Education Chairman Debbie Leidlein regarding the Board of Selectmen meeting with the Board of Education for a space needs analysis.

FINANCE DIRECTOR REPORT: Mr. Tait will attend the joint meeting relative to preparation for the next budget. He will discuss expenditures, revenues and the grand list growth. First Selectman Llodra noted that the state is facing difficulty in finding places to get revenue and balancing its spending and revenues.

UNFINISHED BUSINESS:

Discussion and possible action:

- 1. Implementation Plan – Plan of Conservation and Development:** item to be carried.
- 2. Education & Prevention committee for Tick Borne Disease – November:** item to be carried, possibly until December.
- 3. Hawleyville Sewers – Water & Sewer Authority:** Mr. Hurley and Mr. Zang were present to discuss the Hawleyville sewers. The sewer district of Hawleyville was set up as an economic development zone; there have been no pollution abatement issues. Another pump station is expected to be installed between Rte. 84 and Rte. 6 on Rte. 25. The town attorney told the WSA that there would be no problem in legally forming a new sewer service area that will incorporate new properties. Mr. Hurley said there will be a partnership between the WSA and the town. The potential for revenues appear to close the gap between what it would cost in construction and what we would raise in special revenues if we go to an entire district. The potential for revenues from property tax is substantial. Mr. Hurley said the next steps are to retain an engineer to do the design and come up with the real costs. Professional appraisals need to be done on the properties to define what the special benefit assessments would be. Attorney Grogins said there would be an appropriation to incur the cost of the preliminary designs. Mr. Zang said there was a preliminary study done in 2007 that can be updated at a lower cost. First Selectman Llodra said we need to balance the contribution of commercial industrial taxation into our grand list. Hawleyville is identified as the most reasonable and appropriate location for growth.
- 4. Municipal Space Needs:** item to be carried.
- 5. Policy Statement – Defined Contribution Plan:** item to be carried to December.



6. **Capital Improvement Plan:** (Att. A) Ms. Mangold and Mr. Marks were present to discuss the Parks and Recreation CIP. Mr. Marks explained parking projects. The sum of the projects totaled \$998,000, based on a square foot estimate. The commission made one CIP request because of the high priority at Dickinson and the needs at Treadwell which include additional parking, parking improvements and a sidewalk. The sum of the two projects is \$450,000. The Dickinson splash pad/bath house is not currently in the CIP. First Selectman Llodra noted that the Board of Selectman moved the Community Center because 2015-2016 is the only year with sufficient resources. Ms. Mangold spoke about the splash pad/bathhouse and the playground at Dickinson. First Selectman Llodra said that growth in the grand list will provide for additional resources in the CIP. Ms. Mangold reported that they have received fantastic feedback on the wardens and security at Eichlers Cove and finds the slip holders are happy with the town's management of the property.

James Bernardi was present to discuss the Fairfield Hills related CIP projects. The demolition of buildings was discussed as well as walking trails. Mr. Bernardi thinks Danbury Hall is a good choice for demolition because it interfaces with the general public and taking it down would increase economic attractiveness. Things are moving ahead considering the fiscal constraints. The Board of Selectmen has the same vision as the Fairfield Hills Authority.

Mr. Juliano and Ms. Hall were present to discuss the CIP needs of the Edmond Town Hall Board of Managers. First Selectman Llodra said a shift was made a couple years back to include CH Booth Library and the Edmond Town Hall buildings in the CIP. \$300,000 is in the CIP for Edmond Town Hall. Mr. Juliano explained an energy audit was done and it was suggested the windows in the building be replaced. The theater camera will be obsolete in a couple of years. First Selectman Llodra explained that there is no sense of revenues at the Edmond Town Hall. There is an obligation for transparency on the part of the Edmond Town Hall if there is going to be an added burden to the taxpayers by adding the Edmond Town Hall to the CIP. Selectman Gaston noted that knowing what the itemized costs and revenues are will work to the benefit of the Edmond Town Hall. Selectman Rodgers stated that an analysis of town aid to the Library, since a greater level of transparency, would show it only worked to the Library's benefit. Ms. Hall stated that a subcommittee has been formed to work on transparency. First Selectman Llodra encouraged the Board of Managers to speak with Mr. Tait for assistance.

First Selectman Llodra changed the education priorities and has alerted the Board of Education to the changes. Hawley School Phase 2 project was moved from 2014-2015 to 2015-2016 and the high school auditorium was moved from 2015-2016 to 2014-2015. The CIP projects are ranked when brought to the Board of Selectman level. The Board of Selectmen is not asking for more money than the Board of Finance has told them they have available to bond. Selectman Gaston moved to accept the Capital Improvement Plan for 2013 thru 2018 as presented on draft #2, October 15, 2012. (Att. A). Selectman Rodgers seconded. All in favor.

NEW BUSINESS:

Discussion and possible action:

1. **Driveway Bond Release/Extension:** Selectman Rodgers moved to release the driveway bond, in the amount of \$1,000, to YB Paving, LLC for The Old Road, M16, B2, L19. This project was not started; it is a refund of the bond. Selectman Gaston seconded. All in favor.
2. **Tax Refunds:** Selectman Rodgers moved the October 2012 Tax Refunds #5 in the amount of \$9,210.42. Selectman Gaston seconded. All in favor.
3. **Appointments/Reappointments:** Selectman Rodgers moved the appointment of Allan Song (U) to the Economic Development Commission for a term to expire January 6, 2015 and the re-appointment of Phil Clark (R) to the Design Advisory Board for a term to expire November 1, 2014. Selectman Gaston seconded. All in favor.

Board of Selectman
October 15, 2012

4. 2013 Meeting Calendar: Selectman Gaston moved to accept the 2013 meeting calendar as presented. Selectman Rodgers seconded. All in favor.

VOTER COMMENTS: none.

ANNOUNCEMENTS:

ADJOURNMENT: Having no further business the Board of Selectmen adjourned their regular meeting at 9:10pm.

Respectfully submitted,



Susan Marcinek, Clerk

Att. A: TON CIP 2013-2014 TO 2017-2018, Draft #2, October 15, 2012

TOWN OF NEWTOWN
SELECTMAN 2013-14 TO 2017-18 CAPITAL IMPROVEMENT PROGRAM WORKSHEET

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
2013-2014	\$5,500,000	\$5,000,000	\$20,000,000	\$10,000,000	\$7,500,000
BRIDGE REPLACEMENT	430,000	315,000	300,000	414,000	350,000
H & L FIRE STATION (PMT #1)	500,000	500,000	500,000	500,000	500,000
SANDY HOOK STREET SCAPE	200,000	200,000	200,000	5,000,000	250,000
DICKINSON PARK PLAYGROUND	438,000	1,000,000	375,000	500,000	1,000,000
TREADWELL PARK RENOVATIONS	498,000	300,000	975,000	500,000	500,000
DANBURY HALL DEMOLITION	200,000	500,000	450,000	500,000	500,000
OPEN SPACE LAND ACQUISITION	200,000	2,815,000	325,000	6,914,000	1,000,000
SEWER EXTENSION	500,000	2,200,000	10,000,000	2,500,000	2,350,000
BOS TOTAL	2,966,000	5,015,000	16,725,000	10,014,000	4,850,000
HAWLEY SCHOOL BOILER/HVAC PHASE I PROF SVS	144,000		800,000	2,500,000	2,100,000
HAWLEY SCHOOL BOILER/HVAC PHASE I	2,370,000		2,400,000	600,000	400,000
BOS TOTAL	5,480,000	5,500,000	20,225,000	20,225,000	4,850,000
2014-2015	\$5,000,000	\$20,000,000	\$20,000,000	\$10,000,000	\$7,500,000
BRIDGE REPLACEMENT	315,000	300,000	300,000	414,000	350,000
H & L FIRE STATION (PMT #2)	500,000	500,000	500,000	500,000	500,000
SANDY HOOK FIRE SUB-STATION	200,000	200,000	200,000	5,000,000	250,000
SANDY HOOK STREET SCAPE	200,000	200,000	200,000	5,000,000	250,000
DICKINSON PARK PLAYGROUND	438,000	1,000,000	375,000	500,000	1,000,000
TREADWELL PARK RENOVATIONS	498,000	300,000	975,000	500,000	500,000
DANBURY HALL DEMOLITION	200,000	500,000	450,000	500,000	500,000
OPEN SPACE LAND ACQUISITION	200,000	2,815,000	325,000	6,914,000	1,000,000
SEWER EXTENSION	500,000	2,200,000	10,000,000	2,500,000	2,350,000
BOS TOTAL	2,966,000	5,015,000	16,725,000	10,014,000	4,850,000
HAWLEY SCHOOL BOILER/HVAC PHASE II PROF SVS	144,000		800,000	2,500,000	2,100,000
HAWLEY SCHOOL BOILER/HVAC PHASE II	2,370,000		2,400,000	600,000	400,000
BOS TOTAL	5,480,000	5,500,000	20,225,000	20,225,000	4,850,000
2015-2016	\$20,000,000	\$20,000,000	\$20,000,000	\$10,000,000	\$7,500,000
BRIDGE REPLACEMENT	300,000	300,000	300,000	414,000	350,000
H & L FIRE STATION (PMT #3)	500,000	500,000	500,000	500,000	500,000
SANDY HOOK FIRE SUB-STATION	200,000	200,000	200,000	5,000,000	250,000
TANKER ENGINE REPLACEMENTS	375,000	375,000	375,000	5,000,000	250,000
DICKINSON/TREADWELL PARKING LOTS	450,000	450,000	450,000	500,000	500,000
EICHLER'S COVE CONCESSION/BATH HS	325,000	325,000	325,000	500,000	500,000
COMMUNITY CENTER PHASE I	10,000,000	10,000,000	10,000,000	6,914,000	1,000,000
OPEN SPACE LAND ACQUISITION	800,000	800,000	800,000	2,500,000	2,350,000
FFH BUILDING DEMOLITION	2,400,000	2,400,000	2,400,000	600,000	400,000
EDMUND TOWN HALL RENOVATIONS	300,000	300,000	300,000	10,014,000	4,850,000
LIBRARY RENOVATIONS	300,000	300,000	300,000	10,014,000	4,850,000
BOS TOTAL	16,725,000	16,725,000	16,725,000	10,014,000	4,850,000
HAWLEY SCHOOL BOILER/HVAC PHASE III	2,500,000		2,500,000	600,000	400,000
SANDY HOOK WINDOW REPLACEMENTS	600,000		600,000	10,014,000	4,850,000
BOS TOTAL	3,100,000	3,100,000	3,100,000	10,614,000	5,250,000
2016-2017	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$7,500,000
BRIDGE REPLACEMENT	414,000	414,000	414,000	414,000	414,000
TANKER ENGINE REPLACEMENTS	500,000	500,000	500,000	500,000	500,000
COMMUNITY CENTER PHASE II	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
FFH WALKING TRAILS PHASE III	500,000	500,000	500,000	500,000	500,000
SENIOR CENTER DESIGN	500,000	500,000	500,000	500,000	500,000
BOS TOTAL	6,914,000	6,914,000	6,914,000	6,914,000	6,914,000
HAWLEY SCHOOL BOILER/HVAC PHASE III	2,500,000		2,500,000	600,000	400,000
SANDY HOOK WINDOW REPLACEMENTS	600,000		600,000	10,014,000	4,850,000
BOS TOTAL	3,100,000	3,100,000	3,100,000	10,614,000	5,250,000
2017-2018	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000
BRIDGE REPLACEMENT	350,000	350,000	350,000	414,000	350,000
EDMUND TOWN HALL RENOVATIONS	250,000	250,000	250,000	5,000,000	250,000
LIBRARY RENOVATIONS	250,000	250,000	250,000	5,000,000	250,000
FFH BUILDING RENOVATION/DEMOLITION	1,000,000	1,000,000	1,000,000	500,000	500,000
OR INFRASTRUCTURE	500,000	500,000	500,000	500,000	500,000
POLICE BUILDING DESIGN	500,000	500,000	500,000	500,000	500,000
BOS TOTAL	2,350,000	2,350,000	2,350,000	6,914,000	2,350,000
MIDDLE SCHOOL RENOVATION	2,100,000		2,100,000	600,000	400,000
MIDDLE GATE WINDOW REPLACEMENT	400,000		400,000	10,014,000	4,850,000
BOS TOTAL	2,500,000	2,500,000	2,500,000	10,614,000	5,250,000

■ FIRE APPARATUS REPLACEMENT RECAP:

CIP:
 2015-16 975,000
 2016-17 500,000
 CAP NON REC FUND (financed by annual payments from the general fund):
 BY 2016-17 475,000
 1,950,000

FIRE COMMISSION REQUEST:
 REPLACE TANKERS #229, #339, #559, #9
 REPLACE ENGINE #111
 \$2,100,000

■ HAWLEY SEWER DEVELOPMENT:
 PROJECT ESTIMATED COST 5,000,000
 SEWER BENEFIT CHARGES 4,000,000
 SEWER ENTERPRISE FUND 500,000
 GENERAL FUND 500,000
 TO BE FINANCED BY A \$5,000,000 GOB

■ SPECIAL APPROPRIATION APPROVED

■ OPEN SPACE LAND ACQUISITION
 ■ CONTINGENT UPON THE MUNICIPAL SPACE STUDY
 ■ BRIDGE REPLACEMENT DETAIL:
 POVERTY HOLLOW BRIDGE 430,000
 BRUSHY HILL RD BRIDGE 315,000
 MEADOW BROOK RD BRIDGE 300,000
 POND BROOK RD BRIDGE 414,000
 BRIDGE 350,000

■ DEMOLITION WITH REMEDIATION (SUBMITTED BY THE FHA 9/27/2011):
 PRESENTED FOR INFORMATIONAL PURPOSES

	YR 1	YR 2	YR 3	YR 4	YRS
SHELTON HOUSE	2,200,000				
SINGLE DWELLINGS (8)	250,000				
DANBURY HALL	250,000				
NORWALK HALL		400,000			
STAMFORD		600,000			
KENT HOUSE		3,000,000			
CANAAN HOUSE			3,800,000		
COCHRAN HOUSE				1,400,000	
PLYMOUTH					