

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	Eleavator 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			
		Univentaltors	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

	Account Number	Request	Request Details	Next Steps	FY 21	FY 22	FY 23	FY 24	FY 25	Safety	Regulatory	District Initiative	
FURNITURE REQUESTS													
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				

	Account Number	Request	Request Details	Next Steps	FY 21	FY 22	FY 23	FY 24	FY 25	Safety	Regulatory	District Initiative	
VEHICLES													
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	
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													
			Bleachers, Glass, Rooftop Units, Security Solution monitoring, ESC - Building management support, Home Depot, Granger, Locksmith, Etc...										
	47215	District Repairs					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
		2,038,000	0	4,164,600	3,598,200	3,475,800	3,531,500	16,808,100
Police	Building		15,000,000					15,000,000
		0	15,000,000	0	0	0	0	15,000,000
Town Wide	Emergency Radio System		2,500,000					2,500,000
		0	2,500,000	0	0	0	0	2,500,000
Town Hall								
		0	0	1,500,000	0	0	0	1,500,000
Fire	Replacement Aerial Truck	1,450,000		0				1,450,000
	Replacement Engine				600,000			600,000
		1,450,000	0	0	600,000	0	0	2,050,000
Parks & Recreation	Middlebrook Tennis Courts	350,000						350,000
		350,000	0	0	0	0	0	350,000
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
		600,000	0	600,000	1,500,000	1,500,000	0	4,200,000
Total Bonded		4,438,000	17,500,000	6,264,600	5,698,200	4,975,800	3,531,500	42,408,100