

OFFICE OF THE
FIRST SELECTMAN

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Lynne A. Vanderslice
First Selectwoman

Joshua S. Cole
Second Selectman

Kimberley Healy
Selectwoman

Basam Nabulsi
Selectman

Ross H. Tartell
Selectman

TOWN HALL
238 Danbury Road
Wilton, CT 06897

**BOARD OF SELECTMEN SPECIAL MEETING
TRI-BOARD MEETING
Monday February 28, 2022**

PRESENT:

BOARD of SELECTMEN: First Selectwoman Lynne Vanderslice, Joshua Cole, Kimberley Healy, Basam Nabulsi, Ross Tartell

BOARD of FINANCE: Chair-Michael Kaelin, Steward Koenigsberg, Chris Stroup, Sandra Arkell, Matthew Raimondi, Christopher Santosky

BOARD of EDUCATION: Chair-Deborah Low, Ruth Deluca, Jennifer Lalor, Nicola Davies

GUESTS: Superintendent Dr. Kevin Smith, Chris Burney

Tri-Board Site Visit

Site visits of school began at 6:30pm in the following order:

- A. Cider Mill
- B. WHS
- C. Middlebrook

Tri-Board Meeting – Following the Site Visits – Comstock Community Center- Rm31

Tri-Board Meeting called to order at 7:16pm

D. Public Comment
None

E. Executive Session to Discuss Legal Reserves
Motion by all boards moved, seconded and carried to go into Executive Session at 7:17pm and invite Kevin Smith.

Out of Executive Session and back in regular session at 7:30pm.

F. Discussion and/or Action

- 1. Bond Counsel Guidance Regarding Bonding Eligibility

Ms. Vanderslice advised that the costs to repaint and replace lighting, ceiling tiles and flooring at Middlebrook and WHS are not bondable and will need to be funded through operating expenses.

2. WPS Proposed Building Projects

Following discussion, the consensus was that the proposed work discussed was necessary and should be funded.

3. Funding Plan for Proposed Building Projects

Concern was expressed about the impact on the FY2024 mill rate of the projected request of \$1.7 million in operating capital. It would occur at the same time all other costs are expected to be higher due to inflation will result in an unacceptable increase in taxes in FY2024. Next year is a revaluation year. Residential values are expected to increase and commercial values to decrease, meaning a shift from commercial to residential taxpayers, meaning an even higher impact on most residential taxpayers.

Commercial property currently accounts for a substantial 20% of the Town's grand list. The project at 141 Danbury Road and others being proposed won't be complete for a few years.

Superintendent Smith agreed to relook at the work schedule and attempt to spread it out more smoothly over a plus or minus 5-year period.

General recognition of the difficult decisions for the BOF for this year and next as they attempt to balance needs and residents' wants with residents' concerns about the property tax burden in Wilton and residents' expectation of low increases based on the most recent history of a 3.77% mill rate decrease and otherwise low mill rate increases.

4. Proposed BOE FY2023 5-Year Bonded Capital Plan

The BOE did not have any additions to the 5-year bonded capital plan (see attached 5 Year Bonded Capital Requests).

G. **Public Comment**

None

H. Adjournment

There being no further business all boards adjourned their meetings at 8:28pm.

Respectfully submitted by:
Lynne A. Vanderslice

DRAFT BOE Operating Capital 5 Year Plan (1/27/2022)

Project #3 WHS

Carpet removed and replaced with tile, Lighting upgrades & Replacement of ceiling tiles (over 3-5years)

*****WILL NEED UPDATED PROPOSALS**

| Capital Operating Requests | Account Number | Request | Request Details | Estimated Total Cost of Project | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | | |
|--|----------------|--------------------------|---|---------------------------------|-------|---------------|---------------------|-----------------------|---------------------|--|--|
| | | Meyers Movers | Moving of furniture (Phase 1-3) | \$90,000.00 | | | \$30,000.00 | \$30,000.00 | \$30,000.00 | | |
| | | Ceiling Tile Replacement | replace 2X4 with new ceiling grid 2x2 tiles (Phase 1-2) | \$350,000.00 | | | \$116,667.00 | \$116,666.00 | \$116,667.00 | | |
| | | Lighting Upgrade | Install LED 2x2 fixtures, exit signs and emergency lights (Phase 1) | \$70,000.00 | | | \$23,334.00 | \$23,332.00 | \$23,334.00 | | |
| | | Painting | | \$250,000.00 | | | \$83,334.00 | \$83,332.00 | \$83,334.00 | | |
| | | Asbestos removal | Jan 2020 quote approx. \$11.50 per square ft @ 5,585 SQ FT | \$64,227.50 | | | \$64,227.50 | | | | |
| | | Carpet | Jan 2020 quote \$9.00 per square ft (130k sq ft Phase 1-3) | | | | | | | | |
| | | | New floor cleaning machine | \$1,180,000.00 | | | \$240,000.00 | \$470,000.00 | \$470,000.00 | | |
| | | Carpet | Main lobby removal of tile replacement of floor | TBD | | | \$135,000.00 | \$135,000.00 | \$135,000.00 | | |
| | | Field House Restrooms | Code compliance with public use (grandfathered in at this time) | \$350,000.00 | | | \$20,000.00 | \$330,000.00 | | | |
| | | Field House Flooring | | \$250,000.00 | | | | | | | |
| Total Estimated Cost Project #3 | | | | \$2,604,227.50 | | \$0.00 | \$712,562.50 | \$1,188,330.00 | \$858,335.00 | | |

DRAFT BOE Operating Capital 5 Year Plan (1/27/2022)

Project #1 Elevator Replacements

Replace remaining 3 of 6 Elevators throughout the District

| Capital Operating Requests | Account Number | Request | Request Details | Estimated Total Cost of Project | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 |
|---|----------------|------------------------------------|--|---------------------------------|-------|---------------------|---------------------|---------------------|---------------|
| | | Replace Elevator at WHS | Elevator near Loading Dock (updated Jan 2022 quote from KONE attached) | \$203,200.00 | | \$203,200.00 | | | |
| | | Replace Elevator at Cider Mill | Elevator at CM (Kent) | \$250,000.00 | | | \$250,000.00 | | |
| | | Replace Elevator at Central Office | Elevator at BOE | \$250,000.00 | | | | \$250,000.00 | |
| Total Estimated Cost Elevator Replacement Project #1 | | | | \$703,200.00 | | \$203,200.00 | \$250,000.00 | \$250,000.00 | \$0.00 |

Project # 2 Middlebrook

Carpet removed and replaced with tile, Lighting upgrades & Replacement of ceiling tiles (over 3-5years)

| Capital Operating Requests | Account Number | Request | Request Details | Estimated Total Cost of Project | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 |
|--|----------------|--------------------------|---|---------------------------------|-------|---------------------|---------------------|---------------------|---------------------|
| | | Meyers Movers | Moving of furniture (Phase 1-3) | \$90,000.00 | | \$30,000.00 | \$30,000.00 | \$30,000.00 | |
| | | Ceiling Tile Replacement | replace 2X4 with new ceiling grid 2x2 tiles (Phase 1-2) | \$175,000.00 | | \$58,335.00 | \$58,335.00 | \$58,330.00 | |
| | | Lighting Upgrade | Install LED 2x2 fixtures, exit signs and emergency lights (Phase 1) | \$35,000.00 | | \$11,667.00 | \$11,667.00 | \$11,666.00 | |
| | | Univalentalators | One time upgrade of 12 ceiling units | \$20,000.00 | | \$20,000.00 | | | |
| | | Painting | | \$255,000.00 | | \$85,000.00 | \$85,000.00 | \$85,000.00 | |
| | | Asbestos removal | Jan 2020 quote approx. \$11.50 per square ft @ 25,000 SQ FT (Phase 1-3) | \$287,500.00 | | | \$143,750.00 | \$143,750.00 | |
| | | Carpet | Jan 2020 quote \$9.00 per square ft (85,555 sq ft Phase 1-3) | \$770,000.00 | | | \$270,000.00 | \$250,000.00 | \$250,000.00 |
| | | Moisture Mitigation | Yr 1 - study to confirm scope of work to be done | \$320,000.00 | | \$50,000.00 | \$135,000.00 | \$135,000.00 | |
| Total Estimated Cost Project #2 | | | | \$1,952,500.00 | | \$255,002.00 | \$733,752.00 | \$713,746.00 | \$250,000.00 |

WILTON PUBLIC SCHOOLS 5-YEAR PLAN

| FURNITURE REQUESTS | Account Number | Request | Request Details | Next Steps | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | Safety | Regulatory | District Initiative |
|---|----------------|---------------------|-----------------|------------|-------|-------|-----------|-----------|-----------|--------|------------|---------------------|
| MD | | | | | | | | | | | | |
| | 43005 | Classroom Furniture | | | | | 6,800.00 | 15,000.00 | 15,000.00 | | X | X |
| CM | | | | | | | | | | | | |
| | 43005 | Classroom Furniture | | | | | 6,800.00 | 15,000.00 | 15,000.00 | | X | X |
| MB | | | | | | | | | | | | |
| | 43005 | Classroom Furniture | | | | | 6,800.00 | 15,000.00 | 15,000.00 | | X | X |
| WHS | | | | | | | | | | | | |
| | 43005 | Classroom furniture | | | | | 11,800.00 | 20,000.00 | 20,000.00 | | X | X |
| DISTRICT | | | | | | | | | | | | |
| TOTAL FURNITURE - OPERATING BUDGET | | | | | | 0.00 | 32,200.00 | 65,000.00 | 65,000.00 | | | |

| VEHICLES | Account Number | Request | Request Details | Next Steps | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | Safety | Regulatory | District Initiative |
|--|----------------|------------------------------------|-----------------|------------|-------|-----------|------------|------------|------------|--------|------------|---------------------|
| Vehicle | 54590 | Current vehicle - need Liftgate | | | | 65,000.00 | 0.00 | 45,000.00 | | | X | |
| Vehicle Repairs | 48115 | (Put in for \$16,000 - FY21 budget | | | | | 16,000.00 | 16,000.00 | 16,000.00 | | X | |
| Fuel | 42405 | District Vehicles | | | | | 10,000.00 | 10,000.00 | 10,000.00 | | X | |
| TOTAL VEHICLE REQUESTS - OPERATING BUDGET | | | | | | 65,000.00 | 26,000.00 | 71,000.00 | 26,000.00 | | | |
| GRAND TOTAL OPERATING BUDGET | | | | | | 85,000.00 | 649,520.00 | 764,279.00 | 560,914.00 | | | |

WILTON PUBLIC SCHOOLS 5-YEAR PLAN

| ACCOUNT | Account Number | Request | Request Details | Next Steps | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | Safety | Regulatory | District Initiative | Nice To Have |
|--|----------------|----------------|-----------------|------------|-------------|-------------|------------------|------------------|------------------|--------|------------|---------------------|--------------|
| GROUNDS & LANDSCAPING | | | | | | | | | | | | | |
| DISTRICT | | | | | | | | | | | | | |
| \$22,000 per year covers visits 6X per year at Miller-Driscoll, Cider Mill and Middlebrook. | | | | | | | | | | | | | |
| Landscaping Services | | at MD, CM & MB | RFQ | | \$24,000.00 | | 25,000.00 | 25,000.00 | 25,000.00 | | X | | |
| TOTAL GROUNDS & LANDSCAPING - OPERATING BUDGET | | | | | | 0.00 | 25,000.00 | 25,000.00 | 25,000.00 | | | | |

| ACCOUNT | Account Number | Request | Request Details | Next Steps | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | Safety | Regulatory | District Initiative | Nice To Have |
|---|----------------|---|-----------------|------------|-------|-------------|------------------|-----------------|-----------------|--------|------------|---------------------|--------------|
| EQUIPMENT REQUESTS | | | | | | | | | | | | | |
| MD | | | | | | | | | | | | | |
| | 44241 | Basketball Hoops (Driscoll large gym) | | | | | 2,500.00 | | | | X | | |
| CM | | | | | | | | | | | | | |
| | 44241 | Exterior Basketball Hoops (2 sets) | | | | | 12,000.00 | | | | X | | |
| MB | | | | | | | | | | | | | |
| | | | | | | | | | | | X | | |
| WHS | | | | | | | | | | | | | |
| | 44241 | Basketball replacement backboards/motors (2 sets) | | | | | | 5,000.00 | 5,000.00 | | X | | |
| DISTRICT | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| TOTAL EQUIPMENT - OPERATING BUDGET | | | | | | 0.00 | 14,500.00 | 5,000.00 | 5,000.00 | | | | |

WILTON PUBLIC SCHOOLS 5-YEAR PLAN

| REMODELING & MAJOR REPAIRS | Account Number | Request | Request Details | Next Steps | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | Safety | Regulatory | District Initiative |
|--|----------------|---|--|------------|-------|-----------|------------|------------|------------|--------|------------|---------------------|
| MD | | | | | | | | | | | | |
| | 44241 | Gym Partition | Once budget approved - RFP | | | | | 40,000.00 | | | X | |
| | 47230 | Water Fill Station | Once budget approved our maintenance staff will begin work | | | | 4,800.00 | | | | | X |
| | 47230 | Walkway from main building to playground area | Once budget approved we will need to get the appropriate permits and put the work out to bid | | | | 5,000.00 | | | | X | |
| CM | | | | | | | | | | | | |
| | 47230 | Restroom Partitions | 2 sets of restrooms (boys& girls) | | | | 12,000.00 | 12,000.00 | 12,000.00 | | | X |
| | 47230 | Stairwells replace carpet | (3) Entrance ways @ \$5,000 | | | | 15,000.00 | | | | X | |
| | 47230 | water fill stations | 4 sets of bottle fill station | | | | 4,800.00 | | | | | X |
| MB | | | | | | | | | | | | |
| | 44241 | Gym Partition - Main Gym | Once budget approved - RFP | | | | | 75,000.00 | | | X | |
| | 47230 | Restroom Partition | (1) set boys & girls | | | | 12,000.00 | | | | | X |
| | 47230 | water fill stations | (4) Bottle Fill Station | | | | 4,800.00 | | | | | X |
| WHS | | | | | | | | | | | | |
| | 44241 | Sound System | Clune Auditorium | | | | | 50,000.00 | | X | X | |
| | 44241 | Auxiliary Gym Mats | Recommended replacement every 10 years (HS mats =2006) | | | 20,000.00 | | | | | X | |
| | 47230 | Stair Treading | | | | | 7,500.00 | 7,500.00 | 7,500.00 | | X | |
| | 47230 | Asbestos Abatement | (Phase 1) | | | | 18,500.00 | | | X | | |
| | 44241 | Building Management Systems Control Upgrades | System upgrade is necessary prior to the roof top unit upgrades (age 20+) | | | | 15,000.00 | | | | X | |
| DISTRICT | | | | | | | | | | | | |
| | 47215 | District Repairs | Bleachers, Glass, Rooftop Units, Security Solution monitoring, ESC - Building management support, Home Depot, Granger, Locksmith, Etc... | | | | 168,920.00 | 172,298.00 | 175,744.00 | | X | |
| | 49627 | District Contract Services | Service agreement Rooftop units, Security Solutions contracted agreement, ESC service agreement | | | | 156,000.00 | 159,481.00 | 162,670.00 | | X | |
| TOTAL REMODELING & MAJOR REPAIRS - OPERATING BUDGET | | | | | | 20,000.00 | 424,320.00 | 516,279.00 | 357,914.00 | | | |

WILTON PUBLIC SCHOOLS 5-YEAR PLAN

| BUILDING MAINTENANCE Program 8621 | Account Number | Request | Request Details | Next Steps | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | Safety | Regulatory | District Initiative |
|--|-----------------------|-------------------------------------|--|-------------------|--------------|--------------|-------------------|------------------|------------------|---------------|-------------------|----------------------------|
| MD | | | | | | | | | | | | |
| | 47215 | Replacement Blinds | Main Office & LLC | | | | 2,500.00 | | | | X | |
| | 47215 | Alarm Repairs | Replace 3 speakers on outside of the bldg | | | | 6,000.00 | | | X | X | |
| | 47215 | Fence Repairs | Playground & Gate | | | | 4,500.00 | | | | X | |
| | 47215 | Badge Access | Cafeteria 2 sets / circuit boards | | | | 8,000.00 | | | X | X | |
| | 47215 | Corridors need to be painted | ongoing maintenance \$2,000 ea yr. | | | | 2,000.00 | 2,000.00 | 2,000.00 | | X | |
| CM | | | | | | | | | | | | |
| | 49627 | Roof Repairs | | | | | 5,000.00 | 5,000.00 | 5,000.00 | | X | |
| | 49627 | Elevator Repairs | | | | | 5,000.00 | 5,000.00 | 5,000.00 | | X | |
| | 49627 | Alarm Repairs | | | | | 5,000.00 | 5,000.00 | 5,000.00 | | X | |
| | 47215 | Corridors need to be painted | ongoing maintenance \$2,000 ea yr. | | | | 2,000.00 | 2,000.00 | 2,000.00 | | X | |
| | 47215 | Fencing | repairs, installation of fence CM playground | | | | 5,000.00 | | | X | X | |
| | 47215 | Closing Mechanism Gym doors 4 sets) | | | | | 4,000.00 | 4,000.00 | 4,000.00 | | X | |
| MB | | | | | | | | | | | | |
| | 49627 | Roof Repairs | | | | | 5,000.00 | 5,000.00 | 5,000.00 | | X | |
| | 49627 | Elevator Repairs | | | | | 5,000.00 | 5,000.00 | 5,000.00 | | X | |
| | 49627 | Alarm Repairs | | | | | 5,000.00 | 5,000.00 | 5,000.00 | | X | |
| | 49627 | Cafeteria Kitchen Repairs | | | | | 2,000.00 | 2,000.00 | 2,000.00 | | X | |
| | 49627 | Overhead Door Maintenance | | | | | 2,000.00 | 2,000.00 | 2,000.00 | | X | |
| WHS | | | | | | | | | | | | |
| | 47215 | Replacement Blinds | Second & Third floor blinds (1970's) | | | | 10,000.00 | | | | X | |
| | 49627 | Elevator Repairs | LLC elevator, Clune Auditorium (2) | | | | 5,000.00 | 5,000.00 | 5,000.00 | | X | |
| | 49627 | Alarm Repairs | Alarms | | | | 5,000.00 | 5,000.00 | 5,000.00 | | X | |
| | 49627 | Kitchen Repairs | Chartwell Kitchen | | | | 5,000.00 | 5,000.00 | 5,000.00 | | X | |
| | 47215 | Fencing | Storage in Alleyway | | | | 5,000.00 | | | | X | |
| | 47215 | Doors | Inner stairwell doors | | | | 5,000.00 | 5,000.00 | 5,000.00 | | X | |
| | 47215 | Parking lot lights | New pole - South Lot | | | | 3,500.00 | | | X | | |
| | 47215 | Electrical Cords | Science department request | | | | 1,000.00 | | | X | | |
| DISTRICT | | | | | | | | | | | | |
| | 48110 | Custodial carts | Replacement/supplies | | | | 20,000.00 | 20,000.00 | 20,000.00 | | X | |
| TOTAL BUILDING MAINTENANCE - OPERATING BUDGET | | | | | | 0.00 | 127,500.00 | 82,000.00 | 82,000.00 | | | |

**TOWN OF WILTON
5 YEAR BONDED CAPITAL REQUESTS**

| Department | Project | 2021 May | 2021 Nov | 2022 | 2023 | 2024 | 2025 | Total |
|--------------------|--|------------------|-------------------|------------------|------------------|------------------|------------------|-------------------|
| Public Works | Road Restoration | 1,500,000 | | 3,000,000 | 3,060,000 | 3,121,200 | 3,183,700 | 13,864,900 |
| | | (5 miles)* | | (10 miles) | (10 miles) | (10 miles) | (10 miles) | |
| | Bridge Replacement | 538,000 | | 714,600 | 538,200 | 354,600 | 347,800 | 2,493,200 |
| | Catch Basin Truck | | | 450,000 | | | | 450,000 |
| | | <u>2,038,000</u> | <u>0</u> | <u>4,164,600</u> | <u>3,598,200</u> | <u>3,475,800</u> | <u>3,531,500</u> | <u>16,808,100</u> |
| Police | Building | | 15,000,000 | | | | | 15,000,000 |
| | | <u>0</u> | <u>15,000,000</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>15,000,000</u> |
| Town Wide | Emergency Radio System | | 2,500,000 | | | | | 2,500,000 |
| | | <u>0</u> | <u>2,500,000</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>2,500,000</u> |
| Town Hall | | <u>0</u> | <u>0</u> | <u>1,500,000</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>1,500,000</u> |
| Fire | Replacement Aerial Truck | 1,450,000 | | 0 | | | | 1,450,000 |
| | Replacement Engine | | | | 600,000 | | | 600,000 |
| | | <u>1,450,000</u> | <u>0</u> | <u>0</u> | <u>600,000</u> | <u>0</u> | <u>0</u> | <u>2,050,000</u> |
| Parks & Recreation | Middlebrook Tennis Courts | 350,000 | | | | | | 350,000 |
| | | <u>350,000</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>350,000</u> |
| BOE | District Roof Replacements | 600,000 | | 500,000 | 500,000 | 500,000 | | 2,100,000 |
| | Middlebrook and Cider Mill HVAC Replac/Add Service | | | 100,000 | 1,000,000 | 1,000,000 | | 2,100,000 |
| | | <u>600,000</u> | <u>0</u> | <u>600,000</u> | <u>1,500,000</u> | <u>1,500,000</u> | <u>0</u> | <u>4,200,000</u> |
| | Total Bonded | <u>4,438,000</u> | <u>17,500,000</u> | <u>6,264,600</u> | <u>5,698,200</u> | <u>4,975,800</u> | <u>3,531,500</u> | <u>42,408,100</u> |