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**TOWN OF NEWTOWN**  
LEGISLATIVE COUNCIL

**TOWN OF NEWTOWN LEGISLATIVE COUNCIL MEETING**  
**WEDNESDAY, FEBRUARY 18, 2015**  
**NEWTOWN MUNICIPAL CENTER, NEWTOWN, CT**

**PRESENT:** George Ferguson, Joe Girgasky, Eva Bermudez, Bob Merola, Ryan Knapp, Neil Chaudhary, Mary Ann Jacob, Tony Filiato, Phil Carroll, Dan Honan.

**ABSENT:** Paul Lundquist, Dan Amaral

**ALSO PRESENT:** First Selectman Pat Llodra, Finance Director Bob Tait, Andy Clure, Bob Geckle, BOE Chairman Keith Alexander, 1 public.

**CALL TO ORDER:** Ms. Jacob called the meeting to order at 7:30pm with the Pledge of Allegiance.

**VOTER COMMENT:** None

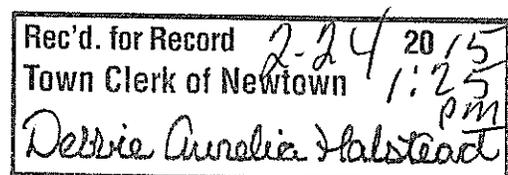
**MINUTES:** MR. MOTIONED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 21, 2015. MOTION SECOND BY MR. CARROLL. APPROVED.

Mr. Chaudhary and Mr. Filiato abstained.

**COMMUNICATIONS:** Ms. Jacob noted they received a document showing the current status of the education revenue from the state and an email from the state regarding elderly programs. (Attached)

**COMMITTEE REPORTS:** None

**FIRST SELECTMAN'S REPORT:** Mrs. Llodra stated she has been working with CCM to address some of the mandates municipalities face to be sure our voice is heard at public hearings. Two major issues; on is the 830G, Affordable Housing mandate and second is on Prevailing Wage. The next hearing on prevailing wage is February 24. (Attachment) The disposition of property at 36 Yogananda Street was unanimously approved at the Town Meeting. The Manafort Construction Company offered to demolish the house at no cost to the town.



### **NEW BUSINESS**

**Community Center Update:** Mr. Geckle and Mr. Clure began their advisory work a year ago. They have worked closely with the Commission on Aging and Parks & Rec, and reached out to other communities with senior centers and aquatic centers. Their research included programs and unit volume trends and pricing. (Attachment) Mr. Clure noted the center will have extended hours to accommodate many people. They will be able to have several programs for seniors at the same time versus only one program currently. Mr. Geckle stated using the unit volume and pricing analysis, created a 3 year model forecasting the community center budget, using conservative revenue scenarios. Mrs. Llodra noted if the project passes at referendum, it will be completed in 2016. Mrs. Llodra noted the current senior center budget will not be eliminated. The GE money will supplement the cost of running the new center. Mrs. Llodra noted having the new pools will offer more opportunities and access for Newtown swim teams. Every aquatic center they visited had 2 pools. The zero access pool will accommodate small children, seniors and handicapped persons. Mr. Clure noted the cost for a family to use the aquatic center would be approximately \$250 a year. Ms. Bermudez stated \$250 is half the cost of area centers. Mr. Knapp asked if the space needs study is presuming the center will be built. Mrs. Llodra stated she has asked the committee to evaluate the senior center building. She thinks it would be a good location for social services. Mrs. Llodra shared the 3<sup>rd</sup> Q & A on the community center. (Attached) She stated the concept of the community center proposed in 2005 included a senior center and 2 pools. GE's intent is to give the community something we do not have. If the referendum fails, we have no project. There will be four information forums on the project for the community; 2 sessions by Parks & Red and 2 sessions by the Commission on Aging. (Attached)

**Special Appropriation:** MR. CHAUDARY MOTIONED TO APPROVE A RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$9,550,000 FOR THE DESIGN AND CONSTRUCTION OF A NEW NEWTOWN COMMUNITY CENTER AND AUTHORIZING THE USE OF A \$9,550,000 GRANT WHICH IS PART OF A \$15,000,000 MULTI YEAR GRANT FROM GENERAL ELECTRIC COMPANY (GE) FOR THE DEVELOPMENT, CONSTRUCTION AND OPERATION OF A NEWTOWN COMMUNITY CENTER PER THE GE DONOR AGREEMENT DATED 11/19/2014. SECOND BY MR. FERGUSON. UNANIMOUSLY APPROVED.

**Referendum:** MR. CHAUDHARY MOTIONED TO APPROVE DIRECTING THE SELECTMEN TO SCHEDULE DATE AND TIME FOR REFERENDUM ON THE \$9,550,000 SPECIAL APPROPRIATION FOR NEWTOWN COMMUNITY CENTER. SECOND BY MR. HONAN. APPROVED.

**Auditor's Contract:** Mr. Tait stated there are 2 letters. The first is a letter about the auditor's responsibilities. The second is the auditor's management comments. The only comment/recommendation this year regards the Board of Education and SEDAC reporting. (Attached) Mr. Tait noted this is a state wide problem and is related to the complicated applications. The prior year's recommendations were corrected. Ms. Jacob noted this is the first time in her tenure; the BOE is fully complied especially with the funds that were being maintained manually.

MR. CHAUDHARY MOTIONED TO RENEW THE AUDITORS CONTRACT WITH COHN AND REZNICK FOR ONE YEAR. SECOND BY MR. CARROLL. Mr. Tait stated Cohn & Reznick have done the audits for past 2 years. He would like to continue with them because they are familiar with the many complicated Sandy Hook grants we have received. APPROVED.

**Amend budget calendar:** Ms. Jacob stated a few changes were made because the Board of Finance had to adjust their calendar by a week due to a previous commitment of the Superintendent. (Attached)

**Alarm Ordinance:** MR. CHAUDHARY MOTIONED TO REFER A NEW ALARM ORDINANCE TO THE ORDINANCE COMMITTEE FOR REVIEW AND RECOMMENDATION TO THE FULL COUNCIL. SECOND BY MR. FERGUSON. APPROVED. (Attached)

**Firearms Ordinance:** MR. CHAUDHARY MOTIONED TO REFER THE EXISTING FIREARMS ORDINANCE TO THE ORDINANCE COMMITTEE FOR REVIEW AND RECOMMENDATION TO THE FULL COUNCIL. SECOND BY MR. KNAPP. Mrs. Llodra a number of people have asked why there are no ordinances that speak to the carry of firearms in Municipal buildings. APPROVED.

**Unsolicited Materials Ordinance:** MR. CHAUDHARY MOTIONED TO REFER THE UNSOLICITED MAIL ORDINANCE TO THE ORDINANCE COMMITTEE FOR REVIEW AND RECOMMENDATION TO THE FULL COUNCIL. SECOND BY MR. KNAPP. Mrs. Llodra stated the request came from a resident who does want materials thrown on his property. APPROVED.

VOTER COMMENT: None

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting adjourned at 8:58pm.

Respectfully Submitted,

  
Carey Schierloh  
Clerk

*These are draft minutes and as such are subject to correction by the Legislative Council at the next regular meeting. All corrections will be determined in minutes of the meeting at which they were corrected.*

ATTACHMENTS: State Letter, Prevailing Wage Statement, Community Center Overview, Q&A #3, Forum Announcements, Auditor's Letters, Budget Calendar, Alarm Ordinance,

From: "Llodra, Pat" <pat.llodra@newtown-ct.gov>  
To: "Jacob, Mary Ann" <mjacob4404@charter.net>  
Subject: state report on elderly tax programs - just FYI  
Date: February 5, 2015 at 11:25:41 AM EST  
Reply-To: pat.llodra@newtown-ct.gov

for your reading pleasure

E. Patricia Llodra  
First Selectman  
Town of Newtown  
3 Primrose Street  
Newtown, CT 06470

(203) 270-4201 - Office  
(203) 270-4205 - FAX

From: "Evans Starr, Julia" <Julia.Evans.Starr@cga.ct.gov>  
Sent: Wednesday, February 04, 2015 3:15 PM  
To: "Evans Starr, Julia" <Julia.Evans.Starr@cga.ct.gov>  
Cc: "Migneault, Deborah" <Deborah.Migneault@cga.ct.gov>  
Subject: Thank you!

Dear Chief Elected Official and Tax Assessor.

Connecticut's Legislative Commission on Aging, a nonpartisan public policy and research office of the Connecticut General Assembly, wanted to take this opportunity to **thank you** for your assistance in providing updated information for our Older Adult Property Tax Relief Survey.

We used the information you provided (along with other data sources) to help craft this report which discusses the local property tax system, outlines the various property tax relief programs available, and presents both aggregate and town-by-town data on local property tax relief programs in Connecticut we collected. It also outlines policy recommendations to ensure that property tax relief programs best meet the needs of Connecticut residents.

We are aware that older adults are living longer, overwhelmingly want to age in place, and are increasingly at risk for outliving their financial resources. At the same time, we are keenly aware that economic security can challenge Connecticut residents at any age. Our recommendations are mindful of lifespan issues.

Here is the hyperlink to our report:

<http://www.cga.ct.gov/coa/pdfs/publications/2015/Property%20Tax%20Relief%20Final.pdf>

You also may like to see other related materials:

- Elderly Tax Relief The Connecticut Conference of Municipality Research and Information Services Municipal Tool Kit (December 2014) for CCM members <http://research.ccm-ct.org/Plugs/Municipal-Toolkits.aspx>
- Department of Revenue Services, CT Tax Incidence Report (December 2014) <http://www.ct.gov/drs/lib/drs/research/drstaxincidencereport2014.pdf>

Best Regards to you!  
~ Julie Evans Starr

Julia Evans Starr  
Executive Director  
Connecticut's Legislative Commission on Aging



STATE OF CONNECTICUT  
STATE DEPARTMENT OF EDUCATION



TO: Superintendents of Schools  
School Business Officials  
Town Finance Officers

FROM: Kathy Demsey   
Chief Financial Officer

DATE: February 2, 2015

SUBJECT: 2014-15 Education Revenue Update

On November 14, 2014, we provided districts with preliminary 2014-15 revenue information for the Education Cost Sharing (ECS), Public and Nonpublic Transportation, Adult Education and Health Services grants.

We now have updated information for these grants reflecting school districts' 2013-14 audited expenditures, as well as prior year adjustments. Please refer to our Web site to access your revenue information:

<http://www.csde.state.ct.us/public/dqm/grantreports1/RevEstSelect.aspx>

For your information, we have included a summary concerning the impact of the grant caps. This year, depending on the grant, the caps are negatively impacting revenue by as much as 71 percent.

Although the audits have been submitted, several post-audit issues remain. Therefore, many of these figures are still preliminary and subject to change. We will notify you in April of your final revenues.

In addition, you will now find revenue estimates for the Excess Costs grant. The February entitlements are based on data provided by your district in early December on the Special Education Excess Cost Data Application (formally SEDAC-G). Since this is a capped entitlement grant, your district's entitlement is affected by what other districts file. Final entitlements will be available in April. **Please note that statewide, districts' December 1 filing for the Excess Cost grant are lower than expected. While the capped percentage is currently at 14 percent, we anticipate this percentage to increase to approximately 20 to 22 percent. If this happens, your May payment will be adjusted to stay within the state appropriation. Please be aware of this when estimating your Excess Cost revenue for the current year.**

Estimates of state aid to municipalities were provided through the Office of Policy and Management (OPM) in August 2014. With regards to current year's revenue, we strongly recommend that you refer to the above Web site for the most current information. All of the pertinent factors that comprise actual revenue were not available when OPM originally published the estimates.

If you have any questions, please contact Kevin Chambers at [kevin.chambers@ct.gov](mailto:kevin.chambers@ct.gov) or 860-713-6455.

KD:kcs

Comments to the Labor Committee of the Ct State Legislature regarding the Prevailing Wage Statute.

The Town of Newtown has concerns with Connecticut's prevailing wage statute and supporting regulations.

First and foremost we call for adjustment in the thresholds that trigger the mandate. The prevailing wage law in CT was first established in 1979 and since that time has been adjusted twice. First in 1985 and then in 1991, the thresholds were modified to reflect increasing costs in labor and overall construction. Even then, municipal voices argued that the thresholds were not high enough, but at least some adjustments were made. Since 1991, however, when the thresholds were set at \$100,000 for renovation and \$400,000 for new construction the legislature has failed to take action, despite repeated pleas of municipalities for some relief from the unreasonable burdens created by a standard that has no relevance to today's economy.

The reality for Newtown is this:

\*Typical projects have 40% cost for labor and 60% cost for materials;

\*Labor costs under prevailing wage rules can increase by about 50%;

\*A project with those conditions, 'priced' at \$500,000, ends up costing \$600,000.

This is a situation we are confronting right now – as we struggle to find resources to complete a critical project for our Fairfield Hills campus. That particular project may well have to be scrapped. The additional cost of \$100,000 is just too much to bear.

Every dollar that increases the cost of a project, but not its value, is an unfair burden placed directly on the backs of local taxpayers. Those additional costs for labor are not justifiable, there is no evidence of value added, and are creating a condition in our community in which important projects are being derailed, delayed, or denied.

In our view, there is no valid argument against raising the standards. Study after study has demonstrated the reasonableness of an increase in the thresholds, and has shown no evidence to support the contention that such 'protected' projects are of better quality and safety than are private sector construction projects.

Newtown, like most other municipalities in Connecticut is struggling with local property tax burdens. Every year, we take on more and more financial responsibility for every aspect of municipal and educational service. We have done, and are doing our share. We ask for a fair shot at success and implore the legislature to do its part through meaningful mandate reform. The prevailing wage mandate is one that calls out loud and clear.

In addition to the threshold concern, we are asking too that our legislature find relief from the mandate for renovation or construction of facilities that support volunteer public safety entities such as local fire stations and ambulance garages. In Newtown, these entities are almost fully funded through their own

non-tax resources, are 501c3 qualified, raise their own funds for operations and facilities, and are still pressed upon with the prevailing wage requirements as they struggle to build new or improve their facilities. These volunteers provide critical services to the community and should be spared the additional burden of the prevailing wage act.

Thank you for considering these comments. Thank you, too, for your service to our State. I am hopeful that this year, 2015, the legislature will find its way toward reform of this burdensome mandate.

Epl 2/17/15



Newtown Community Center

**PHASE 1**

2/18/15



**AQUATIC CENTER**

**PHASE 1  
OVERVIEW**



## Newtown Community Center – Phase 1

### Aquatic Center

- Local Area Centers Visited
  - Ridgefield Recreation Center
  - Mansfield Community Center
  - Greenknoll Brookfield YMCA
- Facility Features
  - Lap Pool
  - Activity Pool With Zero Entry
  - Men, Woman & Family Locker Room
- Program Highlights
  - Swimming Lessons
  - Water Fitness
  - Lap Swimming
  - Open Swim Time
  - Special Events
- Unit Volume & Pricing Was Determined By
  - Analytics Of Current Town Facilities
  - Local Area Centers

# SENIOR CENTER

## PHASE 1

## OVERVIEW

### Newtown Community Center – Phase 1 Senior Center

- Dedicated Entrance
- Large Dividable Multi Purpose Room
- Multi Purpose Dance/Exercise Room
- Game Room
- Arts & Crafts Room
- Lounge/Library Computer Room
- Kitchen Facility
- Health Services Room
- Administrative Offices & Support Area
- Storage Areas

### Newtown Community Center – Phase 1 Senior Center Existing & Added Programs

EXISTING PROGRAMS		
Cards	Chair Pilates	Scrabble
Exercise	Wii Bowling	Strength Training
Lunch	Tai Chi	Mah Jongg
Chorus/Sing Along	Chair Yoga	Zumba Gold
Yoga	Bingo or Speaker	Quilting/Sewing
Pinochle	Ballroom Line Dancing	Knitters/Crochet
Art	Board Games	Reiki (by appt)
Overnight Trips	Day Trips	Billiards / Ping Pong
Current Events/Hot Topics	Spanish	

NEW PROGRAMS		
Art Workshops	Monthly Socials	Jewelry Making
Life Stories	Evening Events	Foundation Exercise Program
Pottery/Ceramics	Woodshop	Computer Learning
Health Screenings	Salon to You	Pickleball
Silver Sneakers	Massage Therapy	Cardio Fit (low impact aerobics)
Painting	Photography	Programs for 55 - 60 year olds
Nat. Senior Health & Fitness Day	CHOICES Counselor	Evidence Based Wellness/Health

### Newtown Community Center – Phase 1 Senior Center

#### Local Senior Centers Expansions & Membership Growth

- Bridgewater, 2014, 50% increase
- Brookfield, 2010, 108% increase, with 1,400 today
- Monroe, 2003, 200% increase, with 980 today
- Oxford, 2006, 400 paid members with 1,000 today

#### Newtown Senior Center Quick Notes

- Newtown Seniors currently belong to multiple surrounding town senior centers for access to both additional and different programs
- Most area senior centers have yearly membership and programming fees. Those offering and charging for expanded programs have done better financially
- CT is the 7<sup>th</sup> oldest state in median age and growing significantly in terms of senior population

### Newtown Community Center – Phase 1 Capital and Operating Source Projections

#### Grant from GE

- \$15 Million In Total
  - \$10 Million For Design & Construction
  - \$5 Million towards Operating Expenses
    - \$1 Million A Year For A Total Of Five Years

#### Future Community Center Operating Budget

- Aquatic & Senior Center Are Forecasted To Have A \$257k Incremental Operating Cost The First Year
- GE Grant Is Projected To Cover The First 15 Years

# Newtown Community Center

## APPENDIX

### Newtown Community Center – Phase 1 Aquatic Center Operating Projections

**DRAFT BUDGET**

Hours of Operation: Mon - Fri 6am to 10pm  
Sat 6am to 8pm / Sun 7am to 6pm

(105 hrs per wk)  
(5,460 total hrs)

		AQUATIC CENTER		
		(i)	(ii)	(iii)
		ESTIMATED BUDGET FIRST YEAR	ESTIMATED BUDGET SECOND YEAR	ESTIMATED BUDGET THIRD YEAR
<b>EXPENSES</b>				
FULL TIME SALARIES & WAGES	Sub Total	\$159,800.00	\$162,596.50	\$165,441.94
PART TIME SALARIES & WAGES	Sub Total	\$235,900.00	\$235,900.00	\$235,900.00
OTHER EMPLOYEE COSTS	Sub Total	\$55,930.00	\$56,908.78	\$57,904.68
OTHER EXPENDITURES	Sub Total	\$14,000.00	\$14,280.00	\$14,565.60
BUILDING	Sub Total	\$202,900.00	\$206,958.00	\$211,097.16
	<b>EXPENSES TOTAL</b>	<b>\$668,530.00</b>	<b>\$676,643.28</b>	<b>\$684,909.38</b>
<b>REVENUE</b>				
MEMBERSHIPS	Sub Total	\$266,750.00	\$300,500.00	\$348,850.00
OTHER		\$21,900.00	\$32,850.00	\$32,850.00
PROGRAMS		\$179,910.00	\$188,905.50	\$192,683.61
EVENTS		\$20,000.00	\$22,000.00	\$25,000.00
	<b>REVENUE TOTAL</b>	<b>\$488,560.00</b>	<b>\$544,255.50</b>	<b>\$599,383.61</b>
	<b>EXPENSE</b>	\$668,530.00	\$676,643.28	\$684,909.38
	<b>REVENUE</b>	\$488,560.00	\$544,255.50	\$599,383.61
	<b>GRAND TOTAL</b>	<b>-( \$179,970.00 )</b>	<b>-( \$132,387.78 )</b>	<b>-( \$85,525.77 )</b>

### Newtown Community Center – Phase 1 Senior Center Operating Projections

**DRAFT BUDGET**  
Hours of Operation: Mon - Fri 8am to 4:30pm  
2 Evenings and 2Wknds for 4 hrs each per month

		CURRENT & FUTURE SENIOR CENTER			
		(I)	(II)	(III)	(IV)
		EXISTING BUDGET 2014	ESTIMATED BUDGET FIRST YEAR	ESTIMATED BUDGET SECOND YEAR	ESTIMATED BUDGET THIRD YEAR
<b>EXPENSES</b>					
FULL TIME SALARIES & WAGES	Sub Total	\$87,905.00	\$90,981.68	\$92,573.85	\$139,193.90
PART TIME SALARIES & WAGES	Sub Total	\$7,904.00	\$69,572.64	\$84,275.80	\$71,029.31
OTHER EMPLOYEE COSTS	Sub Total	\$176,816.75	\$183,843.59	\$189,400.85	\$210,717.86
OTHER EXPENDITURES	Sub Total	\$30,513.00	\$72,250.00	\$92,250.00	\$102,250.00
BUILDING	Sub Total	\$59,886.81	\$114,791.82	\$117,087.66	\$119,429.41
NEWTOWN MEAL SERVICE	Sub Total	\$1,260.60	\$1,450.00	\$1,550.00	\$1,550.00
	<b>EXPENSES TOTAL</b>	<b>\$364,286.16</b>	<b>\$532,889.72</b>	<b>\$577,138.16</b>	<b>\$644,170.48</b>
<b>REVENUE</b>					
MEMBERSHIPS	Sub Total	\$6,000	\$66,000	\$108,900	\$158,400
OTHER	Sub Total	\$300.00	\$600.00	\$720.00	\$840.00
DONATIONS	Sub Total	\$2,500.00	\$12,000.00	\$12,000.00	\$12,000.00
GRANTS	Sub Total	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00
	<b>REVENUE TOTAL</b>	<b>\$8,800.00</b>	<b>\$93,600.00</b>	<b>\$136,620.00</b>	<b>\$186,240.00</b>
EXPENSE		\$364,286.16	\$532,889.72	\$577,138.16	\$644,170.48
REVENUE		\$8,800.00	\$93,600.00	\$136,620.00	\$186,240.00
<b>GRAND TOTAL</b>		<b>-\$355,486</b>	<b>-\$439,290</b>	<b>-\$440,518</b>	<b>-\$457,930</b>

### Newtown Community Center – Phase 1 Total Operating Projections

**DRAFT BUDGET**

		CURRENT & FUTURE COMMUNITY CENTER			
		(I)	(II)	(III)	(IV)
		SENIOR CENTER BUDGET 2014/15	ESTIMATED BUDGET FIRST YEAR	ESTIMATED BUDGET SECOND YEAR	ESTIMATED BUDGET THIRD YEAR
<b>EXPENSES</b>					
SENIOR CENTER		\$364,286.16	\$532,889.72	\$577,138.16	\$644,170.48
AQUATIC CENTER		\$0.00	\$668,530.00	\$676,643.28	\$684,909.38
	<b>Total</b>	<b>\$364,286.16</b>	<b>\$1,201,419.72</b>	<b>\$1,253,781.44</b>	<b>\$1,329,079.86</b>
<b>REVENUE</b>					
SENIOR CENTER		\$8,800.00	\$93,600.00	\$136,620.00	\$186,240.00
AQUATIC CENTER		\$0.00	\$488,560.00	\$544,255.50	\$599,383.61
	<b>Total</b>	<b>\$8,800.00</b>	<b>\$582,160.00</b>	<b>\$680,875.50</b>	<b>\$785,623.61</b>
<b>NCC SUB TOTAL</b>					
EXPENSES		\$364,286.16	\$1,201,419.72	\$1,253,781.44	\$1,329,079.86
REVENUE		\$8,800.00	\$582,160.00	\$680,875.50	\$785,623.61
	<b>Total</b>	<b>-\$355,486.16</b>	<b>-\$619,259.72</b>	<b>-\$572,905.94</b>	<b>-\$543,456.25</b>
<b>GRAND TOTAL PROJECTIONS</b>					
NCC TOTAL PROJECTED EXPENSE- REVENUE			-\$619,259.72	-\$572,905.94	-\$543,456.25
CURRENT TOWN FUNDING (SENIOR CENTER)			\$362,595.88	\$369,847.80	\$377,244.76
<b>NET INCREMENTAL COST</b>			<b>-\$256,663.84</b>	<b>-\$203,058.14</b>	<b>-\$166,211.49</b>

\*Incremental cost to be funded by GE Grant



## Q&A #3 – NEWTOWN COMMUNITY CENTER Phase 1

The Town of Newtown has received a \$15 million multi-year grant from GE for the development, construction, and operation of a community center. The Town will be issuing a series of Q&A documents to ensure the community is informed throughout the planning and building process. We welcome any questions from the public and will work to incorporate expanded questions and answers on future Q&As. Question? Please submit it here: [http://www.newtown-ct.gov/Public\\_Documents/index](http://www.newtown-ct.gov/Public_Documents/index)

QUESTION	ANSWER
<p>What is the status of planning for Phase 1 (Senior Center/Aquatics Center) of the Community Center since the issue of the Q&amp;A in May of 2014 (attached) .</p>	<ul style="list-style-type: none"> <li>The RFP/RFQ process began in August 2014. More than 30 firms, Architects and Engineers (A/E) and Construction Management (CM), submitted proposals. A rigorous review and interview process led by Public Building and Site Commission, resulted in the selection in October 2014 of architects Quisenberry Arcari and Caldwell and Walsh as CM.</li> </ul>
<p>What have the architects done to gather input for the design process?</p>	<ul style="list-style-type: none"> <li>Architects from Quisenberry Arcari have been meeting with specific constituent groups in order to develop a broader and deeper understanding of the interests and needs that could be addressed in the design of this first phase of the community center project. Seniors and the Commission on Aging have provided significant input as well as Parks and Recreation directors, staff and Commission. The input from constituent groups produced general concepts for the final design.</li> </ul>
<p>Have the architects made final design decisions for the Senior Center or Aquatic Center?</p>	<ul style="list-style-type: none"> <li>No, design decisions have not been made. General concepts have been developed – all of which is subject to review and further examination. An outreach to the general public on those concepts will take place before any final decisions are rendered. Public input will influence design of both aspects of the combined facility, seniors and aquatics.</li> </ul>
<p>How is the overall Community Center plan related to the original proposal of 2005?</p>	<ul style="list-style-type: none"> <li>The community center proposal of some 10 years ago included a senior facility and two pools, much as in today's proposal for Phase 1. That decade-ago plan was derailed by some challenges and an absence of resources.</li> </ul>
<p>What components are possible for the overall Community Center facility?</p>	<ul style="list-style-type: none"> <li>The possibilities for the overall Community Center project include offices for Parks and Recreation personnel, multiple and varied activity spaces for an expanded menu of recreation and fitness programs, and aquatics and senior centers. A goal is to house the offices and programs in one facility, as much as possible, in order to maximize effectiveness and efficiency, and enhance services provided to more members of the community.</li> </ul>

<p>How many Phases are involved in the overall project?</p>	<ul style="list-style-type: none"> <li>• The Community Center project may have three phases.</li> <li>• Phase 1 : Senior Center/ Aquatics Center (SC/AC) – funded by the GE Foundation grant;</li> <li>• Phase 2 <u>option a</u>: <u>Connector</u> between SC/AC and NYA</li> <li>• Phase 2 <u>option b</u>: <u>Addition</u> to SC/AC (offices and activity areas for Parks and Recreation)</li> <li>• Phase 3: NYA (only relevant under <u>option a</u> above)</li> <li>• The CIP anticipates funding for Phase 2 (options a and b) and Phase 3. These decisions are yet to be made by the community.</li> </ul>
<p>What is the timing on these Phases?</p>	<ul style="list-style-type: none"> <li>• If the March 21, 2015 referendum to accept the GE Foundation gift is successful, then Phase 1 (senior center and aquatics center) will be designed in 2015 and constructed in 2016. Phase 2 (option a or b above) can be considered in 2016/2017 . The current CIP includes funds for Phase 2, whichever option is selected. Phase 3, the NYA question, depends upon what decisions are made for Phase 2. The current CIP has funding aligned with either option. It is important to know that every phase can stand alone. Decisions for Phase 1 do not pre-determine the outcome for phase 2 or 3.</li> </ul>
<p>Can the gift from the GE Foundation be used for Phase 2 or Phase 3?</p>	<ul style="list-style-type: none"> <li>• The agreement with the GE Foundation calls for \$10 million to be used to construct a building of some 35,000 square feet – with dedicated spaces for seniors and an aquatics center (known as Phase 1). Further, the Foundation commits to an annual fund of \$1 million to support operational costs for the newly-constructed facility. Funding for Phase 2 (a corridor or an addition) and for Phase 3 (NYA) is in the approved CIP.</li> </ul>
<p>What are we be asked to vote on in the March 21 referendum?</p>	<ul style="list-style-type: none"> <li>• We are being asked to vote on the acceptance of a \$15,000,000 gift from the GE Foundation to be used for the purpose of designing, constructing, operating this first phase of the Newtown Community Center project.</li> </ul> <p>The language on the ballot will read:  <i>Should the Town of Newtown approve a special appropriation in the amount of \$9,550,000 for the design and construction of a Newtown Community Center and authorize the use of the \$9,500,000 grant which is part of a \$15,000,000 grant from the GE Foundation for the development, construction and operation of a Community Center per the donor agreement dated 11/19/2014?</i></p>
	<ul style="list-style-type: none"> <li>•</li> </ul>



## **Newtown Community Center Phase I Information Sessions**

**March 3<sup>rd</sup> at 7 P.M.**

Newtown High School Lecture Hall

**March 10 at 6 P.M.**

Below the Police Department

3 Main Street

Through the generosity of the GE Foundation, the Town of Newtown will soon begin the design and construction of a new Community Center to house an expanded Senior Center and a new Aquatic Center for community use.

Come and meet the design and construction team chosen by the Town for this exciting project. Share your input and vision for the new Community Center and learn how you can support the project at the upcoming referendum. Community input will be sought during the planning and design phases both before and after the referendum. Come and be a part of the process!



**Newtown Senior Center**

**YOU ARE INVITED!**

**Newtown Community Center - Phase I  
Information Sessions on Expanded Senior Center**

**WHEN:** Thursday, February 26, 2015 at 3 PM

Saturday, March 7, 2014 at 11 AM and 1 PM

**WHERE:** Newtown Senior Center

14 Riverside Road, Sandy Hook

Through the generosity of a \$15 million gift from the General Electric Foundation, the Town of Newtown will soon begin the design and construction of a new Community Center to house an expanded Senior Center and a new Aquatic Center for community use. ★

Come and meet the design and construction team chosen by the Town for this exciting project. Share your input and vision for the new Community Center and learn how you can support the project at the upcoming referendum.

Community input will be sought during the planning and design phases both before and after the referendum. Come and be a part of this tremendous opportunity and exciting process for Newtown!

**Refreshments will be served. We look forward to seeing you there!**



For Additional Information: Contact the Senior Center at 203-270-4310

December 10, 2014

Legislative Council  
Town of Newtown, Connecticut

We have audited the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of Town of Newtown for the year ended June 30, 2014. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and OMB Circular A-133, and the State Single Audit Act, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated June 30, 2014. Professional standards also require that we communicate to you the following information related to our audit.

#### Significant Audit Findings

##### ***Qualitative Aspects of Accounting Practices***

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Town of Newtown are described in Note 1 to the financial statements. As described in Note 1 to the financial statements, the Town changed accounting policies related to the period of availability for property tax was revised from 60 days to 30 days for the fiscal year ending June 30, 2014. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Town's government wide financial statements were:

##### Incurred But Not Reported:

Management's estimate of the incurred but not reported is based upon the amount calculated by the Town's claims processing vendor using actual and historical information. We evaluated certain assumptions used to arrive at the incurred but not reported amount in determining that it is reasonable in relation to the financial statement taken as a whole.

##### Net Pension Asset

The net pension asset is the cumulative difference between the annual pension cost and the town's contributions to the plan. The annual pension cost is calculated by the Town's Actuary using actuarial assumptions and estimates. We evaluated assumptions and estimates used to calculate the annual pension cost in determining that the liability is reasonable in relation to the financial statements taken as a whole.

##### Net Other Postemployment Benefit Obligation

The net other postemployment benefit obligation is the cumulative difference between the annual other post employment benefit cost and the town's contributions to the plan. The annual other postemployment benefit cost is calculated by the Town's actuary using actuarial assumptions and estimates. We evaluated the assumptions and estimates used to calculate the annual other postemployment benefit cost in determining that the liability is reasonable in relation to the financial statement taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

#### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements as a whole. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

#### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

#### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated December 10, 2014. We have attached a copy of the representation letter to this letter.

#### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

#### *Other Audit Findings or Issues*

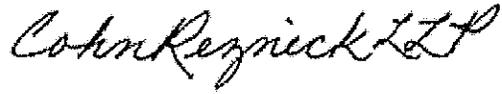
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

#### Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the Board of Finance and management of the Town of Newtown and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in cursive script that reads "CohnReznick LLP". The signature is written in black ink and is positioned above the typed name.

CohnReznick LLP

Legislative Council  
Town of Newtown, Connecticut

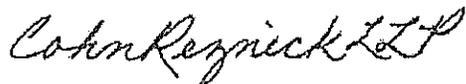
In planning and performing our audit of the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Newtown as of and for the year ended June 30, 2014, in accordance with auditing standards generally accepted in the United States of America, we considered the Town's internal control over financial reporting (internal control) as a basis for designing our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of the internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies, significant deficiencies or material weaknesses. Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses, as defined above. Therefore, material weaknesses may exist that have not been identified.

However during our audit we became aware of matters that are opportunities to strengthen internal control or improve operating efficiency. The memorandum that accompanies this letter summarizes our comments and recommendations regarding those matters. We have previously reported on the Town's internal control in separately issued Federal and State Single Audit reports dated December 10, 2014. This letter does not affect our report dated December 10, 2014, on the financial statements of the Town of Newtown.

This report is intended solely for the information and use of management, the Board of Finance, others within the entity and state awarding agencies and is not intended to be and should not be used by anyone other than those specified parties.



Farmington, Connecticut  
December 10, 2014

**TOWN OF NEWTOWN, CONNECTICUT**

RECOMMENDATIONS TO MANAGEMENT  
JUNE 30, 2014

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We present for your consideration our comments and recommendations relating to the internal control and other operating and administrative matters, which came to our attention during the course of our audit. Comments and recommendations being repeated from the prior year's audit are identified by an "\*\*".

**BOARD OF EDUCATION**

**\*SEDAC REPORTING:**

CONDITION:

During our testing of the State Department of Education SEDAC form, we noted the following:

- Certain costs for in district students were based upon estimates and not updated to be actual costs at June 30, 2014.
- In some instances the documentation for the allocation of costs to each student was not adequately documented.
- In some of these instances, the information provided by the vendor performing the service was not adequate to allow us to independently determine which student the cost should be allocated to.
- In certain cases the methodology for allocating costs to students was not adequate or documented.
- There was no formal process to reconcile the costs reported on the SEDAC forms to the actual costs paid in the general ledger (salaries, benefits, transportation)
- The preparation of the costs that are submitted for reimbursement were prepared by the Special Education Department and not reviewed by the Business office.

CAUSE & EFFECT:

Improperly reporting SEDAC information will cause the Town to be reimbursed incorrectly for special education costs and result in either lost grant revenue or a reduction of the current year ECS grant amount due to the Town for any amounts reimbursed in excess of actual costs.

RECOMMENDATION:

We recommend that the Board of Education develop and implement formal procedures and related forms to the SEDAC reporting as follows:

- Develop procedures and related forms to ensure that actual costs are reported on the SEDAC form.
- Develop procedures and related forms to properly track costs by student and prepare and update the SEDAC form as required by the State Department of Education.
- That all vendors be required to provide details on the students for which services were performed.

RECOMMENDATIONS TO MANAGEMENT  
FOR THE YEAR ENDED JUNE 30, 2014

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- That all allocation methodologies be formally documented and reviewed and approved by the Business Manager.
- That costs be reconciled to the general ledger, where appropriate.
- That the tracking forms, the reconciliations and final amounts to be reported on the SEDAC forms be reviewed and approved (from a financial perspective only) by the Business Manager.

**Follow up on Prior Year's Recommendations**

The following comments and recommendations from the prior year report are not being repeated since the Town and Board of Education have rectified the situation or it has otherwise been resolved:

- The Finance Department received the bank reconciliations for the Edmond Town Hall accounts timely.
- All Board of Education funds now recorded in general ledger. There are no funds maintained manually.

Legislative Council Budget Calendar 2015 **amended 02-18-15**

3/13/15 Publish Notice of Public Hearing in the Newtown Bee

3/18/15 Public Hearing in Council Chambers at 7pm, followed by BOF presenting their recommended budget to Legislative Council.

3/18/15 Committees may begin to hold meetings.

4/1/15 Legislative Council Meeting for Budget Deliberations in Council Chambers at 7:30pm

4/8/15 Special Legislative Council Meeting to Adopt Budget in Council Chambers at 7:30pm.

4/17/15 Publish Final budget in the Newtown Bee

4/28/15 Budget Referendum, 6am to 8pm, Middle School

08 February, 2015

Ms. Mary Ann Jacob (via email)  
Chair, Newtown, CT Legislative Council

Good Morning Mary Ann:

I write to you at the unanimous request of the Police Commission regarding our difficulty in dealing with a Town wide problem regarding the use and misuse of alarm systems in residential, commercial, industrial and municipal establishments in Newtown. This problem manifests itself in financial ways and also impedes our ability to utilize our police personnel in constructive work assignments. Essentially we have many many alarm calls to respond to by our Police organization and almost 100% of them are false alarms. In addition, the management of the alarm systems is very outdated resulting in a lack of registration of said alarms which in turn results in us not even knowing how many we actually have and their locations. The entire situation is quite involved and we have decided, of necessity, to look at this entire problem with an eye to improving the situation. To that end we, The Police Commission and Police Department, have had discussions on this and also have had excellent advice and recommendations from highly qualified personnel. Two such personnel are Thomas Sweeny, retired police Chief of Glastonbury, and Glen Mowrey, retired Deputy Chief of Charlotte, NC, who came and advised us free of any charge. They are both associated with the Security Industry Alarm Coalition (SIAC) and are nationally recognized. They have also graciously agreed to come back and make a presentation to the LC at no charge to Newtown. They are both extremely knowledgeable and have a very nice presentation style which is most helpful. They have very specific recommendations and can advise on a multitude of situations with background information and experience.

Without going into many details suffice it to say that our Ordinances regarding alarms need to be looked at and updated. To that end may I respectfully suggest that this be scheduled to be discussed? Naturally, because Messrs. Sweeny and Mowrey are from out of town sufficient advance notice is necessary. They, our Police Management, and members of the Police Commission would be a part of the discussion when it would take place.

Paul Mangiafico  
Chair, Newtown Police Commission

CC: (all via email)  
Chief Michael Kehoe  
Capt. Joe Rios  
Brian Budd  
Joel Faxon  
Andy Sachs  
Virgil Procaccini