

Parks and Rec minutes 9/13

Present: John Macken, Alix Korpan, Andrew Maria, George Schmidt

1. Meeting called to order 7:38 PM
2. Motion to approve minutes
Andrew motioned; George second. All 4 voted in favor
3. Correspondence - John, from Lynn Vanderslice: 8/29. Read article 8/29 in GMW.
Commentary on topic of ice rink, temporary or permanent. (Email submitted separately.)

One issue is that the town doesn't lease land that is being used; if North Field is used sometimes and not others, is it not leasable? Currently being used by soccer, lax, HS band. Need to look into

Alix - any precedent of town land being leased when it is not being used? Steve, not that he is aware of

We will all dig through email and see what needs to be addressed

4. Guy Whitten Field update: Steve, not ready to discuss pricing. Town engaged the firm that had been discussing the dome at Allens when that was under consideration. Still waiting on full report and any info on discussion. STEVE - something we should really consider. ALIX - hard to discuss further without cost estimate. Agreed to try to firm up costs and discuss at next meeting.

5. Commission priorities

ANDREW: Facilities - make sure fields we have available are in good condition. Example, 2nd baseball field at MD that is often flooded. Once we do this we can discuss how to re appropriate other space in town. ICE RINK. If this proposal does not work let's explore another way, location, etc. It would be a great addition to town. COMSTOCK: uses within facility could be more optimized. Offer a 3D tour or somehow market things better. Make room differentiation more clear. Make public more aware of what Comstock has to offer. JOHN: it is used constantly, Steve agreed.

ALIX - pickleball should be a priority - if there are courts in Comstock, does the entire community know about them? We should add it to agenda soon. Perhaps next to merwin meadows field, on the easterly end at end of soccer field. Have to explore flood plane. Would also attract foot traffic that might benefit town

GEORGE: add the locker room facility as a top priority. Agree about improvements to existing fields, ie batting ages at HS. STEVE - Miller field floods because it gets run off from everywhere. Some work has been scheduled for spring to see if it works. But likely need a landscape architect to fully address drainage.

JOHN: agree, utilize field space. How do we increase existing space.

ALIX: Lyons field. Softball in fall, LL in spring. Maybe we can utilize more.

STEVE: Sidewalks at concession stand, lighting in gymnasium, repair and replace of bath house at Merwin. John highlight as a priority. Hasn't been touched since at least 70s. Prelim price was about 350K. Have to use the shell of the building. That's an old number. JOHN - lets get that refreshed. ALIX: lets get a few bids

*Side note. Sara Curtis - audio is terrible, hard to understand anyone.

6. Playground update: STEVE: town lawyer made comments on contract, contractor has things under review. Then back to lawyers, then BOS. 5 month process from when contract is signed. Hopeful for early spring (if signed in October) JOHN - going forward we should add performance incentives. ALIX: how long before would old playground be out. 2-3 weeks prior. So about a month without a PG. Hope to have contract signed by next meeting

7. ICE RINK: email read, discussion existed earlier. Mark recently touched base with committee. No other updates. Let's keep on agenda for next month and try to make progress. Forward Lynn email to mark and committee

8. Parks and Grounds report: fall sports under way, fall clean up coming up, planted flowers for 9/11 at fire department. Staff already talking about budget for next year. Where we can get more from our budget. IE budget increase 1.5% but costs increase by a lot more. JOHN: Any plateau for costs, ie fertilizer. STEVE: it had, but now scarce. Many products coming from eastern Europe which is volatile. Still waiting on lawn mower because can't get parts to make them. Just got a new truck ordered 18 mos ago.

Recreation report: started fall programming. Brochure has been done. Hoops starting soon. Everything on line this year vs prior years had to register in person

9. Member comment: Andrew - excited about Merwin. Timing on other playground? On Shencks? Should be installed Feb or March. JOHN: as we go through list of priorities, encourage everyone to reach out to neighbors to ask what they want. Touch base with people outside of our standard demographic.

10. Public comment: Public attendees Jay Richman. Wilton resident 28 years. Advocate for town to build 6-8 pickleball courts with lights. Largest growing sport, especially in 55 and over. Very small percentage of recreational facilities in town. Town of Wilton median age 44. We should have more recreational facilities that half the population can use. More participants than most other sports. Young and old can participate in. All neighbor town have dedicated pickleball courts. Woodward park in Norwalk - recently built. Owners run it and give lessons and they are great. 1400 participants. Well run facility. Built 4 at first next to tennis courts. Added 4 portable courts to tennis court. ALIX - seasonal? Same as tennis.

ALIX - next steps? 1. Is it in a flood plain. Also get an estimate. Can we get info before next meeting. 2. ALIX - lights ? Lets get estimate for all aspects.

JOE BEAR: zoom. Question about proposed ice rink. Looking at minutes -where is north field? Explained grassy area next to Lily

KELLY MORRISON: 1. BOS meeting Lynn mentioned a survey contemplated join why voters did not support turf, lead by P and R. At a later meeting Lynn said not working on it anymore and it was handed to P and R. Status ? STEVE - did not go anywhere. Nothing on agenda. JOHN: doesn't mean it won't happen t some point but not right now. 2. Where can I find submissions on website ? ICE RINK PROPOSAL - will be submitted by ALIX. Also, LYNN's email for this meeting. June meeting - WARF proposal. If there is a presentation we will post. Video to watch - posted by IT department. ALIX will try to post presentation.

George motioned to adjourn at 9:01. Alix 2nd, all in favor

Proposed Temporary Skating Rink North Field – Wilton, CT



Proposal and General Information

- Wilton Ice Pavilion Group, LLC (“WIP”) (to be formed) is seeking to lease North Field from Wilton Parks & Rec (“Parks & Rec”) annually from the first Monday in November thru the third Sunday in March, returning the field back to “Parks & Rec” ready for use on the Forth Monday in March.
- “WIP” is seeking to add a **fully funded seasonal skating rink** to the town of Wilton. WIP is seeking to provide The Wilton Ice Pavilion (“The Rink”) annually from Nov thru March giving the community an additional recreation facility it has been seeking -- it is one of the most requested amenities in the most recent town amenities poll.
- **WIP will fully fund the cost of construction and operation of the facility during the time of the lease** thru raising money via private and public donations and a GoFundMe campaign if necessary. WIP will also be responsible for set up, take down and storage of all temporary structures erected or added to North Field during the time of the lease and will "give back" North Filed in the same condition or better than the beginning of the lease period.
- WIP will employ a third party to operate “The Rink”. This third party will be required to have multiple years of successful experience in operating outdoor ice rinks.
- WIP and/or third party will be responsible for scheduling the ice for the duration of the lease and will provide additional ice for Wilton Boys and Girls High School Ice Hockey teams (two practices per week and one game slot per week) at no cost, and will schedule four 90+ minute public skating sessions which will be discounted for Wilton residents.

Proposal and General Information (cont.)

- Additional utility usage on during the lease terms will be paid for by WIP. Increased utility usage will be calculated by obtaining the average usage from November - March for 2021-22, 2022-23 and 2023-24.
- WIP will incur all costs associated with ownership and operation of the Rink in perpetuity.
- WIP looking to privately raise a total of \$4 million for the construction and first year of operating expenses prior to construction and an additional \$1 million over the next four (4) years to cover operating and unforeseen costs.
- If proper funding is not raised by deadline set forth and agreed upon by WIP and Parks & Rec, WIP will be considered in breach of agreement and will not be permitted to lease the field from Parks & Rec.
 - If the funds are raised by a later date, WIP and Parks & Rec may move forward if agreed upon by both parties.
- Rink will be operated outside of school hours unless otherwise permitted to operate during the school day by the Town of Wilton.
- Rink will be permitted to operate on snow days for non-school events, unless otherwise notified by Parks & Rec.
- WIP will pay for construction and operation of the Rink and other structures assuming they are approved by Parks & Rec.
- WIP will obtain and pay for all proper permitting for all permanent and temporary structures.

Proposed Lease Duration of North Field

Year 1:

Begin: Monday, November 4, 2024
End: Sunday, March 16, 2025

Number of days leased from Wilton Parks & Rec – 132 days

Year 2:

Begin: Monday, November 3, 2025
End: Sunday, March 15, 2026

Number of days leased from Wilton Parks & Rec – 132 days

Year 3:

Begin: Monday, November 2, 2026
End: Sunday, March 14, 2027

Number of days leased from Wilton Parks & Rec – 132 days

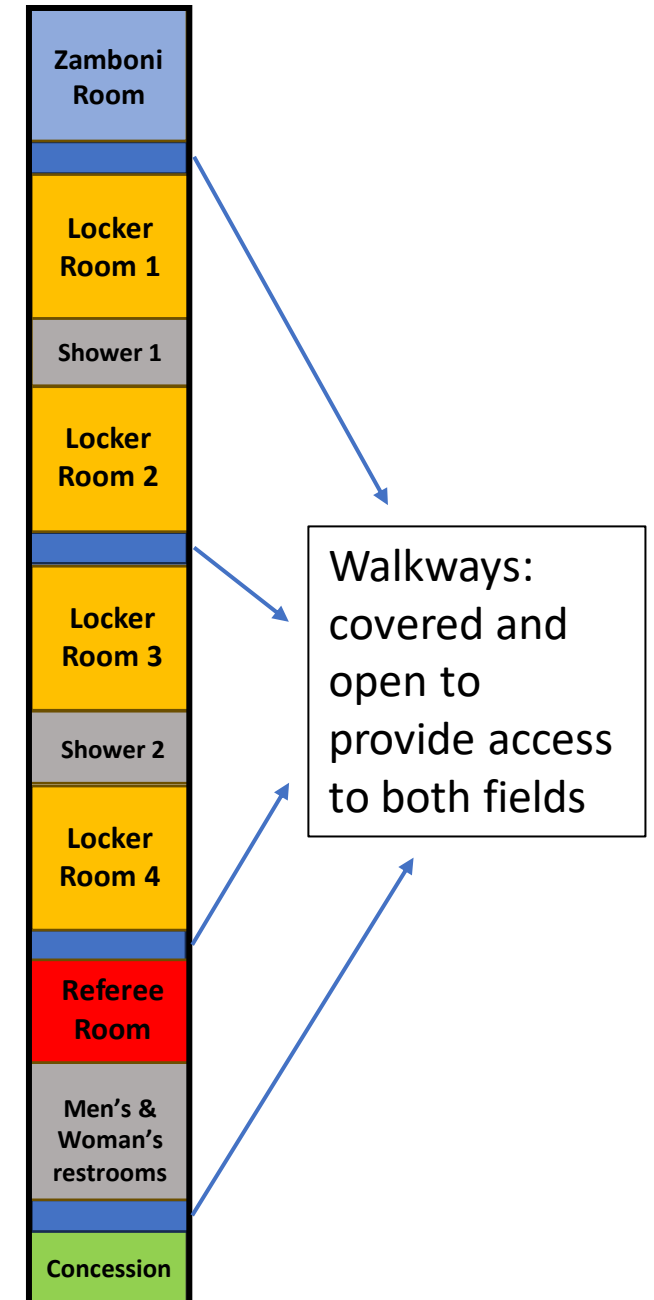
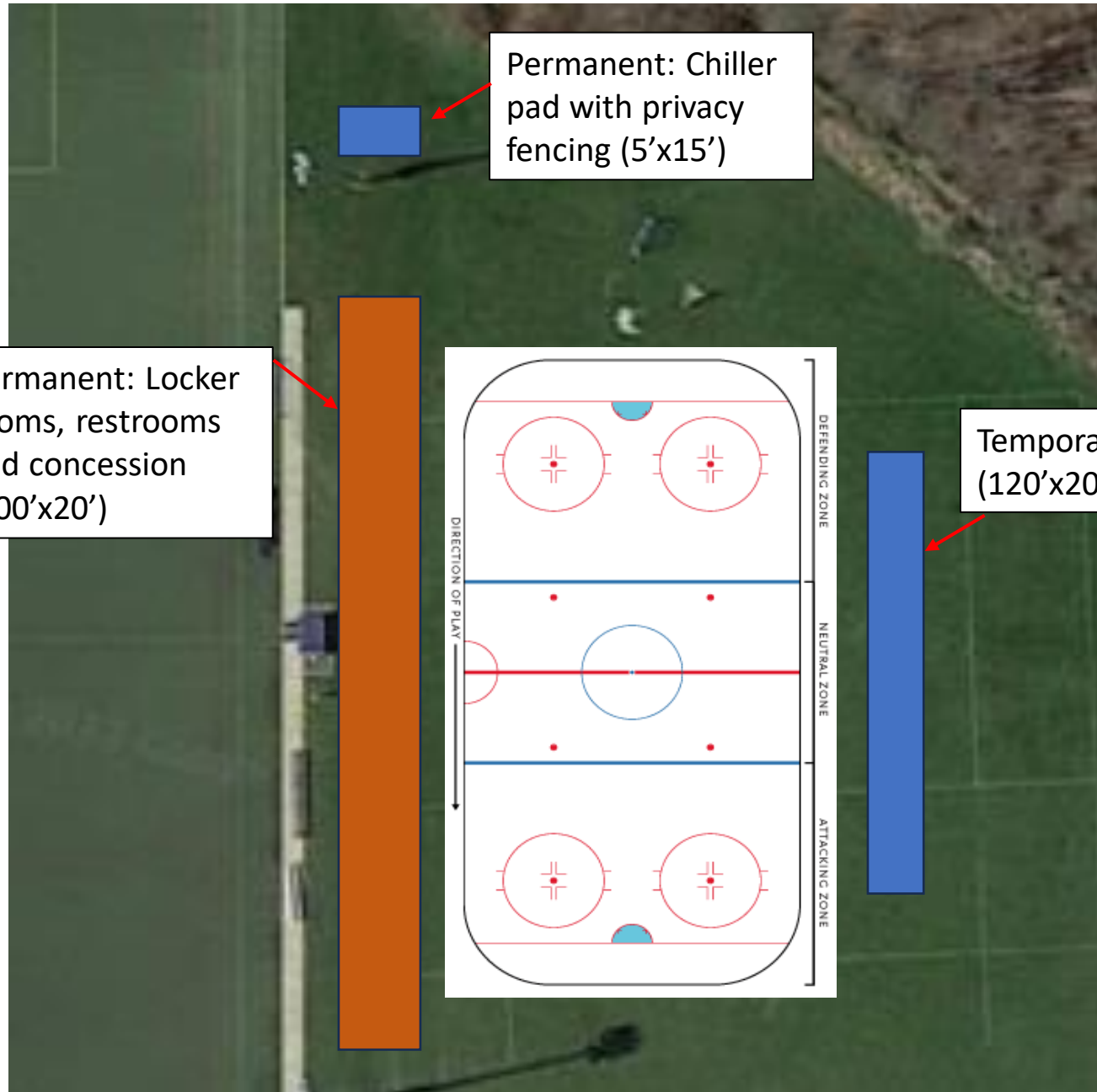
Year 4:

Begin: Monday, November 8, 2027
End: Sunday, March 19, 2026

Number of days leased from Wilton Parks & Rec – 132 days

WIP would like the right of first refusal to lease North Field for an additional two (2) years assuming cost and revenue numbers are within 10% of projected numbers or until WIP can find a permanent solution





Proposed Schedule for Weekday Operations

Weekday Schedule					
Time	Mon	Tues	Wed	Thurs	Fri
6:30 – 7:45am	Private Lessons	Private Lessons	Private Lessons	Private Lessons	Private Lessons
8:00am-4:00pm	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
4:00 – 5:15pm	HS Practice	HS Practice	House League	HS Practice	HS Practice
5:30 – 6:45pm	B-day Party	Jr. Warriors	B-day Party	Jr. Warriors	B-Day Party
7:00 – 8:15pm	Youth Hockey	Youth Hockey	Youth Hockey	Youth Hockey	Public Skate
8:30 – 9:45pm	Adult League	Adult League	HS game	Adult League	Public Skate

Schedule is for presentation purposes only and subject to change.

Proposed Schedule for Weekend Operations

Weekend Schedule		
Time	Sat	Sun
8:00 – 9:30am	Youth Hockey	Youth Hockey
9:45 – 10:35am	B-day Party or stick and puck	B-day Party or stick and puck
10:50am – 12:20pm	House League	Youth Hockey
12:35 – 2:05pm	Jr. Warriros	House League
2:20 – 3:10pm	B-day Party	B-day Party or stick and puck
3:25 – 4:55pm	Youth Hockey	Youth Hockey
5:10 – 7:10pm	HS Game	Public Skate
7:30 – 9:00pm	Public Skate	Adult Hockey
9:15 – 10:00pm	Broomball / Curling	CLOSED

Schedule is for presentation purposes only and subject to change.

Cost/Revenue Summary

Cost Summary		Revenue Projection Summary	
Year 1: Build and Operations		Year 1	
Rink and Chiller Package	\$1,150,000	Wilton High School	\$ -
Utility set up and permitting	\$250,000	Jr. Warriors	\$120,000
Additional Equipment and supplies	\$550,000	Youth Hockey	\$220,000
Permanent locker room structure	\$1,600,000	Public Skate	\$75,000
Site Prep (set up and take down)	\$170,000	Adult Hockey	\$40,000
Operating Expenses	\$300,000	Other	\$85,000
TOTAL	\$4,020,000		\$540,000
Year 2: Operating Costs		Year 2: Revenue Projections	
Site Prep (Set up and take down)	\$50,000	Wilton High School	\$ -
Maintenance and Equipment replacement	\$50,000	Jr. Warriors	\$180,000
Operating Expenses	\$315,000	Youth Hockey	\$225,000
		Public Skate	\$75,000
		Other	\$125,000
TOTAL	\$415,000	TOTAL	\$605,000

Additional Considerations

- Permanent structure provide the following
 - Home and visitor shaded benches and scorers area for the all sports on Lilly Field
 - Four (4) locker rooms for the High School:
 - Boys and girl soccer, girls field hockey (fall)
 - Boys and girls ice hockey (winter)
 - Girls lacrosse (spring)
 - Each locker room will have ...
 - Access to Lilly and North Field
 - 25 locker stalls
 - 1 ADA compliant stall and sink and 1 additional stall and sink
 - 5 shower heads
 - Restrooms and a concession stand for fall, winter and spring sports
 - Lighting for North Field