

OFFICE OF THE
FIRST SELECTMAN

Telephone (203) 563-0100
Fax (203) 563-0299

Email to: lynne.vanderslice@wiltonct.org



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
Monday April 10, 2023
Comstock Room 31

PRESENT: First Selectwoman Lynne Vanderslice, Joshua Cole, Kimberley Healy, Basam Nabulsi (via zoom), Ross Tartell

GUESTS: Public Works Director/Town Engineer – Frank Smeriglio, Director Parks & Recreation – Steve Pierce, Town Administrator – Matt Knickerbocker, CFO Dawn Norton

A. Call to Order

Ms. Vanderslice called the meeting to order at 7:02pm.

B. Public Comment

The following individuals commented on the proposed turf field at Allen's Meadow:

- Jamie Van Acker of Portland Ave.
- Kelly Morron of Ridgefield Rd.
- Tom Viggiano of Little Brook Rd.
- Sara Curtis of Cannon Rd.
- Nick Gemelli of Sugarloaf Dr.

C. Discussion and/or Action

1. Proposed Turf at Allen's Meadow

- Field Design and Estimated Cost – Frank Smeriglio

Mr. Smeriglio briefed the selectmen on the latest plans. He reviewed a revised drawing (attached) and general concept of the design of the turf field with Park & Rec Director Steve Pierce providing additional input. He also reviewed the estimated costs for the field (see attached) with Ms. Vanderslice providing additional input. Mr. Smeriglio fielded questions from the board.

- Field Usage and Maintenance Costs – Matt Knickerbocker & Steve Pierce

Mr. Knickerbocker provided a review of the field maintenance costs (see attached). Steve Pierce provided additional details on maintenance costs and reviewed usage data. Ms. Vanderslice provided additional information.

Mr. Knickerbocker reviewed a statement letter received from Shaw Sports (vendor that would be used for the turf field) on PFAS along with a test report noting that no PFAS is used in their manufacturing process.

- Overview

Ms. Vanderslice gave an overview of the turf field proposal (see attached).

2. Proposed Bonding Referendums

- Turf Field at Allen's Meadow

The board members discussed the proposed bonding referendum. After further review and discussion, motion made by Mr. Cole to recommend a bonding proposal to the Annual Town Meeting for up to \$1,935,000 for a Turf Field at Allen's Meadow. Motion seconded by Mr. Tartell and carried 5-0.

Ms. Vanderslice thanked all who contributed to the conversation on the Turf field and noted questions result in the Town doing a better job.

3. Recommended Budget Changes to Account for the BOF Recommended \$200,000 Decrease in the FY2024 Budget

Ms. Vanderslice recommended the following adjustments to the FY2024 budget: additional \$100,000 offset to the Parks & Rec Programming Dept budget to be funded with additional programming revenues; \$30,000 reduction in the DPW salt budget; \$35,000 reduction in business insurances; \$35,000 reduction in the the Town's grant to the Wilton Library. Ms. Healy requested the reduction in the Library grant first be discussed with the Library. Ms. Vanderslice suggested the \$35,000 reduction be made to Reserve until the discussion could be held. After discussion, motion to adjust the budget as recommended by the First Selectwoman. Motion moved by Ms. Healy, seconded by Mr. Tartell and carried 5-0.

D. Public Comment

Jamie Van Acker of Portland Ave.

Scott Lawrence of Hammelskamp Rd.

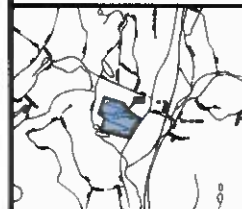
E. Adjournment

Having no further business, motion to adjourn moved by Mr. Tartell at 9:25pm, seconded by Mr. Cole and carried 5-0.

Jacqueline Rochester

Recording Secretary

Taken from Video



LOCATION MAP
(04/23)

GENERAL NOTES

1. Base map taken from Google Earth.



LANDTECH
SURVEYING • ENVIRONMENTAL • SURVEYING • PLANNING

100 HIGHLAND AVE. SUITE 100 • WILTON, CT 06097 • (203) 261-1100
WWW.LANDTECHCT.COM

PREPARED FOR:

**TOWN OF WILTON
DEPARTMENT OF PUBLIC WORKS**

PROJECT LOCATION:

**ALLEN'S MEADOWS
ATHLETIC COMPLEX**

PROJECT TITLE:

**SITE IMPROVEMENTS FOR A
PROPOSED MULTI-SPORT
TURF FIELD**

PLANNING TITLE:

**PRELIMINARY SCHEMATIC DESIGN
ENLARGEMENT**

PROJECT NO.	23055-01
DATE	07/23
DESIGNED BY	INCHUB BY
BY	AD

C-1.1

NOT FOR CONSTRUCTION

Turf Athletic Field and Seasonal Sports Bubble (255'x405' Turf Field)

DRAFT

				PROPOSED FUNDING		ACTUAL IF CONTINGENCY ISN'T REQUIRED	
				WARF	MAXIMUM TOWN BOND	WARF	MAXIMUM TOWN BOND
Bondable Turf field (255'x405')							
Field Construction	103,275 SF	\$11	\$1,136,025				
Mobilization/Site Prep/E&S			\$20,000				
Guardrail/Fence	400 LF	\$35	\$14,000				
Earthwork	20,000 CY	\$4	\$80,000				
Lighting			\$275,000				
Utilities	1 LS		\$50,000				
Drainage	1 LS		\$50,000				
Site Improvements	1 LS		\$489,000				
General Conditions		6%	\$97,502				
Design Cost			\$100,000				
<i>Estimated Cost before Inflation and Cont</i>			\$1,822,527				
Inflation (6%/year for 1 year)		6%	\$109,352				
<i>Estimated Cost with Inflation</i>			\$1,931,878				
Contingency		10%	\$182,253				
Total Estimated Cost with Contingency and Inflation			\$2,114,131	\$180,000	\$1,934,131	\$180,000	\$1,751,878
Alternates-Not bondable							
Netting Systems	220 LF	\$200	\$44,000				
WARF Funded to Prepare for Possible Bubble							
Seasonal Bubble Foundation			\$280,000	\$280,000		\$280,000	
Utilities			\$40,000	\$40,000		\$40,000	
				\$500,000	\$1,934,131	\$500,000	\$1,751,878

WHS STADIUM TURF					as of 4/9/23	
Day of		Access	Not			
April	Week	Available	Booked	Booked	Daytime	Evening
17	Mon	7	6	1	none	9pm -10pm
18	Tues	7	6	1	none	9pm -10pm
19	Wed	7	4.5	2.5	none	7:30pm -10pm
20	Thurs	7	7	0	none	none
21	Fri	7	4.5	2.5	none	7:30pm -10pm
22	Sat	15	10	5	7am-8am	6pm-10pm
23	Sun	15	12.5	2.5	none	7:30pm -10pm
24	Mon	7	5	2	3pm-4pm	9pm -10pm
25	Tues	7	7	0	none	none
26	Wed	7	3.5	3.5	3pm-4pm	7:30pm -10pm
27	Thurs	7	5	2	3pm-4pm	9pm -10pm
28	Fri	7	3.5	3.5	3pm-4pm	7:30pm -10pm
29	Sat	15	10	5	7am-8am	6pm-10pm
30	Sun	15	10	5	none	5pm-10pm
		130	94.5	35.5		
May						
1	Mon	7	5	2	3pm-4pm	9pm -10pm
2	Tues	7	5	2	3pm-4pm	9pm -10pm
3	Wed	7	3.5	3.5	3pm-4pm	7:30pm -10pm
4	Thurs	7	5	2	3pm-4pm	9pm -10pm
5	Fri	7	3.5	3.5	3pm-4pm	7:30pm -10pm
6	Sat				7am-8am	
6	Sat	15	11	4	12pm-1pm	8pm-10pm
7	Sun	15	12.5	2.5	none	7:30pm -10pm
8	Mon	7	5	2	3pm-4pm	9pm -10pm
9	Tues	7	3.5	3.5	3pm-3:30pm	7pm-10
10	Wed	7	3.5	3.5	3pm-4pm	7:30pm -10pm
11	Thurs	7	7	0	none	none
12	Fri	7	4.5	2.5	none	7:30pm -10pm
13	Sat				7am-8am	
13	Sat	15	13	2	2pm-3pm	none
14	Sun	15	10	5	none	5pm-10pm
		130	92	38		

LILLY TURF FIELD						
as of 4/9/23						
	Day of	Access				
April	Week	Available	Booked	Not Booked	Daytime	Evening
17	Mon	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
18	Tues	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
19	Wed	7	6.5	0.5	none	6pm-6:30pm
20	Thurs	7	5.5	1.5	none	8:30-10pm
21	Fri	7	2.5	4.5	3pm-5pm	8:30-10pm
22	Sat	15	11	4	none	6pm-10pm
23	Sun	15	11	3	10am-12pm	9:00-10pm
24	Mon	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
25	Tues	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
26	Wed	7	6.5	0.5	none	6pm-6:30pm
27	Thurs	7	5.5	1.5	none	8:30-10pm
28	Fri	7	4.5	2.5	none	8:30-10pm
29	Sat	15	10	5	8am-9am	6pm-10pm
30	Sun	15	14	1	none	9:00-10pm
		130	99	30		
May						
1	Mon	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
2	Tues	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
3	Wed	7	6.5	0.5	none	6pm-6:30pm
4	Thurs	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
5	Fri	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
6	Sat					
6	Sat	15	11	4	2pm-3:30pm	8:30-10pm
7	Sun	15	11	3	10am-12pm	9:00-10pm
8	Mon	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
9	Tues	7	4.5	2.5	none	8:30-10pm
10	Wed	7	6.5	0.5	none	6pm-6:30pm
11	Thurs	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
12	Fri	7	5.5	1.5	none	6pm-6:30pm 9pm-10pm
13	Sat					
13	Sat	15	10	5	none	6pm-10pm
14	Sun	15	15	11	3	10am-12pm 9:00-10pm
		130	103	37		

Bookings

Lilly
WHS-girls lax
Youth soccer
WLA-girls
Adult soccer Sunday am

WHS Stadium
WHS-lax or track
WLA-boys
P&R running T & TH

Demand Not Met
Wilton Field Hockey: wanted Thurs from 4 to 6
not available
Youth Football booked MB because Stadium
wasn't available.

Turf Field Bonding Proposal

Overview

April 10, 2023

Board of Selectmen Meeting

Turf Field Bonding Proposal-Status

- **Proposal**

- *255' x 405' coconut husk infill turf field*
- *Minimal disruption to Allen's Meadow-no asphalt, no additional fencing*

- **Need**

- *A grass fields doesn't equal the number of hours of playing time of a turf field*
- *The two current turf fields are not sufficient to meet resident demand for turf*
 - Demonstrated lack of field availability
 - Youth sports playing/practicing up to 9:00pm on school nights
- *High level of youth sports participants*
 - 750+ Wilton Youth Football and Cheer participants
 - 275+ Wilton Youth Field Hockey participants
 - 600+ Wilton Youth Lacrosse Association participants
 - 1,000+ Wilton Soccer Association participants

Turf Field Bonding Proposal-Status

- **Lease Status**

- *On April 4th, CTDOT advised lease terms were confirmed*
- *Lease to be sent this week*
- *15-year lease with all requested changes to the existing lease*

- **Environmental Review**

- *Reviewed twice by State-original Wilton request and recent appeal by residents and/or environmental group*
- *Turf manufacturer representation of turf materials*
- *PFAS testing of water directly from Lilly and Stadium discharge pipe was non detectible*
- *No liability associated with PFAS per Town Attorney Nick Bamonte*
- *Coconut husk infill does not create heat. Crumb rubber infill creates heat. Wilton doesn't allow crumb rubber infill*

Turf Field Bonding Proposal-Status

Environmental Review, cont.

- *CT DPH Website*

The possibility that artificial turf fields may contain PFAS is an area of active research. Concerns were first raised in 2019 after a number of media outlets reported that testing by nonprofit organizations had identified low levels of PFAS in several artificial turf fields located in Massachusetts. However, because the PFAS concentrations detected in the Massachusetts fields are within the range of “background” PFAS concentrations detected in soils (collected from pristine remote areas) and in surface waters (collected near urban areas) as a result of atmospheric deposition, it is impossible to determine whether the PFAS originated from the turf or from other sources such as atmospheric deposition.

PFAS are used in the production of plastic, rubber, and resin, and as processing aids to improve plastic extrusion; many of the components used to manufacture artificial turf fields. Thus, additional investigation is required to determine if PFAS are present in artificial turf fields, and more importantly, if present, are PFAS released from the fields in sufficient quantities to pose a risk to public health or the environment?

To date, research on this topic is limited to a single, peer-reviewed study (Lauria et. al. 2022). Results of this study, conducted by researchers from public health departments and universities in Sweden and Canada, indicate that the fluorinated substances (fluoropolymers) measured in the artificial turf fields appear to be bound to the components of the artificial turf and do not leach into the environment. Further, they are not the type of fluorinated chemicals that transform in the environment into harmful PFAS. For all these reasons, this peer-reviewed study shows that the presence of fluorinated substances in artificial turf fields does not pose an exposure concern to users of the fields.

Turf Field Bonding Proposal-Status

• Cost and Funding

		WARF	BOND
Cost of Turf Field-current \$	\$1,822,527		
Cost Escalation-1 yr @6%	\$109,352		
Contingency @ 10%	\$182,253		
	<u>\$2,114,131</u>	\$180,000	\$1,934,131
Possible Seasonal Bubble Infrastructure	\$ 320,000	\$ 320,000	
		<u>\$500,000</u>	<u>\$1,934,131</u>
Rounded			\$1,950,000

- *If the contingency is not required, the Town's bonding will be reduced to as low as \$1.752 million*
- *The contribution of at least \$180,000 from WARF towards the turf field is fixed. If the cost of the possible seasonal bubble infrastructure is less than \$320,000 that savings will be allocated to the cost of the turf field and reduce the Town's required bonding.*